

SO -1-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Patricia
Last name	Cardinelli-Wayne
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	myself
Postal address	6/17 albert street
Email	plcw@gmx.com
Phone Please provide a daytime contact number	021821445
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps -</i>	All of them. If we are increasing the floors and units connected where is any notations for disabled people? If you want more stories for people were in insurance for disabled people to be able to live in the houses?

SO - 1-2

<p><i>Properties in Titahi Bay with a Heritage Height Control</i></p>	<p>If we are increasing units where is the coverage for making sure there is a way for those who cannot climb up stairs (either preeminently or even temporary) to reach their homes?</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>There need to be an amendment to include disabled access to homes so that houses are also affordable and accessible to the disabled community.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Because I cannot see anything for disabled people to be able to live in some of these houses. If you break your ankle how will you be able to climb up three stairs for the 3+ months it takes to heal?</p> <p>Our blind community, our wheelchair community, our invisible disabilities community and a lot of other disabilities are not covered by this plan.</p> <p>Being able bodied is only a temporary state.</p> <p>Have the Blind Low Vision NZ, Enabling Good Lives, Crohns and Colitis NZ and other disability groups/associations been consulted in how to make homes/this plan to include our disabled whānua?</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Other: email</p>

SO -2-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Carolyn
Last name	Bahford
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	632 Featherston Street, Palmerston North
Email	carolyn.bashford.nz@gmail.com
Phone Please provide a daytime contact number	+64212323484
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i>	Increasing housing
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control</i>	11 meters is ok in most locations

SO - 2-2

<i>by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The more housing available to families is good.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -3-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Collette
Last name	Martin
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	534 Featherston St
Email	collette_m@hotmail.com
Phone Please provide a daytime contact number	0212029798
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 3-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i>	Increasing housing in/medium density housing in Palmerston North
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Do not allow multiple 3 story properties to be built on sections, particularly around Featherston St
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Featherston St is already an extremely busy street, with multiple schools, businesses and residential homes. Coupled with the abomination of new road layout at the corner of Rangitikei Street, the introduction of so many houses are going to make it a complete choke point. I already have difficulty getting in and out of my driveway. These houses will also bring down the value of our houses in this area.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -4-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Karwa
Last name	Dyer
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	75 guy Ave
Email	k_dyer13@hotmail.co.nz
Phone Please provide a daytime contact number	0279766236
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i>	Neighbours should still give consent before building. It could affect their property value and the lifestyle that they chose to have.
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	Amend to have neighbours consent prior to building

SO - 4-2

<i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	It's affecting home owners and could potentially devalue their property. M
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 5-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jaskaran
Last name	Singh
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	21a haydon st roslyn
Email	karan.gill17@yahoo.in
Phone Please provide a daytime contact number	0279586321
Trade competition	
Would you gain an advantage in trade competition through this submission?	Yes
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	Yes
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i>	
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this</i>	

SO - 5-2

<i>control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 6-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	John
Last name	Mullinger
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	232 Albert Street
Email	john.mullinger@yahoo.co.nz
Phone Please provide a daytime contact number	0272240124
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps -</i>	Medium density housing Palmerston North

SO - 6-2

<i>Properties in Titahi Bay with a Heritage Height Control</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	I disagree with allowing extra height and more than one dwelling per site.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	PNCC is removing on street parking at an alarming rate. Each dwelling will have 1-2 cars that will need to be parked somewhere. The removal of the requirement for off street parking means that there is nowhere for these cars.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 7-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Robert
Last name	Goddard
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	8 Phoenix Ave, Hokowhitu
Email	bettyrobert2018@outlook.com
Phone Please provide a daytime contact number	+6463542482
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i>	You need to focus the development much closer to the city centre and not spread it out so far
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	If you focus very close to the Square you can increase the heights allowed for the development

SO - 7-2

<i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 8-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Ruichen
Last name	Li
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	9 Innes Place, Roslyn, Palmerston North
Email	ruichen.li2@gmail.com
Phone Please provide a daytime contact number	0220085647
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps -</i>	I am against the creation of medium density zones.

SO - 8-2

<p><i>Properties in Titahi Bay with a Heritage Height Control</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Retract the planned change.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Palmerston North is still very small. It's much better to expand outwards from the city prior to densify it. The entire city only takes a 10 minute drive to get from one side to the other. There's no need to make the city more dense.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email Social media Newspaper Booklet in my mailbox</p>

SO - 9-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Aya
Last name	Al-Ibousi
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	57 fairs road
Email	Aya.laith@yahoo.com
Phone Please provide a daytime contact number	0211467596
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps -</i>	I don't agree with the medium density housing. I don't think palmy is a city that should expand upwards. I think we can expand outwards. We moved from Auckland to palmy seeking the big yards and big houses. We don't want to see this happen here.

SO - 9-2

<i>Properties in Titahi Bay with a Heritage Height Control</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Delete the medium density housing
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I don't agree with the medium density housing. I don't think palmy is a city that should expand upwards. I think we can expand outwards. We moved from Auckland to palmy seeking the big yards and big houses. We don't want to see this happen here.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 10-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Holly
Last name	Scott
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	Rangitikei Line
Email	hollie.1263@gmail.com
Phone Please provide a daytime contact number	3563561
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i>	Medium housing palmerston north
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control</i>	Leave as it is reduce height and less housing per space

SO - 10-2

<i>by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Too restricted
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 11-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Michael
Last name	Mccavana
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	21 Meadowbrook drive
Email	mikemccavana@hotmail.com
Phone Please provide a daytime contact number	02102907685
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i>	Building on floodplains
What's your attitude towards this	Oppose

SO - 11-2

specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Do not let developers build on the whiskey creek liquefaction floodplain.. all the engineers reports were false.. done by friends and family .
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Building on a floodplain will never be ok.. it will get hit sooner or later.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Council website

SO - 12-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Boronia camelia
Last name	From the Goodwin family
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	Private Dwelling
Postal address	5 leeds street
Email	brosi_brosi@proton.me
Phone Please provide a daytime contact number	063633471
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Planning Maps -</i>	I don't consent to any of it. I don't believe I have a handwritten contract with you, in order for you to dictate plans

SO - 12-2

<i>Properties in Titahi Bay with a Heritage Height Control</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Stop dictating to the masses for ur own profit gain, we own our house outright, who made u guys God over the living I don't consent
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Just because there's duplexes down our street, in which u will raise rates for who knows what project I don't believe u have sent any communications until today, unless your having secret meetings and not all of us get the opportunity to have a say
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

(Continued ...)

SO - 13-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Aous
Last name	Al-Ibousi
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	57 FAIRS ROAD,
Email	Aous918@windowslive.com
Phone Please provide a daytime contact number	+64212013698
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 13-2

You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Planning Maps - Properties in Titahi Bay with a Heritage Height Control</i></p>	<p>Dear Council,</p> <p>I am writing to provide feedback on the Proposed Plan Change I, specifically regarding the inclusion of the midpoint of Fairs Road (from 27 to 85) in the Medium Density Residential Zone.</p> <p>Originally, this section of Fairs Road was included in the development zone due to its location on a bus route. However, with the recent changes to the bus network, this section is no longer serviced by public transport. Given this significant change, I am concerned about the continued classification of this area as a development zone.</p> <p>Public transport accessibility is a key factor in supporting medium density residential development. Without bus services, residents in this area will face challenges in accessing essential services and amenities, which contradicts the principles of sustainable urban development.</p> <p>I urge the council to reconsider the inclusion of the midpoint of Fairs Road in the development zone, taking into account the current lack of public transport services. Re-evaluating this decision will ensure that the development aligns with the city's goals for accessible and sustainable living.</p> <p>Thank you for considering my feedback.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I am seeking an amendment to the Proposed Plan Change I. Specifically, I request that the midpoint of Fairs Road (from 27 to 85) be re-evaluated and potentially excluded from the Medium Density Residential Zone due to the recent changes in public transport routes. This amendment would ensure that the development aligns with the city's goals for accessible and sustainable living.</p>
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The lack of public transport</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say?</p>	<p>Council website</p>

SO - 14-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Kate
Last name	Vandermeer
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	5 Sefton Ave, Highbury
Email	katevandermeer2@gmail.com
Phone Please provide a daytime contact number	0212923727
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission	MRZ-S7 - Outdoor living space per unit. That the minimum outdoor living space provided at ground floor is

SO - 14-2

<p>point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>30m2</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Set a percentage of units to have greater minimum outdoor space</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>We seem to be a nation of extremes in terms of housing, especially in new developments - either 4 bed, 3 bath monstrosities or towering apartments, both squeezed on ridiculously small sections under 300sqm. I would like council to consider implementing some allowances and incentives to build 2-3 bedroom homes that have sufficient outdoor space to allow for owning pets, because I feel this is an area of need in our communities. For example, we are a professional couple with a large breed dog. We own a 3 bedroom house that is a perfect family home, but it's actually a home going to waste because it's just us & our dog. We would happily own a smaller home (2 bedroom) with a suitable yard if that type of housing stock was available.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO - 15-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Bruce and Margaret
Last name	Belgrave
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	32 Milverton Ave, Palmerston North
Email	belgraves@inspire.net.nz
Phone Please provide a daytime contact number	0273050618
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2</i>	Home heights should not reduce sun or increase shading. Will medium density housing have off street parking and or garages. This is to ensure Street is not filled with parked cars.

SO - 15-2

<i>11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 16-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Kathryn
Last name	Stowell
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	31 Manapouri Crescent
Email	kms101@icloud.com
Phone Please provide a daytime contact number	021994741
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 16-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density housing
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend the height suggestion of three stories. Two stories should be the absolute maximum in specific areas like Manapouri crescent and Elmira avenue to retain the original intention to have this area as a garden suburb.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Height controls are set too high for some special areas. See comment above.
You can attach documents in support of your submission point	
Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Resource consent
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	Resource consent should be required for any building or alteration in specific areas like Elmira and Manapouri. These are special areas designated garden suburbs. The character of this area is likely to be adversely affected by allowing unregulated building.

SO - 16-3

<p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>These are special heritage areas designated garden suburbs. Unregulated building could completely destroy the original intentions set down in 1929 as well as decrease the aesthetic appeal of the area.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Duplexes and multi units.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I oppose the suggestion that duplexes or multi units be built in certain areas like Elmira and Manapouri Crescent.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Duplexes and multi units that I have seen in other parts of Palmerston North tend to have no gardens and/or no garages with the consequence that cars are parked all long the street. This is unsafe in streets that are narrow. Parked cars inhibit visibility when residents leave their properties. Manapouri and Elmira are designated as a garden suburb. So putting duplexes and/or multi units would most probably lead to fewer gardens and fewer garages and more cars parked on the street. This would be against the intended aesthetic attractiveness of the area. It would also devalue properties.</p>
<p>You can attach documents in support of your</p>	

SO - 16-4

submission point	
<p>Submission table - Submission point 4</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Close to public transport</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Keep the medium density housing to areas close to public transport</p>
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>No buses go down Victoria Ave. the only bus that goes down Albert Street is one of the Massey buses. I don't think this should change. This will keep Elmira and Manapouri more private, quieter streets and encourage property owners to maintain gardens as was the original intention of the city plan in 1929. There are other areas on busy bus routes more suitable for medium density housing.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 5</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Section sizes smaller</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>

SO - 16-5

<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Section sizes in specific areas should not be smaller than already existing. Eg Elmira and Manapouri.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Smaller sections means no lawns or gardens as has occurred in other areas of the city. Garden suburbs need gardens. Gardens need a reasonable sized section.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 17-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	David
Last name	Brooks
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	25 Branigan Parade, Kelvin Grove
Email	davidb165@windowslive.com
Phone Please provide a daytime contact number	0212134452
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Medium density residential zone - selection of applicable suburbs

SO - 17-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Revise the standards by which a suburb is selected for inclusion. Focus is currently on walking distance to amenities. Needs to consider much more. Especially impact on traffic flow and parking.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>You will create massive traffic snarl ups if this is not given proper attention. And don't say everyone will walk or bike because that is simply not true.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO - 18-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Shane
Last name	Telfer
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	32 South St
Email	shane.telfer@gmail.com
Phone Please provide a daytime contact number	+64273566655
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this	Support

SO - 18-2

specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 19-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Rob
Last name	Belchamber
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	30 Haast Place, Awapuni
Email	robbelchamber@gmail.com
Phone Please provide a daytime contact number	+64275815666
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	

SO -19 -2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 20-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Ruth
Last name	Jackson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	3 Panako Place, Awapuni, Palmerston North 4412
Email	ruthojackson@gmail.com
Phone Please provide a daytime contact number	0210365775
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO -20 -2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Proposed plan change 1: Increasing housing supply and choice
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	I support more housing density.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I think our cities will be more efficient and enable more affordable housing if urban density is matched to transport and shopping/community facilities. A note however, living in Panako Place I have noticed it often floods during periods of heavy rain. Maybe stormwater systems need upgrading and flood mitigation measures need to be included in any new builds.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 21-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Edwin
Last name	Hoeksema
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	23 Summerhays Street Palmerston North
Email	edhoek29@gmail.com
Phone Please provide a daytime contact number	021617545
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Height in relation to boundary
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Amend

SO -21 -2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	11 metre height will take away all privacy to the residents on Summerhays Street
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Family or friends

SO - 22-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Nate
Last name	Sextus
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	N?A
Postal address	31 Anderson St
Email	nathanael.sextus@gmail.com
Phone Please provide a daytime contact number	0278293639
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan	I would like the hokowhitu zone to be expanded one more street

SO -22 -2

<p>Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>over to include Anderson st.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>The hokowhitu boundary to include Anderson St</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Anderson St is street that is close to the bus stop. Many of the properties are either rented (a lot to students) on own by KO. It would make sense to include this so there is an option to put more housing in, partially for social and student flats.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO – 23-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Graeme
Last name	Fenemor
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	25A Highbury Avenue, Palmerston North
Email	graeme.fenemor@xtra.co.nz
Phone Please provide a daytime contact number	021681601
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1	

SO -23 -2

<p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>This is for the whole proposal, and a huge thank you needs to go out to the planners and planning committee for this plan change. It is very thorough and details are consistent with MDRZ in other cities and selection and setting of rules, zones and technical literature is very on point and well communicated. The forethought of stormwater overlay indicates great research in preparing this proposed plan change.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Retain whole Plan Change I as proposed</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>We need more housing, and it needs to be within the current city envelope as currently we are spreading and creating more traffic and commuting issues, this proposal will reduce the spread of infrastructure needs, and help with maintenance of the existing infrastructure and future infrastructure needs within the current city boundary envelope.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email Booklet in my mailbox</p>

SO – 24-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Susan
Last name	Swan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	12 Swansea Street, Hokowhitu, Palmerston North
Email	andrew.susan@inspire.net.nz
Phone Please provide a daytime contact number	0276310245
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	

SO -24 -2

<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Increasing Housing Supply and choice</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Not to proceed</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Too many cars will be parked on streets as sections too small for parking; not enough green land on sections to absorb rain, will end up causing flooding and stormwater will not cope; who is going to pay for the extra infrastructure, don't want it to be a burden on taxpayers.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO – 25-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Tayte
Last name	Cozens
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	116 Heretaunga Street, Palmerston North
Email	tayte@homegrownkiwi.com
Phone Please provide a daytime contact number	0212693769
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan	We own a 1922 built double brick home in Heretaunga Street. Would

SO -25 -2

<p>Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>this home be regarded as heritage, considering who built it and that bricks came from the protected bricks works in Featherstone Street. I feel we need to know which homes would be regarded as heritage.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I think certain properties need to be identified as heritage and the owners need to be told. Early labelling of certain properties would be key to help developers, home owners make decisions in the future.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I own a home in the area which could potentially have 3 units, but would like to know which homes? Should there be a register?</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email Booklet in my mailbox</p>

SO - 26-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Adrian
Last name	Morgan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	6 Cleveland Heights, Kelvin Grove.
Email	ademorg6@gmail.com
Phone Please provide a daytime contact number	0210455363
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	

SO - 26-2

<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium Density Residential zone - Kelvin Grove area.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Remove Kelvin Grove area from your proposed Medium Density proposal</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The Kelvin Grove area included in this proposal are all relatively new homes close to the outer city limits. People who live in this area chose to live away from the built up areas to have our own space. We do not want medium density buildings being built next door as this will adversely affect our living conditions. Your plan has left out areas closer to the centre of town which have older homes which would better be demolished and replaced with healthier homes.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 27-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Carole
Last name	Hill
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	384c Featherston Street Palmerston North
Email	pommydoris@icloud.com
Phone Please provide a daytime contact number	0211559478
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 27-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density overall plan need to take into account traffic flows and number of potential cars coming from driveways near intersections
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	amend
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Currently on Featherston St near Russell St, there is very little on road parking. Increasing the numbers of dwellings near the intersection which is frequented by school children, could be dangerous as well as frustrating for those that live there. The current difficulty to get in and out of the properties will only be made worse if there are more dwellings/driveways potential vehicles.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 28-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Kell and antonio
Last name	Wood
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	9 Rosalie Terrace
Email	kellytodd87@live.com
Phone Please provide a daytime contact number	+64277265271
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 28-2

You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	House degress in price, also the height and some of the people that go into the houses
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	To make part of kelvin grove not the be in the zone
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	We moved from tyne street after living in my husband's family home due to all the new hnz houses that were put in down the street as it use to be a peaceful street but after these homes were built it got bad. Couldn't sleep due to noises , party's. Fighting. My children didn't even want to play out on thr street anymore due to it. So am worried now as that was the main reason we moved away and gave up our home and moved the kelvin grove thinking we wouldn't have to put up with homes like that. So very disappointed to see that we are now in the zone
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	Letter or email

SO - 29-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Lisa
Last name	Greer
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	339 Botanical Road, West End
Email	Dairy_queen@windowslive.com
Phone Please provide a daytime contact number	+64279014758
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	

SO - 29-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 30-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jean
Last name	Tipping
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	9A Margaret Street, Roslyn, Palmerton North
Email	windale9@outlook.com
Phone Please provide a daytime contact number	0211203391
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Medium Density Residential Zone - storm water

SO - 30-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>We already have significant storm water problems at the Ottom of the hill in Margaret Street, mainly house numbers 10, 12, 11 and 9 and 9A. The storm water floods the street on both sides of the road in heavy rain events. Twice the fire brigade has been called out to pump out water surrounding the house at 9A. The storm water does not drain away in time in these events and causes significant stress and possible damage to the properties. If any further development is to occur in this area these problems need to addressed first.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 31-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Gavin
Last name	Casey
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	7 Cleveland Heights
Email	gavincasey099@gmail.com
Phone Please provide a daytime contact number	0210612294
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Up to 11M height of building.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the	Leave it at a maximum 9m height of the building


SO - 31-2

<p>Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Some owners that own the original buildings will be at a disadvantage in the reduction of sunlight and some circumstance, their privacy. A resource consent needs to be implemented with height of buildings in urban areas that are already developed. Developing areas are better equipped in establishing higher buildings.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>up to 3 units/homes as part of a development</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Some circumstances, 3 units/ houses will be too much. Especially in cul-de-sacs. Numbers of development needs to be lower in certain established areas.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>More street parking. Streets become crowded. Increase risk of anti social behavior. Increase in noise pollution.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

District Plan Change I – Medium Density Housing

Lot 4

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at 4pm, 4 February 2025.

To: Palmerston North City Council

Email to: submission@pncc.govt.nz Subject: Submission on Plan Change I

Post: Private Bag 11034, Manawatu Mail Centre, 4442

Delivery: 32 Te Marae o Hine, The Square, Palmerston North 4410

SUBMITTER CONTACT DETAILS

Full name: PHILIP JOHN WATKINSON

Company / Organisation name (if applicable):

Contact person:

Email address for service: pj.r.m.watkinson@gmail.com

Address: 24 Gelway Ave, Makowhitu, Palmerston North

Mail address for service (if different):

Phone: Home: Mobile: (027) 35 82 751 Work:

TRADE COMPETITION – you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: a) adversely affects the environment, and b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

<input type="checkbox"/> I wish	<input checked="" type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change 1 this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature 

Date 30 NOVEMBER 2024

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SUBMISSION TABLE

We recommend using this submission table for your submission points.

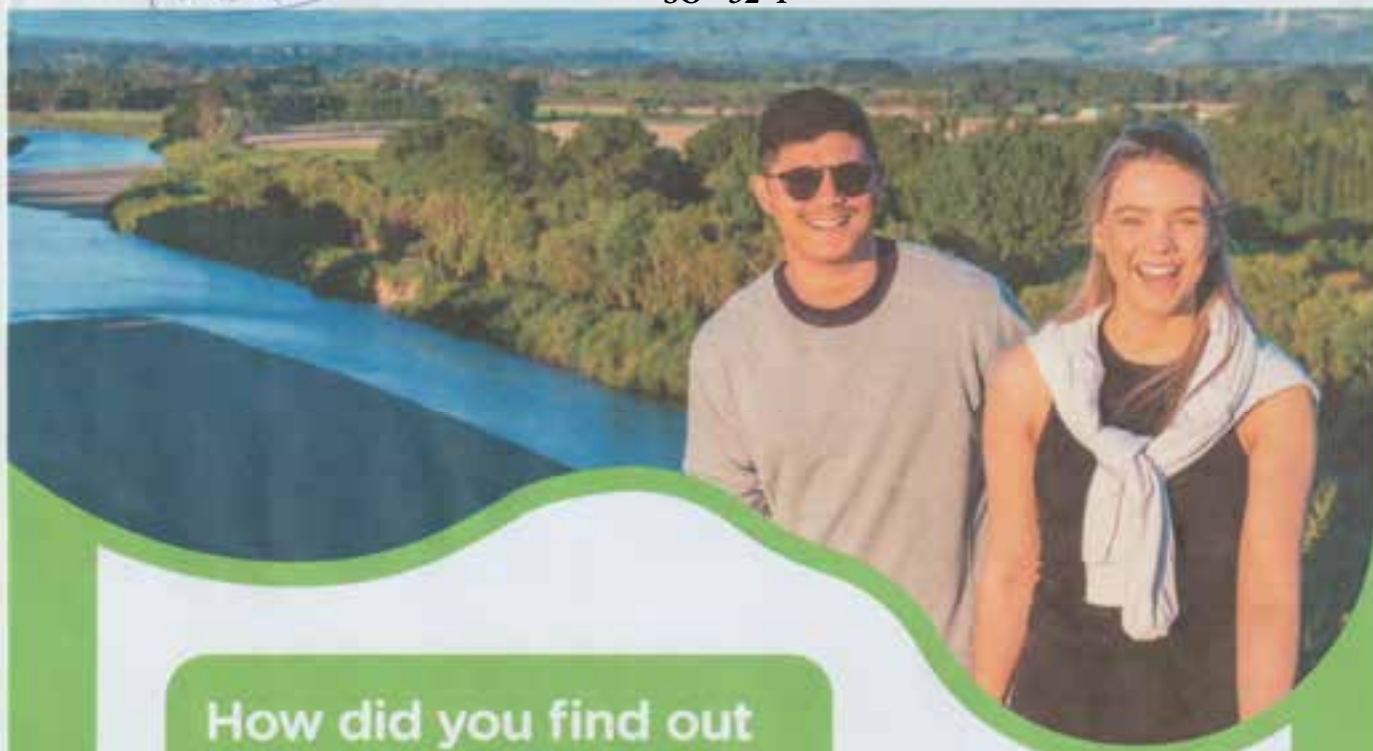
Each individual submission point should be made on a new row.

You can attach documents or extra pages of writing in support of your submission points.

The examples in italics are examples only to show how submission points could be made and must be deleted.

Specific part/provision <i>State the specific part of Plan Change 1 that your submission point relates to.</i>	Support? Oppose? Amend? <i>Check one.</i>	Relief sought <i>What relief are you seeking from the Council? Amend? Delete? Explain why?</i>	Reasons <i>Provide reasons for the case. Attach point available relevant to the case.</i>
<p>Example 1 Medium Density Residential Zone Chapter - M2Z-52 8m height in relation to boundary</p> <p>Example 2 Medium Density Residential Zone Chapter - M2Z-52 Construction of up to three residential units</p>	Support	<p>Provision M2Z-52 - height in relation to boundary.</p> <p>Reduce the number of permitted residential units to two.</p>	<p>This height limit in relation to a boundary is suitable. It means people in this area won't be affected by shading from tall buildings.</p> <p>There is too many to be permitted. It will create density issues such as increased traffic and lack of open space.</p>
<p>Medium Density Residential Zone Chapter - M2Z-52 11m height in relation to boundary</p>	Amend	<p>In addition to existing provisions, if a neighbour to this proposed build has existing rooftop solar electricity generation. Then offer the new build to make use the existing build is not shaded significantly more by this proposed build during the months of least solar power of May, June and July.</p>	<p>Significant increase in the neighbour rooftop shading during the months of least solar power of May, June and July will significantly economically disadvantage the neighbour by significantly reducing the rooftop solar electricity generation of the neighbour.</p>





How did you find out about this opportunity to have your say?

Select as many as apply

- Council website
- Letter or email
- Social media
- Radio
- Newspaper
- City councillor
- Family or friends
- School, church or other community group or network, eg newsletter
- Booklet in my mailbox
- Poster, sign or billboard
- Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc
- Other

Please hand this in at our Customer Service Centre at 32 The Square or scan and email it to submissions@pncc.govt.nz

For more information pncc.govt.nz



PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at
4pm, 4 February 2025.

To: Palmerston North City Council	
Email to: submission@pncc.govt.nz	Subject: Submission on Plan Change I
Post: Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery: 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	Paul James MOUGHAN		
Company / Organisation name (if applicable)			
Contact person	Paul Moughan		
Email address for service	p.j.moughan@massog.ac.nz		
Address	PO Box 32096, Devon Pit, Auckland		
Address in Palmerston North:	431 A Ferguson St.		
Mail address for service (if different)			
Phone	Mobile	021 984 662	
Home	Work		

TRADE COMPETITION - you must select the box that applies to you

<input type="checkbox"/> I could	<input type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	

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

Attendance and wish to be heard at a hearing

<input type="checkbox"/> I wish	<input checked="" type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

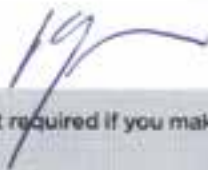
PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature



Date

2/12/2024

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SUBMISSION TABLE


We recommend using this submission table for your submission points.

Each individual submission point should be made on a new row.

You can attach documents or extra pages of writing in support of your submission points.

The examples in italics are examples only to show how submission points could be made and must be deleted.

Specific part/provision <small>State the specific part of Plan Change 1 that your submission point relates to</small>	Support? Oppose? Amend? <small>Choose one</small>	Relief sought <small>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify</small>	Reasons <small>Include reasons for your submission point</small>
Example 1 Medium Density Residential Zone Chapter - MRZ-52 11m height in relation to boundary ✓	Support ✓	Retain MRZ-52 - height in relation to boundary	This height limit in relation to a boundary is suitable. It means people in this area won't be affected by shading from tall buildings.
Example 2 Medium Density Residential Zone Chapter - MRZ-7 Construction of up to three residential units ✓	Support ✓	Example 3 Three to five buildings per site in common driveway and is feasible. There should be at least 3 per site.	There is too many tall buildings in this area. It causes traffic issues such as increased traffic and local open space.
<p>Overall, I strongly support the proposed change. Increased housing supply and choice. It makes better use of valuable city infrastructure and will help to revitalise the CBD.</p> <p>Perhaps, initially, the scheme should apply to areas contiguous with the Square.</p>			



How did you find out about this opportunity to have your say?

Select as many as apply

- Council website
- Letter or email
- Social media
- Radio
- Newspaper
- City councillor
- Family or friends
- School, church or other community group or network, eg newsletter
- Booklet in my mailbox
- Poster, sign or billboard
- Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc
- Other

Please hand this in at our Customer Service Centre at 32 The Square or scan and email it to submission@pncc.govt.nz

For more information
pncc.govt.nz

PALMY
Palm Beach & Palm Bay
2019

SO - 34-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Daniel
Last name	Hamid
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	20 Mudgway Place, Awapuni
Email	nameequalsdan@gmail.com
Phone Please provide a daytime contact number	+6421356670
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m height in relation to boundary

SO -34 -2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Not allowing very tall housing to be built where it will block sunlight or reduce privacy for existing houses.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I am concerned about tall developments reducing the quality of life for existing residents where tall buildings block sun and/or remove existing privacy by allowing line of sight into existing houses.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Booklet in my mailbox</p>

SO - 35-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Hayden
Last name	Giles
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	24A Haydon Street, Palmerston North
Email	hbgiles@yahoo.co.nz
Phone Please provide a daytime contact number	+6421506510
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I object to everything in this
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control,</i>	Reject everything

SO -35 -2

<i>or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I object to everything. Build new suburbs. Don't stuff up the neighborhoods and people's lives.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 36-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Mark and Zelda
Last name	Anderson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	116c Linton Street, Palmerston North
Email	zelmark@xtra.co.nz
Phone Please provide a daytime contact number	063546421
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone chapter - proposed Zone
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Delete - the Medium Density Residential Zone proposal.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The proposed zoning should be deleted. There are already ongoing problems with noise issues and anti-social behavior from two storied flat type housing in the area. There have been armed defenders call outs and PNCC refuses to address even the current noise control issues when approached about them using the excuse that they have no legal ability to deal with issues. Additional medium density housing will increase the current issues substantially with no ability for PNCC to control them. The proposal will have extremely negative impacts on neighboring properties and erode the right to enjoy our properties in peace. This initiative will also reduce the resale value of our homes.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 37-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Roman
Last name	Konopka
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	81 My Maria Way, Upper Hutt 5018
Email	roman.konopka@hotmail.com
Phone Please provide a daytime contact number	02102848191
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density residential zone chapter 10a
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please	

SO -37 -2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 38-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Lilian
Last name	Obonyo
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	81 Mt Marua Way, Upper Hutt 5018
Email	l.obonyo@hotmail.com
Phone Please provide a daytime contact number	02102279731
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density residential zone chapter 10a
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Retain

SO -38 -2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 39-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Steve
Last name	Billington
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	38 Epsom Road Palmerston North
Email	steveb@xtra.co.nz
Phone Please provide a daytime contact number	0274124500
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I oppose the whole plan change
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Delete

SO -39 -2

<p>specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Thank you for the opportunity to provide feedback on the proposed introduction of a Medium Density Residential Zone in parts of Palmerston North. I appreciate the Council's efforts to address housing challenges and improve urban planning, but I do not support this proposal for the following reasons:</p> <p>1) Impact on Neighbourhood Character</p> <p>Allowing for taller buildings (up to 11 metres) and smaller section sizes risks undermining the character of established neighbourhoods. Duplexes, multi-unit townhouses, and apartments placed close together could lead to overcrowding, reduced privacy, and loss of open, green spaces that are essential for the well-being of residents. This is particularly concerning in areas currently defined by their low-density, family-oriented appeal.</p> <p>2) Insufficient Infrastructure to Support Increased Density</p> <p>While the proposal aims to place housing closer to existing amenities and infrastructure, it does not address whether these services can handle the increased demand. Higher population density could strain schools, healthcare facilities, water supply, and transportation networks. Without significant investment to expand and upgrade infrastructure, the quality of life for existing and future residents may decline.</p> <p>3) Traffic and Parking Concerns</p> <p>Medium-density housing typically increases the number of vehicles in a neighbourhood, which can lead to traffic congestion and insufficient parking. Narrower streets and limited off-street parking in medium-density areas may create hazards for pedestrians, cyclists, and drivers.</p> <p>5) Environmental Impact</p> <p>Reducing section sizes and increasing impervious surfaces can negatively affect stormwater management and the local environment. Without careful planning, this could lead to increased flooding risks and the</p>

SO - 39-3

	<p>degradation of green corridors and ecosystems.</p> <p>Recommendations</p> <p>I urge the Council to:</p> <ul style="list-style-type: none">* Reassess the areas proposed for medium-density development to ensure they align with community expectations and environmental considerations.* Prioritise infrastructure upgrades before increasing housing density.* Explore alternative solutions. <p>In conclusion, while addressing housing challenges is important, this proposal raises significant concerns that outweigh its potential benefits. I respectfully request the Council reconsider this plan and prioritise development strategies that protect the character, livability, and sustainability of our City Palmerston North.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 40-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Amardeep
Last name	Singh
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	4410
Email	adeeps1508@gmail.com
Phone Please provide a daytime contact number	0221852637
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	No
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please	

SO -40 -2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -41-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Bev
Last name	McKay
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	145 Schnell Drive, , Kelvin Grove
Email	bev.mckay@orcon.net.nz
Phone Please provide a daytime contact number	274577626
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 41-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I dont understand how to identify what this is.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Introducing multi level dwelling amongst single level established dwellings will devalue the existing properties and remove all privacy. It will look out of place, not fit with the area and will affect peoples investments and lifestyle. I have no issues introducing multi level dwellings in new areas or subdivisions but not into people lives that have bought their home for a reason. If we wanted to live in multi storey areas we would have purchased. there. I am 100% opposed to this occuring in Kelvin Grove.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -42-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Steven
Last name	Paki Paki
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	Ikap Holdings Limited
Postal address	PO BOX 14367, Kilbirnie, Wellington 6241
Email	rimu102@gmail.com
Phone Please provide a daytime contact number	021438544
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	MRZ 10A

SO - 42-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Remove Sections at Bodell Street, and adjacent houses along Featherston Street from this proposal. Speciafically the area encompassed by Ruahine Street, Featherston Streets and Heretaunga Streets.</p> <p>The Proposal of Stormwater resource consent process will not provide capacity increase for EXISTING infrastructure outside the specific land development area. Therefore existing services will be over-capacity unless the council can fund extensive upgrades in advance.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Frequent stormwater and sewage overflow from the infrastructure under heay rain has caused flooding in the past. Adding significantly more housing to this particular area poses significant repetition of these events.</p> <p>Bodell Street aged care area should be available for Hospital expaxpansion in the future, increased housing or other development in this area will inhibit future possibilites</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO -43-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	DAVID
Last name	WHITE
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	10 Washington Parade
Email	palmydave@gmail.com
Phone Please provide a daytime contact number	+64211456689
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	I object to the part of the plan that :The rezoning of 17 Summerhays Street and the Huia Street Reserve to Medium Density Residential Zone.

SO - 43-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Stop the process to rezone these reserves to housing</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The rezoning of reserve land should not take place. There is more need for public reserves if you are going to increase housing density. In fill housing and multi level units do not allow for recreation space on private land.</p> <p>While it may be argued there is other reserve land near these 2 blocks this will not always be the case.</p> <p>The reserve were set up by our city founders to ensure there is green space..we should respect that.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Social media Family or friends</p>

SO -44-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Angela
Last name	Oliver
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	22 Flygers Line, Palmerston North, 4478
Email	akanan1a@gmail.com
Phone Please provide a daytime contact number	0210590197
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission	

SO - 44-2

<p>point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>If council is able, then they should not allow medium density housing in already established areas. The only way I would support medium density housing is on a new development area, where new infrastructure is provided, and current residents in other zones are not impacted.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Not in favour of increased density housing, even though I understand there is a requirement for more housing. I feel very sorry for someone who is in an established home of many years suddenly finding a huge monstrosity of a building looming above them.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 45-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Eru
Last name	Henare-Findlay
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	8 Guildford St Ashhurst
Email	eru.findlay@gmail.com
Phone Please provide a daytime contact number	0223847083
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Increasing medium density housing
What's your attitude towards this	Support

SO - 45-2

<p>specific part of Plan Change I?</p>	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>This form is confusing, I just want to be able to say that I support increasing medium density housing. Please use this as an opportunity to make palmerston north less car centric</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Poster, sign or billboard</p>

SO – 46-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	William
Last name	Glassey
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	401 Featherston Street
Email	william.glassey@gmail.com
Phone Please provide a daytime contact number	021 2350 608
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO -46 -2

You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>medium density residential zone</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Add: Parking space requirements</p>
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>As a resident in Featherston street, traffic is a problem. I approve of the new layout but would like it finished. This included reducing on-street parking, in order to fit the cycle lanes. Please continue with that plan, and for multi unit dwellings and either have no parking for the higher density appartments or include off-street parking for the units; preferably no off-street parking for most units. Traffic is a real problem for exiting residents, especially cyclists and pedestrians. We now have a very good bus service in this street, which should be encouraged and used. A lot/most of it is quite walkable to the square or terrace end.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Booklet in my mailbox</p>

SO – 47-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Tania
Last name	Wilson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	292 Halcombe Rd Feilding
Email	tania.wilson1969@gmail.com
Phone Please provide a daytime contact number	0273365242
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	

SO -47 -2

<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium Density Residential zone chapter MRZ S2 11m height in relation to boundary</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I believe the new height of 11m will impact neighbouring houses of normal height, by reducing their privacy and sunlight. The new proposed buildings only being 1.5m from boundary and 11m tall is a imposition and an eyesore for the city. I would hate to live beside units of that height.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO – 48-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Samuel
Last name	Hill
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	100a No 4 Line
Email	sammyhill69@gmail.com
Phone Please provide a daytime contact number	0210358903
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO -48 -2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	'We're proposing that some development could occur without resource consent'. This is extremely concerning and sets a worrying precedence.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend. Resource consent needed for all projects.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	It sets a worrying precedence.
You can attach documents in support of your submission point	
Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Landscape Report - Chapter 6. "Potential negative landscape effects will likely be most experienced in streets lacking street trees and a broader residential street tree policy by PNCC is required to address this. Development practices of wholesale vegetation clearance and supporting soils are likely to continue with any balance of developed lots comprising a high proportion of hard surfacing. Ensuring adequate vegetation reinstatement, protection of permeable areas and quality of outdoor living spaces and street front interface are landscape areas to focus on. Medium Density Standards attempt to address some of these landscape matters though when scrutinised building site coverage, outdoor living spaces and landscaped areas, reveal the potential for increased negative landscape amenity and visual effects with regard to location, extent and variation of landscaped areas..."

SO 48-3

	<p>It is imperative that any would-be developers under no circumstances remove vegetation before initial consultation with ecologists i.e., there should be full, comprehensive ecological impact assessments for each site by the developers before any earth is moved. Environmental impact mitigation and offset strategies need to be developed and fully submitted by property developers. This should include a comprehensive list of all species that will be planted within any new development, and it should be a range of native vegetation species. Wetland areas need to also be constructed as and where is appropriate in order to mitigate against flooding from the river and from increased rainfall due to climate change and from increased amount of impermeable surfaces being constructed (which will massively increase flooding events). Furthermore, a vast array of trees and other vegetation should be planted at high density across the entire developments for both rainwater absorption and carbon sequestration.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend comprehensively.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The process for vegetation clearance (particularly taonga, native vegetation species) and soil disturbance on a would-be new development area needs to be a lot more stringently policed. Property developers should have to submit a full plan of their ecological strategies to offset the ecological damage, carbon footprint of the development and also their climate change mitigation plans and policies, before a single sod of earth is moved.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to</i></p>	<p>Proposed Plan Change I: Increasing housing supply and choice Climate Change Report "Vegetation is the most commonly used way to clean and/or retain stormwater. Specifying vegetation as a buffer between areas of hard standing and stormwater inlets or diverting stormwater to an area of vegetation prior to entering a stormwater inlet can provide multiple benefits. Where vegetation is not practical or desirable, detention can include engineered solutions such as</p>

SO -48 -4

<p><i>boundary'</i></p>	<p>permeable paving, gravel soak-away pits or rainwater detention tanks".</p> <p>You absolutely must add construction of new wetland systems to the vast array of tree and other vegetation planting across the developments that also needs to be done. Permeable paving, pits and detention tanks will not be sufficient with the massive increases in rainfall and flooding events that are predicted to occur with climate change now and in future years.</p> <p>Trees and other vegetation will also mitigated against the urban island heat effect which is already hugely and significantly impacting both the environment and human health. As temperature increases - as do hospitalisations. So, tree and other vegetation planting and wetlands construction must be inserted into this document.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Add a large multitude of trees and other vegetation to be planted across all developments to mitigate against flooding and other climate-change-induced effects that are going to increase in magnitude such as the urban island heat effect.</p> <p>Also, add construction of new wetlands near new developments - as the current plan does not in any way mitigate sufficiently against flooding events, which will increase in frequency and magnitude going forward.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The current proposals do not sufficiently mitigate the effects of climate-change events such as flooding and the urban island heat effect.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>City councillor</p>

SO – 49-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Melissa
Last name	Viviers
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	18 Logan Way
Email	mviviers@live.com
Phone Please provide a daytime contact number	0212042045
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	

SO -49 -2

<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium Density Residential Zone Chapter 11 m height and up to 3 dwellings per property.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Kelvin Grove, specifically Logan Way is a semi rural property located near a rural school (Whakarongo). Medium density housing is something that is located in urban areas closer to the town center. To increase the density of building in this area of kelvin grove will be detrimental to the area for several reasons.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Privacy and Amenity: The increased building height and density will infringe upon my property's privacy and the neighborhood's character.</p> <p>Infrastructure Strain: Infrastructure will be overburdened because in It's era of creation it was build for single dwelling properties. Kelvin groves soil is well known for its extreme levels of clay which impacts infrastructure, such as stormwater systems, especially because of the ground materials which require careful management.</p> <p>Environmental Impact: Environmental issues, including increased runoff and reduced green spaces, will affect my property's surroundings.</p> <p>There will be a "Loss of neighborhood character*": Multi-dwelling development will alter the aesthetic and charm of the area.</p> <p>There will be Increased traffic and parking congestion: More residents will lead to increased traffic, parking issues, and congestion.</p> <p>Noise pollution and decreased privacy are the reasons why I chose to purchase property I. Kelvin grove. Being away from the city means less noise and more privacy: Multi-dwelling development will lead to increased noise levels and reduced privacy for existing residents.</p> <p>Property values will decrease as a result.</p> <p>Safety concerns will be a big issue was increased density statistically leads to increased crime rates or safety concerns.</p> <p>This proposal will impact on my community and my families quality of</p>

SO 49-3

	life.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 50-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Con
Last name	Fraser
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	No
Postal address	131 park road
Email	clanfras@outlook.com
Phone Please provide a daytime contact number	021678800
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Oppose 3 store development without consent from adjoining neighbours and so called public transport in the area (bus transport no longer stops at the Lido)
What's your attitude towards this	Oppose

SO - 50-2

specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Retaining control
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Radio

SO - 51-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Rick
Last name	Field
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	12 Mere Mere Avenue PALMERSTON NORTH 4414
Email	caminofields@gmail.com
Phone Please provide a daytime contact number	+64278221245
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	MRZ S1 Maximum Building Height

SO - 51-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Add a clause where the maximum height allowed in subsequent medium density developments must take into account already existing neighbouring solar panels.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I have recently installed solar panels on my roof. I would not want them overshadowed and rendered useless by possible future developments on my northside neighbouring property.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Booklet in my mailbox</p>

From: Submission
Subject: FW: Plan Change 1 -Increasing Housing Supply and choice

SO - 51-3

District Plan Change I – Medium Density Housing

From: Kathleen & Rick Field <caminofields@gmail.com>
Sent: Tuesday, 10 December 2024 3:51 pm
To: Submission <submission@pncc.govt.nz>
Subject: Plan Change 1 -Increasing Housing Supply and choice

Hi there

I live in Mere Mere Avenue which is in the new planning zone.

My big concern is that my recently installed solar panels may be overshadowed by a subsequent duplex or apartment building to my north side.

I presume that under the new regulations I would have no recourse to complain against such a construction.

Therefore I am against a change in the regulations.

Rick Field
12 Mere Mere Ave
Palmerston North

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at 4pm, 4 February 2025.

To Palmerston North City Council

Email to submission@pncc.govt.nz

Subject: Submission on Plan Change I

Post Private Bag 11034, Manawatu Mail Centre, 4442

Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410

SUBMITTER CONTACT DETAILS

Full name

RICK FIELD

Company / Organisation name (if applicable)

Contact person

Email address for service

caminofields@gmail.com

Address

12 MERE MERE AVE

PALMERSTON NORTH 4414

Mail address for service (if different)

Phone

Mobile 027 822 1245

Home

Work

TRADE COMPETITION - you must select the box that applies to you

I could

I could not

gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.

I am

I am not

directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

I wish

I do not wish

to be heard in support of my submission.

I will

I will not

consider presenting a joint case with other submitters who make a similar submission at a hearing.

SO 51-5

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature 

Date 2.3.25

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 51-6

Specific part/provision <small>State the specific part of Plan Change that your submission point relates to</small>	Support? Oppose? Amend? <small>Choose one</small>	Relief sought <small>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify</small>	Reasons <small>Include reasons for your submission point</small>
<p>MEDIUM DENSITY RESIDENTIAL ZONE MRZ - S1 MAXIMUM BUILDING HEIGHT</p>	<p>OPPOSE</p>	<p>ADD A CLAUSE TO TAKE INTO ACCOUNT ANY EXISTING SOLAR PANELS ON NEIGHBOURING HOUSES - SO THAT THEY MAY NOT BE OVERSHADOWED.</p>	<p>I HAVE JUST SPENT \$20,000 ON INSTALLING SOLAR PANELS. THIS INVESTMENT SHOULD BE PROTECTED FROM SUBSEQUENT NEIGHBOURING DEVELOPMENTS WHICH WOULD OVERSHADOW MY SOLAR PANELS AND RENDER THEM USELESS!</p> <p>I IMAGINE THAT THIS ISSUE WOULD ALSO AFFECT OTHER HOME OWNERS.</p> <p>⇒ THEREFORE MAKE IT COMPULSORY TO CHECK IF NEIGHBOURING HOUSES WITH SOLAR PANELS WILL BE AFFECTED BY BUILDING HEIGHTS - PRIOR TO PERMISSION BEING GRANTED.</p> <hr style="width: 20%; margin-left: auto; margin-right: 0;"/>

SO - 52-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Hayley
Last name	Steele
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	FMG Insurance
Postal address	16 Bryant Street
Email	hayley.steele@fmg.co.nz
Phone Please provide a daytime contact number	0211877256
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	

SO - 52-2

<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Constructing three story duplexes down Bryant Street</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Essentially, do not do it</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I reside on Bryant Street, directly across from what I assume to be the proposed development site. When I purchased my family home in 2016, I was informed that the houses in this area were being restored for other Palmerston North families. Unfortunately, this has often meant housing for individuals recently released from incarceration. Over the past few years, I have frequently feared for my family's safety due to the behaviour of some residents in these properties. While not all residents fall into this category, the majority have caused significant concern.</p> <p>The proposal to build three-story duplexes on Bryant Street is unacceptable to me and our neighbours. This street is known for its character homes, with many residents working to restore them. I worry that the new properties will not be maintained to the same standard and that their presence will negatively impact the neighbourhood.</p> <p>In summary, while I acknowledge the need for more housing in Palmerston North, I do not believe this proposal is the right solution. The existing issues on Bryant Street suggest that increasing the number of properties will only exacerbate the problems for current residents.</p> <p>Thank you for the opportunity to provide feedback. I am happy to discuss any of the above points further if required.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

From: Submission
Subject: FW: increasing housing supply and choice

SO - 53

District Plan Change I – Medium Density Housing

From: Kim Mckelvey - THINK Hauora <Kim.Mckelvey@thinkhauora.nz>
Sent: Thursday, 12 December 2024 7:34 am
To: Submission <submission@pncc.govt.nz>
Subject: increasing housing supply and choice

Dear Sir/Madam

I wish to make a short submission on proposed plan change 1 Increasing housing supply and choice. While I understand there is a housing shortage, I am opposed to taller housing been built that can look in and see into other people's living areas and back yards. This means some existing homes would lose their privacy and people may feel unsafe and watched. Is it possible to build the housing at a single level rather than multiple levels to reduce the impact for other homeowners/residents.

Ngā mihi | Kind regards

Kim Mckelvey (she / her)
Kaimanaaki (Health Navigator) – Here Toitū
Mobile: 021 243 6445
Here Toitū Freephone: 0800 141 454
www.thinkhauora.nz/here-toitu



THINK Hauora
Connecting Communities for Wellbeing

SO - 54-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Mark
Last name	Patchett
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	29 Manawatu Street, Palmerston North 4410
Email	M.L.Patchett@massey.ac.nz
Phone Please provide a daytime contact number	063584356
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 54-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Decrease the height allowance by 2-3 metres.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	<p>These height controls are set too high as they would potentially restrict access to sunlight and increase visual intrusion. Any number of suburban two-story houses/apartments is fine, even cheek-by-jowl development, but 11 metres is too high. Imho, there's no need for a Palmerston North home to be a castle.</p> <p>My small 1960s single-story house (we appreciate the 'single-story' more and more as we age) and section is bordered by one- and two-story dwellings, and it would be awful to be surrounded by 11 metre-high buildings.</p> <p>Surely it's possible to satisfy the demand for PN dwellings with an 8 or at most 9 metre limit for new builds - still, happy to consider evidence to the contrary.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

NOTE: This page is intentionally blank.

There is no submission SO-55 due to a processing error.

SO - 56-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Gerard
Last name	Tapp
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	22 Jensen Street, Palmerston North
Email	jack.io@xtra.co.nz
Phone Please provide a daytime contact number	021 951 803
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 56-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I am opposed to this on multiple levels, we have worked hard to get our property in the location we desired, I would be very opposed to having a neighbouring property with 3 x 2-3 level dwellings on it, looking down into our property. Given the rates we pay there should at least be consultation before this happens in your neighborhood! in our case the street has no car parking and the storm water cannot cope in a weather event anyway.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Remove the ability to develop multi builds on single sections without consultation of neighbors
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	If you want to build bulk housing areas, why not purchase land and develop it there, rather than ruining peoples out looks and what they have worked hard for, to cram a few extra dwellings in. I have seen some of this in a recent trip to Auckland and it doesn't look good.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email Family or friends Other: discussion with other people effected by this

SO - 57-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	philip
Last name	robins
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	32 Elmira Avenue, Hokowhitu
Email	philipkathy@icloud.com
Phone Please provide a daytime contact number	0275292977
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Area of the Medium Density Residential Zone specifically as it relates to Elmira Avenue.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Remove from Elmira

SO - 57-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Elmira is a special heritage avenue and dates back 1929. It is one of the first examples of a garden suburb.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 58-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Sarah
Last name	Harris
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	616b Ferguson street
Email	sarah.harris131313@gmail.com
Phone Please provide a daytime contact number	0278449257
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	The proposal to allow buildings up to 11 metres as far out as the zone goes.

SO - 58-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Reduce the area covered by medium density zone as it goes too far from town into residential areas.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Allowing buildings of this height will shade other people's homes and damage the character of the area. The zone should be reduced to tighter boundaries around town so the suburbs remain suburbs.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO - 59-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Donna
Last name	Cummerfield
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	25A Hereford Street Palmerston North
Email	cummerfield@gmail.com
Phone Please provide a daytime contact number	0212105992
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission	Medium Density Residential Zone Plan change 1 increasing Housing supply and choice.

SO - 59-2

<p>point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	I do not want taller high rise buildings in my street at all.
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	The impact to our Street parking is already an issue. This could increase tension in our area, and impact community cohesion, with medium -density and their visitors vying for parking.
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	Medium Density residential housing plan change 1 increasing housing supply and choice
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	I value my privacy. I do want high rise buildings next to me , this would absolutely diminish my sense of privacy. Additionally taller buildings will cast shadows i enjoy the amount of sunlight I get. This would impact on my overall well-being. Not to mention the character of our Street which is single level homes. I'm also concerned with increased traffic and congestion that will cause safety concerns.
<p>Please tell us the reasons for</p>	I'm also concerned that changes that will allow taller and more

SO - 59-3

your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	buildings will seriously decrease my property values , potential buyers may find the Street less desirable due to overcrowding the increase of noise and traffic congestion.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email Family or friends

SO - 60-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Dhaval
Last name	Sevak
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	8 Drake Street, Awanui, PN
Email	dhaval_sevak@yahoo.co.nz
Phone Please provide a daytime contact number	0211231717
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Please extend your change plan and add Drake Street, PN too. Much appreciated.
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control,</i>	Increase the height

SO - 60-2

<i>or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Low height restrict development potential
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 61-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Paul & Michelle
Last name	Martin
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	8 Rodeo Drive Palmerston North
Email	paulandmich@xtra.co.nz
Phone Please provide a daytime contact number	021 1702965
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan	MRZ-S1 Maximum building height of 11 metres.

SO - 61-2

<p>Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Reduce the proposed maximum building height of 11 metres to no more than 8 metres.
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	The proposed maximum building height of 11 metres is too high and will adversely impact the privacy of existing neighbours. It would also have a detrimental effect on the street appeal with large 11 metre structures looking out of place amongst standard housing.
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	Radio Booklet in my mailbox

SO - 62-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jo-Anne
Last name	Siegel
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	N/A
Postal address	24 Matipo St, Takaro, Palmerston North
Email	josiegel@xtra.co.nz
Phone Please provide a daytime contact number	0276888694
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 62-2

You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>'Proposed Plan Change I – Increasing Housing Supply and Choice</p> <p>Thank you for the opportunity of commenting upon this. I accept there is a need for additional housing and accept that my area is one of the areas identified. I also understand the need, so I have no issues to change the plan, per se. However, I would like further consideration to two - three story properties and the houses they overlook. I have worked very hard to ensure privacy in my back yard. This year a two storey house was built diagonally opposite mine in the back yard. To facilitate this a number of trees were cut back. I understand, this has resulted in my neighbour losing most of her privacy in her back yard. While I feel my privacy has been invaded to a degree, I am less comfortable in my yard. I can only imagine, if this were a three story property, I would have no privacy at all.</p> <p>I have lived in Matipo St for over 24 years and it has become an increasingly industrial area, which means increased traffic and road parking. Then with the addition of BK this has increased again, including rubbish left on the side of the road. Or people parking outside my property to eat their BK. Now I understand two further Take Aways are going into the corner of Tremaine and this increases all the negative issues, more than the positive. However, change is what it is, as long as there is safe entry and exit into and out of Matipo St, onto Rangitikei St, as BK compromises that now, as people just don't pay attention. Including coming out the exit point with no regard for turning traffic into Matipo.</p> <p>So, I accept my front yard is busy, hence why the privacy and quiet in my backyard is vital for my health and well being. I think this would be true for many residents. So my request is to consider all of this in planning and take into consideration the impacts on all and find a middle ground.</p> <p>My final comment is consideration of previous mistakes, such as the old Housing Corp duplex flats that have now been pulled down as a result of a variety of social issues. Having grown up in Crewe Cres, from 1967 - 1988, in the one non state house in the street, I loved the social and cultural mix. But later in years others did not for a variety of reasons. Remember when they were all built they were flash and beautiful too, but unless supports, resources and housing issues are addressed, you potentially create the same problem. So put th resources in for life not just the first couple of years.</p> <p>Thank you your consideration</p> <p>Jo-Anne Siegel</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>

SO - 62-3

<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Consideration of properties the houses look down upon and consideration fo maintaining privacy for all</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I would like further consideration to two - three story properties and the houses they overlook. I have worked very hard to ensure privacy in my back yard. This year a two storey house was built diagonally opposite mine in the back yard. To facilitate this a number of trees were cut back. I understand, this has resulted in my neighbour losing most of her privacy in her back yard. While I feel my privacy has been invaded to a degree, I am less comfortable in my yard. I can only imagine, if this were a three story property, I would have no privacy at all.</p> <p>I have lived in Matipo St for over 24 years and it has become an increasingly industrial area, which means increased traffic and road parking. Then with the addition of BK this has increased again, including rubbish left on the side of the road. Or people parking outside my property to eat their BK. Now I understand two further Take Aways are going into the corner of Tremaine and this increases all the negative issues, more than the positive. However, change is what it is, as long as there is safe entry and exit into and out of Matipo St, onto Rangitikei St, as BK compromises that now, as people just don't pay attention. Including coming out the exit point with no regard for turning traffic into Matipo.</p> <p>So, I accept my front yard is busy, hence why the privacy and quiet in my backyard is vital for my health and well being. I think this would be true for many residents. So my request is to consider all of this in planning and take into consideration the impacts on all and find a middle ground.</p> <p>My final comment is consideration of previous mistakes, such as the old Housing Corp duplex flats that have now been pulled down as a result of a variety of social issues. Having grown up in Crewe Cres, from 1967 - 1988, in the one non state house in the street, I loved the social and cultural mix. But later in years others did not for a variety of reasons. Remember when they were all built they were flash and beautiful too, but unless supports, resources and housing issues are addressed, you potentially create the same problem. So put th resources in for life not just the first couple of years.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say?</p>	<p>Booklet in my mailbox</p>

(Continued ...)

From: Submission
Subject: FW: Plan Change - Increasing Housing Supply

SO - 62-4

District Plan Change I – Medium Density Housing

From: Jo-Anne Siegel <josiegel@xtra.co.nz>
Sent: Thursday, 12 December 2024 12:16 pm
To: Submission <submission@pncc.govt.nz>
Subject: Plan Change - Increasing Housing Supply

Kia ora

Thank you for the opportunity of commenting upon this.

I accept there is a need for additional housing and accept that my area is one of the areas identified. I also understand the need, so I have no issues to change the plan, per se.

However, I would like further consideration to three story properties. I have worked very hard to ensure privacy in my back yard. This year a two storey house was built diagonally opposite mine in the back yard. To facilitate this a number of trees were cut back. I understand, this has resulted in my neighbour losing most of her privacy in her back yard. While I feel my privacy has been invaded to a degree, I am less comfortable in my yard. I can only imagine, if this were a three story property, I would have no privacy at all.

I have lived in Matipo St for over 24 years and it has become an increasingly industrial area, which means increased traffic and road parking. Then with the addition of BK this has increased again, including rubbish left on the side of the road. Or people parking outside my property to eat their BK. Now I understand two further Take Aways are going into the corner of Tremaine and this increases all the negative issues, more than the positive. However, change is what it is, as long as there is safe entry and exit into and out of Matipo St, as BK compromises that now as people just don't pay attention.

So, I accept my front yard is busy, hence why the privacy and quiet in my backyard is vital for my health and well being. I think this would be true for many residents. So my request is to consider all of this in planning and take into consideration the impacts on all and find a middle ground

Thank you your consideration

Jo-Anne Siegel
24 Matipo St
Takaro
PN

SO - 63-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Allan
Last name	Anderson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	33 Moerangi Street, Palmerston North
Email	allanmalcomanderson@gmail.com
Phone Please provide a daytime contact number	021466425
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1	

SO - 63-2

<p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Rezoning of residential zone to a medium density residential zone. Although I can see the Council's objective to provide more residential property for housing development, my concern is mainly around provision for adequate stormwater and off-street parking. I refer specifically to Moerangi Street which is a cul de sac. Already, as a result of previous in-fill under the Council's residential planning, there is a significant off street parking issue with people parking on footpaths, in driveways and on both sides of the street with very limited space for through traffic. Being a cul de sac compounds these parking problems which could easily be exacerbated by further developments without strict off-street parking requirements. Additionally, storm water reticulation in the street has been a significant problem for a number of years, which even with regular Council staff intervention, has notified the problems.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I would oppose the application of the plan to "location sensitive" sites like Moerangi Street or amend the plan to ensure strict requirements for off-street parking and storm water reticulation.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email</p>

SO - 64-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	YEN CHER
Last name	KOH
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	N/A
Postal address	3 ALMA PLACE, MILSON, PALMERSTON NORTH 4414
Email	JNCKOH@GMAIL.COM
Phone Please provide a daytime contact number	0212983438
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential We support the proposed Plan Change 1 to increase residual building density -
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	I go along with the city plan upgrading as above.

SO - 64-2

<i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	To improve the outlook of the city to make it more attractive as the building are aging.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 65-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Malcolm
Last name	Prince
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	69 Keeling St
Email	mwill@inspire.net.nz
Phone Please provide a daytime contact number	0212545122
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 65-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MR2-S.10 Stormwater
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Include at Keeling Street, Hendon Place and Ngaio in the area with added stormwater requirements.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The area of Keeling St where I live floods from footpath to footpath (sometimes over the footpath) in periods of sustained heavy rain. Flooding occurs between 65 and 71. The water does not drain away through the stormwater grates (outside 67 and 70 Keeling St) until well after rain has eased. I suspect this is because when the main stormwater trunk drain in Ferguson St is full it prevents drainage in to it from Keeling St. With Keeling St being in the proposed Medium Density Residential Zone stormwater runoff problems will be made worse with more infill housing. If this area is not included in the area of added stormwater requirements I believe it should be exempt from the Medium Density Residential Zone.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Booklet in my mailbox

SO - 66-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jan
Last name	Schmid
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	73A Ferguson Street
Email	jan73af@gmail.com
Phone Please provide a daytime contact number	06 358 8948
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	zones

SO - 66-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Allow medium density housing throughout the city</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>No rationale is given, or apparent, why medium density housing should be restricted to places "within walkable distance to parks, shops, and public transport". Rather the location of the zones raises one's suspicion that someone has come up with criteria designed to "justify" that wealthy influential people will not have their views impacted by high buildings in their neighbourhood.</p> <p>So unless there are good reasons why people living in median density housing are different from the rest of us and need parks, shops and public transport closer to their home than everyone else, I think medium density housing should be allowed everywhere.</p> <p>I may add that developers will build such housing only in places where they can expect that people will want to live in them. Thus why not leave it to market forces to determine where medium density housing will be built, rather than basing zones on some preconceptions on this matter, or the preferences of influential NIMBYs?</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 67-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Audrey
Last name	Aird
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	92 Russell Street Palmerston North 4414
Email	airdaudrey@gmail.com
Phone Please provide a daytime contact number	021438012
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium Density Residential Zone Map- Absence of stormwater overlay in vicinity of properties between 92 and 102 Russell street inclusive. As a long time resident of (current) 92 and 98 Russell Street (previous residence) and also current owner of 94 Russell Street I can advise that the land on the southwest side of Russell Street is below the level of the adjoining Russell Street. Stormwater for these properties flows into the gutter on Russell Street. In torrential rain water does not escape the properties when the gutters are full. The issue was</p>

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	such that we installed a pump to pump excess stormwater from 98, 100 and 102 Russell Street to overcome the problem. We also have a pump installed at 92 Russell Street. I do not know whether properties on either side of those named above have the same problem.
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Place stormwater overlay over this part of Russell Street where stormwater drains to the gutter on Russell Street and land is below street level
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Increasing density/site coverage in this area without attention to cumulative effects of stormwater ponding due to the existing disposal issue of stormwater into the gutter from land below road level will lead to localised surface flooding
You can attach documents in support of your submission point	
Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone in Russell Street in relation to on-site Parking. I cannot find a requirement that on site parking be provided for each unit. It looks as though it is a matter of choice as to whether on site parking is provided or not. Car parking is problematic in the Russell Street area currently due to hospital staff parking in the surrounding residential streets and office workers in the Victoria Avenue area of town parking all day in Russell Street. If no or little parking is provided on-site for medium density development then the known parking problems in the surrounding streets will only intensify.
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Require a parking space for each unit or if this is not acceptable require a percentage of the properties to have a parking space. (say 2/3).
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development</i>	Parking in the Hospital area residential streets is already an issue and commuter parking at the Grey Street end of Russell Street is also a known issue. Increasing the number of residential units without on site parking will

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<i>potential.</i>	result in more parking issues for the neighbourhood.
You can attach documents in support of your submission point	
<p>Submission table - Submission point 3</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change 1 that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
What's your attitude towards this specific part of Plan Change 1?	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	
You can attach documents in support of your submission point	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	Letter or email

SO - 68-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Finn
Last name	Barnett
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	1 Brazier Grove
Email	barnett.finn@gmail.com
Phone Please provide a daytime contact number	278142418
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.</p>	

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You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-P7 – Development* in the Stormwater Overlay (Proposed Section 10A - Medium Density Residential Zone)
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend to remove the requirement for all developments to have a stormwater management plan (prepared by a consultant) for all developments within the storm water overlay. Amend this to the effect of "developments must not have adverse stormwater runoff or impacts...attenuation tanks must be used with the capacity based on additional water collection and addition to stormwater system."
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	This new addition says that the council must "Avoid development* in the Stormwater Overlay unless the Council* is satisfied that a sitespecific stormwater management plan prepared by a suitably qualified stormwater design consultant" is in place. This is an untenable position for the council to take - requiring all developments in the VAST majority of the total area to have stormwater plans. This creates unnecessary beaucraucy and red tape, that is totally not needed. It is an example of the council not thinking realistically and in an appropriate way to address the potential risks. I understand the potential strain on stormwater systems - and that a mitigation should be in place. If the requirement was to ensure no run off onto other properties and attenuation tanks are installed with the appropriate capacity, this is a far more realistic and cost effective approach - similar to the status quo. The addition of a 200m2 coverage single story house has the same roof size and therefore water collection as a 3 story 200m2 coverage house. Any additional non-permeable land should be factored in, just as it should be now. Regardless of medium density rules. This is a more realistic approach. It will limit the increase in development costs - which the current proposal definitely does not. The only winner is stormwater consultants. Let's see the council have a common sense, fit for purpose design and approach to this.
You can attach documents in support of your submission point	

SO - 68-3

How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email
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District Plan Change I – Medium Density Housing

Your contact details	
First name	Paola
Last name	Rojas
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	1C Hereford Street
Email	pamir79@gmail.com
Phone Please provide a daytime contact number	+64220826982
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	No
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Support

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<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend or add condition. Not to build higher than 2 story houses nex to 1 story units, and have at least 2mts distance from the shares boundaries on back and side.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>This submission due to the potential block of light and loss of privacy for neighbours living in 1 storey units.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Anita
Last name	Sciascia
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	175a Botanical
Email	amkarauria@hotmail.com
Phone Please provide a daytime contact number	0274057419
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Close proximity of houses and suitability of the house builds for the disability community
What's your attitude towards this	Oppose

SO - 70-2

specific part of Plan Change I?	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>More than one story disadvantages anyone with mobility issues. Allowing taller buildings impinges on existing houses and will block natural light.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>More than one story disadvantages anyone with mobility issues, use of mobility aids like wheelchairs.</p> <p>Plus more than one story will impinge on existing houses and their right to natural light. Especially if houses are so close together on a smaller allowed section.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 71-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Julie
Last name	Griffiths
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	4 Ilford Place, Awapuni
Email	juliegriffiths506@yahoo.com
Phone Please provide a daytime contact number	3549500
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	

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<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Ensure height control is lowered to increase safety. This is especially important in the event of natural disasters or major weather problems.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>High rise buildings run the risk of even more people getting into danger when a major disaster or weather event occurs. More stand alone buildings possibly with greater length or width would be better than greater height.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Julie
Last name	Keall
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	46 Fitzroy Street
Email	lnjkeall@gmail.com
Phone Please provide a daytime contact number	3561965
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density residential zone with storm water overlay
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or</i>	Amend. Single story houses for less impact on neighbours living, privacy and sun/light impacts.

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<i>at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Height controls are too high. They will impact on people's privacy in their home and back yard. The sun will be blocked at certain times of the day, which will impact on outdoor living.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 73-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Kathriona
Last name	Benvie
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	2 Sharon Place Palmerston North
Email	kjbenvie@gmail.com
Phone Please provide a daytime contact number	9276051911
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density Residential Zone height of proposed buildings and density on a section with environmental impact
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Oppose height should be no more than one storey in established one storey neighbourhoods. Oppose overbuilding on sections especially with limited green space to allow for rainwater runoff
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Most of area proposed for this change is older established housing stock mostly single storey dwellings close to city centre. Current owners will lose sunlight into their homes, gardens with taller buildings near the boundary fence. Packing even three dwellings on a section decreases the outside space for the new residents as well as reducing green areas where rainwater can be absorbed naturally by grass and not sent into stir water system. The shadow effect changes the microclimate fir current residents as well as reducing their privacy as windows in the new dwellings will overlook other properties.. Palmy unlike other cities seems to have room for a whole subdivision of this type of property rather than mixing new with old. Maintaining good public transport links should reduce the risk of being located further from the city centre. Alternatively ensuring a shopping centre to cater for basic needs is established alongside the new development. High density housing has tended to lead towards a ghetto type of suburb in other cities that is not necessary in this city.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Newspaper Booklet in my mailbox

SO - 74-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Karen
Last name	Wilton
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	47 Slacks Rd
Email	tokerauwai@gmail.com
Phone Please provide a daytime contact number	021 644809
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or	

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<p>'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>MRZ-R5.....lighting requirements should appmy; also should be requirements around hpurs of operation -needs to be proper consultation and consent if open outside of standard office hours.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>As per above amendments</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Give neighbours and affected parties opportunity to influence development and operation.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Height requirement for resource consent being relaxed</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete?</p>	<p>Retain current requirement</p>

SO - 74-3

<p>Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Current requirement ensures proper consideration and community input -other proposed relaxations are sufficient streamlining without removing this safeguard.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Section 6 re advertising in medium density</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend as proposed</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Fair balance -good to have clear guidance</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 4</p>	

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<p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>7b change -med density subdivision</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Review areas earmarked for med density -fundamental shortfalls for Palmerston North.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Intensive housing development (with good reqs as proposec in this change) are fine for the central city 800m zone. I support this. Medium density development as per proposed changes would be appropriate for PN in new subdivision areas at Aokautere, Cloverlea or towards Ashhurst if sections and neighbourhoods are designed and constructed purposefully such that they have appropriate amenities and environment -retrofitting into 1950 and 1970 suburbs doesnt work well for community building (eg properly catering for disabled elderly, people with mental health or providing space for kids to play). We are not a landlocked city like Wellington, lets do our own thinking and plan a future that recognises already the significant social issues palmy has with close and intense hpusing in roslyn and highbury.....lets plan and build for a future city of suburban communities not focus on a fast, cheaper programme that builds ghetto-like clusters full of social problems.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Radio</p>

From: Submission
Subject: FW: Proposed Plan Change 1

SO - 75

District Plan Change I – Medium Density Housing

From: Chris Robertson <chris-@xtra.co.nz>
Sent: Saturday, 4 January 2025 12:01 pm
To: Submission <submission@pncc.govt.nz>
Subject: Proposed Plan Change 1

My submission is as follows

- 1 The proposed plan change is based on a fiction that being robust population growth in the unseen future.
- 2 There is no need for 815ha of the Residential Zone to be interfered with because of this.
- 3 The proposal appears to turn on the unrealistic expectation that the City's population will grow to the extent that housing availability will be so dire as to encourage in-fill construction of new homes. It is not going to happen other than in a very few areas of New Zealand eg Queenstown Lakes/Western Bay of Plenty.
- 4 I submit you direct your attention to current and readily identifiable issues eg a new bridge across the Manawatu River to relieve the already troubling traffic congestion.
- 5 At present you appear to blithely enjoy wasting your own time and that of your ratepayers.

Chris M Robertson
221 Fitzherbert Avenue
Palmerston North 4410

SO 76-1

PALMERSTON NORTH CITY DISTRICT PLAN

FORM 5

SUBMISSION ON PROPOSED PLAN CHANGE I TO THE PALMERSTON NORTH CITY DISTRICT PLAN

Pursuant to Clause 6 of the First Schedule - Resource Management Act 1991

**To: Palmerston North City Council
Private Bag 11034
Palmerston North 4410**

ATTENTION: Team Leader – Governance and Support

Name of Submitter: Geneva Housing Ltd.

This is a submission on Proposed Plan Change I to the Palmerston North City District Plan: Increasing Housing Supply and Choice.

The parts of the Plan Change that the submission applies to are:

The change of zone from Residential to Medium Density Residential Zone at 353 and 355 Albert Street, Hokowhitu Palmerston North.

The submitter could not gain an advantage in trade competition through this submission.

Geneva Housing Ltd owns the two adjoining properties at 353 and 355 Albert Street Hokowhitu. The sites both have single dwellings although 355 Albert Street is used for a Home Occupation being a Hairdresser.

The sites are both adjacent to and directly opposite the local centre of Hokowhitu. Geneva Housing has long signalled its interest with Council officers in the redevelopment of this land to for commercial or retail activities that will contribute to an strengthen the local centre.

Consequently, Geneva Housing Ltd expressly seeks that these two properties, being 343 and 355 Albert Street, be zoned Local Business and not Medium Density Residential.

The justification for this is not only that the land is contiguous with the centre and is the best location for growth of the centre but also that increased densities of residential

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development from this Plan Change will increase the land area needed for local services which can be met by this submission.

The submitter is aware of the law on a submission being required to be on the Plan Change. It is considered that as the zoning is being proposed to be changed that Section 32 requires alternative zoning options to be fully evaluated in accordance with the requirements of the Act. This includes the evaluation of a Local Business zoning for these sites.

Further to address the issues of fairness, this submission has been served on all adjoining landowners noting that they have the opportunity to lodge a further submission in support or opposition once that process is formally notified.

The properties served are:

351, 357 and 359 Albert Street

Hokowhitu Medical Centre at 8 Pahiatua Street

10, 12, 16, 16A, 16B, 16C Pahiatua Street.

The submitter wishes to be heard in support of this submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.

Signed by Paul Thomas (on behalf of Geneva Housing Ltd):



..... **Date: 3 January 2025**

Address for service:

**Paul Thomas
Thomas Planning Limited
2A, Jacobsen Lane
Ngaio
Wellington 6034**

SO 76-3

Telephone: 04 4795034 or 0275534816

Email: paul@thomasplanning.co.nz

From: Submission
Subject: FW: Plan Change 1 - Increasing Housing Supply and Choice

SO - 77

District Plan Change I – Medium Density Housing

From: Rachel ODea <rach_odea@hotmail.com>
Sent: Monday, 6 January 2025 7:10 pm
To: Submission <submission@pncc.govt.nz>
Subject: Plan Change 1 - Increasing Housing Supply and Choice

I am writing regarding the proposed plan to increase housing supply, my concern is in regard to the current stormwater system that is not able to cope with rain in the Hobson Street, Takaro area. We have a rental property in this street and often our tenants are coping with water running through the property coming from Seddon Street which shouldn't happen and then when the stormwater system can't cope the water backs up flooding the property.

We contacted the council regarding this some years back and were told nothing could be done. Again in late 2024 the tenants had the same issue of flooding, if you need photos or information regarding this please contact me directly.

Please fix the stormwater problems first before you allow for more housing to go in.

Regards
Rachel O'Dea

SLR Consulting New Zealand

Level 5, The Todd Building, 95 Customhouse Quay, Wellington, 6011, New Zealand



6 January 2025

SLR Ref No.: 810.031283.00001 v0.1 Submission by the Fuel Companies on PNCC PC I

Palmerston North City Council

Private Bag 11034

Palmerston North 4442

Attention: The Governance Team

By email: Submission@pncc.govt.nz

SLR Project No.: 810.031283.00001

**RE: Submission on Plan Change I to the Palmerston North District Plan
Pursuant to Clause 6 of the First Schedule of the
Resource Management Act 1991**

Submitter:

bp Oil New Zealand Limited

PO Box 99 873

Auckland 1149

Mobil Oil New Zealand Limited

PO Box 1709

Auckland 1140

Z Energy Limited¹

PO Box 2091

Wellington 6140

Hereafter referred to as the **Fuel Companies**

Address for Service:

SLR Consulting New Zealand

PO Box 911310

Victoria St West

Auckland 1142

Attention: Georgia Alston

Phone: 027 381 8487

Email: Georgia.alston@slrconsulting.com

¹ On behalf of the wider Z group, including the Z Energy and Caltex operations in New Zealand.

Introduction

- 1 bp Oil New Zealand Limited, Mobil Oil New Zealand Limited, and Z Energy Limited (*the Fuel Companies*) receive, store and distribute refined petroleum products around New Zealand. In Palmerston North District (*the district*), the Fuel Companies' core business relates to retail fuel outlets including service stations and supply to commercial facilities.
- 2 The existing retail fuel activities in Palmerston North include the storage and use of hazardous substances (typically petrol, diesel, and LPG), the refuelling of vehicles, and often other vehicle services (air pump, car wash, etc.), and retail activities. Fuel deliveries are undertaken via tankers which occur infrequently but often without restriction in terms of frequency or times. All sites have established vehicle crossings for access and exit, buildings, and signage (often illuminated). Pump stations are located within forecourts (covered or uncovered) with associated lighting. Hours of operation vary and are not infrequently 24/7. These sites are required to comply with permitted noise limits of the district plan or limits otherwise included as conditions in an approved land use consent. The Fuel Companies' sites operate in accordance with Emergency Management Plans detailing procedures in case of emergency, including spills of hazardous substances.
- 3 Palmerston North City Council (*the Council*) is a Tier 2 authority required to implement the intensification policies of the National Policy Statement for Urban Development (NPS-UD) and Medium Density Residential Standards (MDRS) to enable greater housing choice throughout the Palmerston North District. The Council has now publicly notified their proposed Plan Change I (PCI) to its district plan pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991 (RMA).
- 4 The Fuel Companies' service stations are located across the Local Business, Outer Business, Fringe Business, and Industrial Zones, near or at the interface of proposed medium density residential zones. The Fuel Companies generally support PC I and the intent of the provisions. While retail fuel activities can and do occur appropriately in a range of environments/zones, the perceived acceptability of potential adverse effects can be influenced by the intensity, sensitivity and nature of adjoining activities. This submission primarily relates to how higher density residential activities, proposed under PC I, have the potential to adversely affect the ongoing operation, maintenance and upgrade of existing lawfully established non-residential activities.

The specific provisions of Plan Change I that the Fuel Companies' submission relates to are summarised as follows:

- 5 The specific provisions submitted on, the rationale for the Fuel Companies' submission on each of these matters, and the relief sought is contained in the attached **Schedule A**. The Fuel Companies support alternative relief that achieves the same outcomes.
- 6 In addition to the specific outcomes and relief sought, the following general relief is sought:
 - a) To achieve the following:
 - i. The purpose and principles of the *Resource Management Act 1991 (RMA)* and consistency with the relevant provisions in Sections 6 - 8 RMA.
 - ii. Give effect to the Regional Policy Statement.

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Palmerston North City Council
Submission on Plan Change I to the Palmerston North District
Plan

6 January 2025
SLR Project No.: 810.031283.00001
SLR Ref No.: 810.031283.00001 v0.1
Submission by the Fuel Companies on PNCC
PC I

- iii. Avoid duplication within the Horizons Regional Council One Plan or other legislation.
- iv. Assist the Council to carry out its functions under Section 31 RMA.
- v. Meet the requirements of the statutory tests in Section 32 of the RMA.
- vi. Avoid, remedy or mitigate any relevant and identified environmental effects.
- b) To make any alternative or consequential relief as required to give effect to this submission, including any consequential relief required in any other sections of the plan that are not specifically subject of this submission but where consequential changes are required to ensure a consistent approach is taken throughout the document.
- c) To make any other relief required to give effect to the issues raised in this submission.

7 The Fuel Companies wish to be heard in support of this submission.

- 8 If others make similar submissions the Fuel Companies may be prepared to consider presenting a joint case with them at any hearing.
- 9 The Fuel Companies could not gain an advantage in trade competition through this submission.
- 10 The Fuel Companies are directly affected by an effect of the subject matter of that submission that:
 - a) Adversely affects the environment; and
 - b) Does not relate to trade competition or the effects of trade competition.

Signed on behalf of Z Energy Limited, bp Oil New Zealand Limited and Mobil Oil New Zealand Limited

Ngā mihi,

SLR Consulting New Zealand



Georgia Alston

Planner

Georgia.alston@slrconsulting.com

Attachments Schedule A

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6 January 2025

SLR Project No.: 810.031283.00001

Palmerston North City Council
Submission on Plan Change I to the Palmerston North District Plan

SLR Ref No.: 810.031283.00001 v0.1 Submission by the Fuel Companies
on PNCC PC I

Schedule A

Table 1: Fuel Companies submission and relief to Plan Change I

Where changes are sought within the table, additions are in red underline, and deletions are in ~~red strikethrough~~.

Provision	Position	Reason	Relief Sought
Section 10A – Medium Density Residential Zone			
MRZ-P2 Residential activities and buildings, including papakāinga*, which do not meet the permitted activity standards	Support in part	The Fuel Companies generally support MRZ-P2 but are concerned that the policy only deals with the compatibility of the built form within the zone and does not extend to adjoining sites. As such, the Fuel Companies request that the policy also addresses reverse sensitivity effects on existing non-residential activities on adjoining sites. Adding words to this effect would ensure that where a proposal does not comply with the MRZ standards, reverse sensitivity effects are adequately considered in the policy framework.	Amend MRZ-P2 as follows: <i>Provide for residential activities and buildings, including papakāinga*, that do not meet the permitted activity standards, where they are well-designed and compatible with the planned built form of the zone <u>and avoid reverse sensitivity effects on existing non-residential activities on adjoining sites.</u></i>
MRZ-R7.2(3)	Support in part	The Fuel Companies support the restricted discretionary activity status and the matters of discretion under MRZ-R7.2(3) provided that the changes requested to MRZ-P2 are accepted so that reverse sensitivity effects are adequately addressed.	Retain as notified subject to the changes requested in relation to MRZ-P2 above.
MRZ-R8	Support in part	The Fuel Companies support the restricted discretionary activity status and the matters of discretion under MRZ-R8, provided that the changes requested to MRZ-P2 are accepted so that reverse sensitivity effects are adequately addressed.	Retain as notified subject to the changes requested in relation to MRZ-P2 above.
MRZ-R17 Retirement Villages and Residential Centres*, Visitor Accommodation with frontage to a Major Arterial or Minor Arterial	Support	The Fuel Companies support the Discretionary activity status of MRZ-R17. The activity status is supported as it will allow consideration of objectives and policies, particularly MRZ-P2	Retain as notified.



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6 January 2025

SLR Project No.: 810.031283.00001

Palmerston North City Council
Submission on Plan Change I to the Palmerston North District Plan

SLR Ref No.: 810.031283.00001 v0.1 Submission by the Fuel Companies
on PNCC PC I

Provision	Position	Reason	Relief Sought
Road as listed in Appendix 20A, Community Facilities, Places of Worship*, Training Facilities*, Health Centres* and Hospitals and Early Childhood Facilities*		and reverse sensitivity effects on adjoining non-residential sites.	
MRZ-S3 Setbacks	Support in part	The Fuel Companies generally support standard MRZ-S3. However, due to the reduced setbacks enabled in the MRZ, the Fuel Companies consider that the policy could be strengthened by including reverse sensitivity effects as a matter of discretion where the standard is infringed. This would ensure that adverse reverse sensitivity effects are adequately considered and mitigated, where necessary.	Amend MRZ-S3 as follows: <i>Matters of discretion where the standard is infringed:</i> <ol style="list-style-type: none"> 1. <i>Shading effects on adjoining sites;</i> 2. <i>Loss of privacy effects on adjoining residential sites;</i> 3. <i>Dominance effects on adjoining residential sites. and</i> 4. <i>Safety effects on the land transport network and pedestrians.</i> 5. <u><i>Reverse sensitivity effects on adjoining non-residential sites.</i></u>
MRZ-S4 Building Coverage	Support in part	The Fuel Companies generally support standard MRZ-S4. However, due to the high building coverage enabled in the MRZ, the Fuel Companies consider that the policy could be strengthened by including reverse sensitivity effects as a matter of discretion where the standard is infringed. This would ensure that adverse reverse sensitivity effects are adequately considered and mitigated, where building coverage is exceeded.	Amend MRZ-S4 as follows: <i>Matters of discretion where the standard is infringed:</i> <ol style="list-style-type: none"> 1. <i>The effects of increased building coverage on stormwater discharges from the site and flows;</i> 2. <i>Shading effects on adjoining sites;</i> 3. <i>Loss of privacy effects on adjoining residential sites; and</i> 4. <i>Dominance effects on adjoining residential sites.</i> 5. <u><i>Reverse sensitivity effects on adjoining non-residential sites.</i></u>



SO - 79-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Stephen
Last name	Haslett
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	PO Box 1507
Email	s.j.haslett@massey.ac.nz
Phone Please provide a daytime contact number	021 660920
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	No
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 79-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	<p>MRZ-O2 (i) Is resilient to the effects of climate change and natural hazards</p> <p>MRZ-O4 Effects of flooding in the Medium Density Residential Zone Avoid residential intensification unless the on-site and off-site effects of flooding (including from stormwater) on people, property and the environment as a result of residential intensification are appropriately mitigated.</p> <p>MRZ-P6 Adverse effects of flooding and stormwater On-site mitigation measures are incorporated into subdivision, use and development* in the zone</p>
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	See attachment.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	<p>See attachment.</p> <p>Please also note that (in addition to the direct flood risk) the sections adjacent to the river with access from Dittmer Drive and Buick Cres, for which rezoning is intended, are on the top of an unreinforced bank at the river edge. The residents requested that the PNCC to install the necessary rockwork at the time the extensive rockwork upriver was put in place. The PNCC refused. This remains an erosion risk and additional development at the top of the bank without the additional rockwork could only increase the risk.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Booklet in my mailbox

(Continued...)

SO 79-3

PNCC Medium Density Housing Proposal – Jan 2024

As context, I live in Palmerston North but I do not live within the area proposed for rezoning for medium density housing. I do however live three sections way from it. Our section and house are adjacent to the Manawatu River.

There is now mention of stormwater requirements in the medium housing density zone, thank you.

However floods are still not explicitly mentioned. Below I repeat much of what I submitted in November 2022 with supplementation.

Some areas in Palmerston North are low lying relative to the river and not all of these are adjacent to it.

I am particularly surprised that an area in Awapuni between Whikiriwhi Crescent and Buick Crescent and adjacent to the river has been included in the medium density zone. This area is flood prone. Whikiriwhi Crescent is an old stream bed, now piped underground so it requires pumping into the Manawatu River when there is heavy rain.

In the February 2004 flood, flood water covered the road both sides of our driveway at 116 Buick Crescent, and back toward the kindergarten at the corner of Whikiriwhi Crescent and Ditmer Drive, where the water was particularly deep. The core problem was back flow through the adjacent pumping station so the runoff from what used to be the stream at Whikiriwhi Crescent (which is piped underground) had nowhere to go, which meant much of this area was underwater. This area, much of it proposed for medium density housing and including the properties adjacent to the Manawatu River is in this flood prone area.

To get an overview of the flood risk problem see <https://www.civildefence.govt.nz/assets/Uploads/publications/Impact/impact-vol17-march-2004.pdf> for a picture of Fitzroy Bend in Palmerston North, and consider how much of the land in the city was below the level of the river.

The PNCC's own contour map is instructive and if incorporated into the PNMCC housing plan might help avoid considerable future restitution cost. The contours should be considered carefully before any final decisions on which area in Palmerston North to zone for medium density housing are finalised. See <https://data-pncc.opendata.arcgis.com/datasets/PNCC::pncc-0-25m-contours-2018-moturiki-1953/explore>. Also https://data-pncc.opendata.arcgis.com/datasets/f888e83a658a41a384483c8c03a7464b_7/explore although this only considers areas that are particularly vulnerable.

See also the social material on *Palmerston North City* at <https://public.tableau.com/app/profile/kylie8115/viz/SocialvulnerabilityindicatorsforNZ-2013/SVI2013dashboard>

Water reticulation and sewage disposal may generally be problematic in areas originally set up for lower density housing. This is exacerbated during floods. Would developers have to meet this cost or will it be added to rates?

Stephen Haslett
116 Buick Crescent
Awapuni, Palmerston North

SO 79-4

Photos taken in 2004 during the flood

One picture is of the now concreted section of the walkway. The other of our neighbour's boundary fence in the river – the house is directly next door to the PNCC proposed medium density housing zone at the river edge.

I hope these make the problem I write about clearer to those who were not at the river edge during the flood.





SO - 80-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Martin
Last name	Diprose
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	160 Victoria Ave, Hokowhitu
Email	diprosemd@gmail.com
Phone Please provide a daytime contact number	0272210559
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 80-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	The extent of the Medium Density Residential Zone. (MDRZ)
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	<p>I object to the properties 158 - 170A Victoria Ave being located within the MDRZ. I am particularly concerned about 158 Victoria Ave. If this property were redeveloped, it would severely impact on the sunlight and privacy amenity of the existing dwelling at 160 Victoria Ave, which is a back section behind 158 Victoria Ave.</p> <p>I do not believe that the seven properties at 158 - 170A Victoria Ave should be included in the MDRZ because they do not satisfy the requirement to be within walkable distance of a shopping centre. I.e., they are not within 800m of any shopping centre.</p> <p>Therefore I ask that the MDRZ map be amended to exclude these seven properties at 158 - 170A Victoria Ave.</p>
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	See above. I do not believe that the seven properties at 158 - 170A Victoria Ave should be included in the MDRZ because they do not satisfy the requirement to be within walkable distance of a shopping centre. I.e., they are not within 800m of any shopping centre.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Booklet in my mailbox

SO - 81-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jenifer
Last name	Mark
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	180A College St, Palmerston North
Email	jeniferkmark@gmail.com
Phone Please provide a daytime contact number	027 4763229
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 81-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Height in Relation to Boundary
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Increase proposed distance from boundary for 2- & 3-story dwellings.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	At proposed 1.5m from boundary for 6.5m high dwelling (& similarly, distance for 9m high) is too close in terms of effects of reduced sun & sunlight as well as privacy for neighbours on sections with small distances from their dwelling to their boundaries (eg. in my case, I could have a 6.5m dwelling 4m on NE side 4m from my property wall).
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Council website Letter or email Social media Radio Other: Public meetings

(Continued)

SO - 81-3

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jenifer
Last name	Mark
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	180A College St, Awapuni
Email	jeniferkmark@gmail.com
Phone Please provide a daytime contact number	027 4763229
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan	Height in Relation to Boundary.

SO – 81-4

<p>Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>PI note this submission replaces my previous one. I understand from talking to PNCC planning staff, properties would be able to be built 1.5m from front/road boundaries, 1.m from side boundaries & 0m from back boundaries. I believe the side, & particularly the back, distance is far too small & will have a major negative impact on the amount of light & sunlight and the privacy of surrounding properties, particularly those like mine which are on small, back sections with minimal distance from property to boundary.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend side & rear distances to minimum 1.5m.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>As above, proposed minimum side & rear distances will severely reduce light & sunlight and negatively affect privacy, particularly for those on small back sections with small distances from property to boundary.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media Radio Booklet in my mailbox</p>

SO - 82-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Lance
Last name	Keall
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	Lance Keall Auto Repairs Ltd
Postal address	P.O Box 5505
Email	lkauto@xtra.co.nz
Phone Please provide a daytime contact number	063561965
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Zone
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control,</i>	Amend Reduce height control to single story dwellings.

SO - 82-2

<i>or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	People's privacy in their own home and surroundings.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 83-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Taine
Last name	Leader
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	7 Rata Street, Roslyn, Palmerston North
Email	taineleader@hotmail.com
Phone Please provide a daytime contact number	0273093548
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 83-2

<p>You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>I am making this submission in holistic support of the proposed changes in "Plan Change I". Improving the medium density capabilities of our city will have significant positive impacts for our community. My submission point specifically is in relation to maintaining the "proposed areas for medium density housing" in the Roslyn area.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Retain changes.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I am providing a submission to show support for the finalization of the medium density housing proposal. Particularly, pertaining to the proposed areas for medium density housing.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 84-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Grant
Last name	BALDWIN
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	20 MERE MERE AVENUE
Email	grantbaldwi@yahoo.co.nz
Phone Please provide a daytime contact number	+642102291948
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Heights, and boundaries
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the	Could you add provisions for buildings not blocking sun.

SO - 84-2

<p>Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>So lower limits on south side of plots (which would be the neighbours north side)</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>It would not be great for a three story building to be built and block someone's sun.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at 4pm, 4 February 2025.

To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	Stuart Noel Lange	
Company / Organisation name (if applicable)		
Contact person	Stuart	
Email address for service	stuartrts@gmail.com	
Address	587 Ferguson St PN	
Mail address for service (if different)		
Phone	027 7501861	Mobile
Home		Work 06 3590650

RECEIVED
FRONT OF HOUSE

14 JAN 2025

PNCC
Sign

TRADE COMPETITION - you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

<input checked="" type="checkbox"/> I wish	<input type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature 	Date 07-01-2025
--	-----------------

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 85-3

<p>Specific part/provision State the specific part of Plan Change I that your submission point relates to.</p>	<p>Support? Oppose? Amend? Choose one.</p>	<p>Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p>	<p>Reasons Include reason(s) for your submission point.</p>
<p>Three storied structures (11m) close to existing residential boundaries.</p>	<p>Amend</p>	<p>Amend MRZ-S2 Housing on existing residential boundaries be single level to retain existing occupants privacy and environment that they have created.</p>	<p>When we bought our property back in the early 2000s, we were looking for a property that would give us privacy. Our property is a back section that backs onto what was the Terrace End Bowling club. This was a major factor in our decision to purchase this property as we thought that the Bowling club would always be there and we wouldn't get built out. As time goes on, you're aware that the club is now no longer and is a vacant piece of land. Putting 3 storied, medium density housing behind us will have a major effect on our privacy. Our Grand Children enjoy playing in our back yard (as our own children did) and 3 storied housing will impact on our privacy and our environment.</p>

SO - 86-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Richard
Last name	Sheehan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	239 Vogel Street, Roslyn, Palmerston North
Email	sheehan@inspire.net.nz
Phone Please provide a daytime contact number	+64272643457
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I object to Both parts
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-</i>	Minimal height increase especially near boundaries

SO - 86-2

2m.	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	They have a substantial impact on neighbouring properties
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 87-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Sharyn
Last name	Noldan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	14 Aldinga Ave, Stoke, Nelson
Email	sharynfrances@outlook.com
Phone Please provide a daytime contact number	0276598217
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or	

SO - 87-2

<p>'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium density to residential zone in relation to 11m height to 1m boundary.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Lower the height in relation to the boundary or change boundary to be further than 1m.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I have a property in the proposed zone. It has already been subdivided down to a small section. If we were to have a 11m structure build to the minimum 1m boundary it would seriously encroach on our property and privacy. Our house is currently tenanted and could cause disruption to them if such structures were allowed on neighbouring properties.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email Social media</p>

SO - 88-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Pam
Last name	Marks
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	76a stanley avenue
Email	pammarks101@gmail.com
Phone Please provide a daytime contact number	021 2677 036
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Height Distance from side boundaries

SO - 88-2

<i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Number of properties in a site without consent
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Reduce height. Increase distance from boundaries. 1 m is nothing. Sound reduction and daylight are important in creating livable houses. 3 house on a site need proper planning and design that factors in what the houses are like to live in and the impact on neighbours above short term housing solutions and profit
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	As above 11m dwarfs existing houses impacting privacy, noise and sunlight. 1m from the boundary has the same issues.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 89-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Mai
Last name	Wiki-holland
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	463A Featherston street
Email	maikarawikholland@live.com
Phone Please provide a daytime contact number	0277466960
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1	

SO - 89-2

<p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Everything about this, medium density, height in relation to the boundary, the overall building of these units</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete, this is silly. The people have already spoken about this a year ago, why are you still on this topic</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Everything is bad, the 1m spacing is terrible and the fact a developer can build a three story house next to a single story house is terrible, not to mention south street is a packed street with schooling and a rather well off street, this is only going to devalue the street, the home owners will all sell up and this street is going to go down hill. The people spoke about this a year ago and you're still entertaining it. Ridiculous</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Other: I signed a petition against this back in 2023</p>

SO - 90-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Neil
Last name	Stirling
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	24 carter crescent, Awapuni
Email	sir_hq@hotmail.com
Phone Please provide a daytime contact number	+64277773287
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 90-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-P4 - Transport
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Reassessment of the designated map areas to exclude any street that does not have the facility to expand on-street parking facilities for new developments, while not impacting the existing residents amenity
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The mapped area for the new medium density I feel does not take into account the existing amenity of some streets, and the impact it would have on those if this plan change was to go ahead would impact them dramatically I feel. As a couple of examples, South St & Campbell St are already considerably narrower than surrounding streets, so adding in a development that could see a site with 2-3 separate occupancies could attract 2-4 vehicles per occupancies (in theory), and after the council approved and accepted parking space is used, the overflow will go onto the street, with the potential to provide access and safety risk to the street, for children not being seen behind stacked cars parked on grass verges and over the road, to blocking fire trucks from accessing the street safely to perform their duty. Further more, it can be assumed that a criminal element will be introduced if there is more street parking being used.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 91-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Wendy
Last name	Stewart
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	388 botanical Road
Email	wendystewart01@gmail.com
Phone Please provide a daytime contact number	022 642 1469
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Delete

SO - 91-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I think houses should be further than 1 metre from the boundary line and should have height control
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 92-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Raymond
Last name	Robinson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	Retired
Postal address	56 Margaret St, Roslyn
Email	jprobinson@inspire.net.nz
Phone Please provide a daytime contact number	+64274786078
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan	Plan Change I: Increasing Housing Supply and Choice, MRZ-S2 11m

SO -92 -2

<p>Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>'height in relation to boundary'</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>decrease house heights to single storey building</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Homes up to 3 storey or 11 metre will have a major impact to neighbouring properties particularly in relation to sun cover [ie. blocking out the sun]. this will also impact on personal privacy. [who wants someone from above looking into your bedroom or the privacy of your own home]</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Social media Family or friends</p>

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE

SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at
4pm, 4 February 2025.

To **Palmerston North City Council**

Email to **submission@pncc.govt.nz**

Subject **Submission on Plan Change I**

Post **Private Bag 11034, Manawatu Mail Centre, 4442**

Delivery **32 Te Marae o Hine, The Square, Palmerston North 4410**

SUBMITTER CONTACT DETAILS

Full name

Grant Binns

Company / Organisation name (if applicable)

Contact person

Email address for service

gbinns11@gmail.com

Address

11 Westhaven Grove
Palmerston North.

Mail address for service (if different)

Phone

Mobile

027 AA3 3099

Home

Work

TRADE COMPETITION - you must select the box that applies to you

I could

I could not

gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.

I am

I am not

directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

I wish

I do not wish

to be heard in support of my submission.

I will

I will not

consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

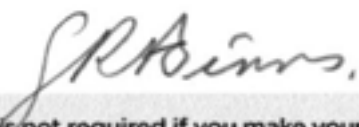
PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

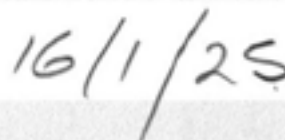
This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature



Date



A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

UBMISSION TABLE

We recommend using this submission table for your submission points.

Each individual submission point should be made on a new row.

You can attach documents or extra pages of writing in support of your submission points.

The examples in italics are examples only to show how submission points could be made and must be deleted.

<p>Specific part/provision State the specific part of Plan Change that your submission point relates to</p>	<p>Support? Oppose? Amend? Choose one</p>	<p>Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify</p>	<p>Reasons Include reason(s) for your submission point</p>
<p>Example 1 <i>Medium Density Residential Zone Chapter MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Support</p>	<p>Retain MRZ-S2 – height in relation to boundary.</p>	<p><i>This height limit in relation to a boundary is suitable. It means people in this area won't be affected by shading from tall buildings.</i></p>
<p>Example 2 <i>Medium Density Residential Zone Chapter MRZ-7 Construction of up to three residential units</i></p>	<p>Oppose</p>	<p>Reduce the number of permitted residential units to two.</p>	<p><i>Three is too many to be permitted. It will create density issues such as increased traffic and lack of open space.</i></p>
<p>Infill Housing</p>	<p>Support – Single Story & Two story in certain Areas</p>	<p>- No Consent Required if guideline are met. Consent Required</p>	<p>Refer to Attached Pages.</p>
<p>No Requirement for off Street Parking.</p>	<p>Oppose</p>	<p>Limit 11m to High Density Areas Only Multi Unit developments must have off Street Parking</p>	<p>Refer to Attached Pages.</p>

Specific part/provision <small>State the specific part of Plan Change I that your submission point relates to</small>	Support? Oppose? Amend? <small>Choose one</small>	Relief sought <small>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify</small>	Reasons <small>Include reason(s) for your submission point</small>
Stormwater Provisions	Oppose	A better more reliable solution is required if 35% of the city is to be protected by Detention Systems.	A Single Report for a site isn't sufficient to cater for the larger issues - Detention Tanks overflow in high rainfall events - Refer attached Pages
Sanitary Sewer	Not covered & should be	A Complete Sewer System Capacity Plan need to be prepared.	Refer Attached Pages
Green Fields Development	Support	Council needs to "Come Clean" Needs to Borrow against DC's & Future Rates to Fund Network infrastructure & get these Areas going	Refer Attached Pages.

SO 93-5

Proposed Plan Change I - Submission

Supporting Information to my Submission

Prepared by Grant Binns
11 Westhaven Grove, Palmerston North.

Infill Housing

I support the principle of infill housing as it operates at present with mostly single story and in some locations two story development being allowed.

I believe single story infill could continue without the need for resource consent providing guidelines can be obtained.

Two story development should require resource consent because of the impact it has on the local environment, the neighbours and the street as a whole.

Three story development (to 11m) has no place in an existing urban community. This type of development should be reserved for High Density areas only. 11m high buildings in established local neighbourhoods will destroy the ambiance of that local community and I can't believe that they would meet the Council's own Urban Design rules for streetscape impact.

There will be a loss of privacy to existing home owners around the development. New two (and even more-so three) story buildings over the back or side fence of an existing property must have a negative impact on both the indoor and outdoor living spaces of the existing properties around them and therefore a negative impact on the value of these properties. While I accept that Council has controls over the positioning of these new buildings for shading etc, the Council rules do not control the invasion of privacy.

The best example I can give is the new houses built behind the properties at Waimarama Court and these new buildings are only two stories high.

Parking

Council no longer requires provision for off street parking for infill housing development and yet most of the streets in Palmerston North's urban areas have been designed for off street parking. Until very recently it was a requirement of the consent process to provide off street parking for two vehicles plus onsite turning. With many of the streets in the area proposed for medium density development not wide enough to handle additional car parking, this will also have a major impact on the established local community. Many parked cars in narrow streets can also create access problems for larger or longer vehicles such as a fire engine or ambulance or perhaps an existing resident towing a trailer or a caravan.

More cars in the street also create visibility issues for people crossing the road especially children and create additional hazards for people on bikes.

Also with no off street parking required, how do you charge your electric car? Run a cord across the footpath?

Multi unit developments should have off street parking.

Stormwater

More houses create more covered area and this creates faster runoff of stormwater and an increased potential for flooding.

While the Council has been making developers install stormwater detention systems (mostly tanks), these systems are designed to overflow in high rainfall events and this will result in a very increased risk of flooding because the existing stormwater systems in these areas are not designed for the increased flow created by these additional buildings.

Council also relies heavily on these detention systems being maintained by the property owners which isn't as easy as it sounds because the tanks have such small outlets (15 to 20mm dia for the average house), and most are not designed to be man-entry. Also because the tanks are plumbed in and usually held in place with earthquake designed fixings, tipping them on their side isn't something the average homeowner is capable of.

To do the stormwater job properly the Council needs to increase network capacity and build major detention capacity into the network and not rely on the rate payers to do the job for them.

Council needs a better and more reliable means of controlling stormwater because if this change is approved it could eventually lead to 35% more stormwater runoff in the City network.

Sanitary Sewer

This isn't covered in the plan that I can see (but there is a small statement in the Draft Future Development Strategy that outlines some of the issues) but more houses means more waste and there needs to be capacity in both the network and the processing and disposal facilities to handle the additional waste before it is generated. There has been a lot of discussion over a period of years but as yet as far as I can see there is no timeline or funding to provide this capacity.

If the flow into the plant is increased, the flow into the river will increase and if no additional treatment capacity is provided, treatment will not be as effective. I also understand that wet weather flows are quite high, if this is the case, there is an opportunity to repair these pipes and at the same time build in capacity to cater for increased population.

Greenfields Development

Firstly I believe Council need to come clean with the ratepayers because the only reason to pursue destroying existing urban environments is because they haven't provided the necessary budget to provide network services for the proposed greenfields housing areas around the city and in particular Kikiwhenua and Kakataniata.

Borrowing money against incoming development contributions and future rates shouldn't have been a problem unless Council have extended their borrowing for non-essential spending. This housing issue, and in particular the lack of new sections on the town side of the river has been around for years. I have seen documents from Council dated 2018 outlining the issue and even back then stating the problem was going to get bigger as time moves on, but still no action.

SO 93-7

Kikiwhenua was zoned residential in 2020 with no sign of development as yet and while there are a number of issues beside Council, Council have not installed any network services to allow even part of the development to take place.

Kakataniata is proposed to have approximately 5000 homes, standard, medium and high density have all been included along with schools and commercial zones plus this area has a really good stormwater management system included and all of the choice that could be required, in a custom designed package, but again nothing has happened. If Council prioritised this development where everything could be purpose built using a layout that didn't impact other residents, I believe this would be far more beneficial to the ratepayers than having a 3 story building dumped next door that they have absolutely no say about.

I accept that identifying these areas is part of a Government requirement but the guidelines that are used for selecting these proposed areas are not real-world realistic. Sit outside a school and see how many children walk to and from school compared to those delivered and collected by car. Other than the feature parks in the city, how many of the small parks around the city get used and how often and how do the people get there?. The two near me get very little use.

The same applies to buses that I see driving around the city with 1 or 2 people in them and don't get me started on the bike lanes, especially on Featherston St which has been a complete waste of rate-payer money (and my wife and I have electric bikes).

More practical guideline would be a far better way to evaluate areas for medium density housing such as:

1. Having a suitable local environment.
2. Impact on neighbour privacy and lifestyle.
3. Impact on neighbourhood property values.
4. Sufficient space on the roads for parking.
5. Existing stormwater and sewer networks have adequate capacity.

SO - 94-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Ronald
Last name	Raghwan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	46a Seaforth Avenue
Email	ronaldraghwan@gmail.com
Phone Please provide a daytime contact number	0212635433
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the	remove the heritage height control

SO - 94-2

<p>Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Set too low and does not support sustainable house and resource management. It is out of touch with similar cities around the world.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 95-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Sandra
Last name	Powell
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	9 Palm Ave, Hokowhitu
Email	sandrapowell@xtra.co.nz
Phone Please provide a daytime contact number	+64224060585
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Inclusion in the Medium Density Residential Zone Chapter.
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please	We would like our property at 29 Parata Street to be included in the Medium Density Residential Zone

SO - 95-2

<p>specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Chapter.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>We plan to subdivide the property at 29 Parata Street, it is a corner site of 721 sqm and lends itself well to a medium density residential zone. The property sits just outside of the proposed plan change. Properties have been identified for inclusion in the new zone based on their walkable distance to:</p> <ul style="list-style-type: none"> • bus stops (within 500m). 29 Parata Street is around 300m from the nearest bus stop • parks or reserves (within 400m). 29 Parata Street is around 400m to Caccia Birch House, and around 650m to Jickell St tennis courts and sports ground. Caccia Birch house is open to the public, dogs are allowed and it sits on 3 acres of established grounds and gardens. • schools (within 800m). 29 Parata Street is around 650m to the rear entry of College Street Normal School (off Karaka Street). We used this entry for our 10 years of attendance. • a shopping centre (within 800m). 29 Parata Street is around 800m to the shopping centre at Hokowhitu Village (to nearest shop: KNEAD Bakery) . The village encompasses a Four Square, cafe, bakery, restaurants, pharmacy and medical practice which in recent years has become very popular and widely used. A diary and takeaways is located 190m away on the intersection of Park Road and Marne St.
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your</p>	

SO - 95-3

submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email Family or friends Booklet in my mailbox

SO – 96-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Michael
Last name	ANDREWS
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	PO Box 5502, Terrace End, Palmerston North 4441
Email	buslaw@xtra.co.nz
Phone Please provide a daytime contact number	(0274) 71 92 92
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-</i>	MRZ-S1 Max Building Height MRZ-S2 Height in Relation to Boundary

SO - 96-2

<i>S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Restrict height to avoid privacy or nuisance issues when overlooking other property backyards.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	For example where a 2 or 3 story build - upper levels view into a backyard area with a pool or spa. Privacy could be affected plus potential shadow or light reflection. Could also be a dominant build if other surrounding properties are single story.
You can attach documents in support of your submission point	
<p>Submission table - Submission point 2</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-S1 Max Building Height MRZ-S2 Height in Relation to Boundary
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Consider General Risk - see example below
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	General concern - consider potential future impact (1) will medium density housing create future slum areas (2) what is climate risk hazard of placing housing closer together (eg fire risk)
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 97-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Rajwinder
Last name	Harike
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	2, Dulverton Rise, Hamilton
Email	raj@nzsure.co.nz
Phone Please provide a daytime contact number	021812552
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	All the plan
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Go ahead with proposed changes

SO - 97-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	increased supply of housing
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 98-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Richard
Last name	Prasad
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	P.O.Box 23590, Manukau City, Auckland 2241
Email	richardv.prasad@gmail.com
Phone Please provide a daytime contact number	0274721373
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please	

SO - 98-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 99-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	gladys
Last name	vining
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	40 highbury avenue palmerston north
Email	megvining@gmail.com
Phone Please provide a daytime contact number	0275810784
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	unable to find any informations from the maps on the pc so I am unable to make a submission. We are told to go to the website which I have done but cannot find anything relevant to my areas

SO -99 -2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>better information</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>maps not sufficient to make a submission</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Radio</p>

SO - 100-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Olesia
Last name	Apostolova
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	22 Haydon Street
Email	o.apostolova@icloud.com
Phone Please provide a daytime contact number	021342432
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Dear PNCC planning team, I'm writing to you as the owner of the property at 22 Haydon Street, which is located right across the road from the proposed Medium Density Residential Zone.

SO -100 -2

	<p>The Palmerston North City Council website states that areas have been selected for inclusion within this new zone based on their proximity to the following amenities:</p> <ul style="list-style-type: none"> • Bus stops (within 500 metres) • Parks or reserves (within 400 metres) • Schools (within 800 metres) • A shopping centre (within 800 metres) <p>Is there a specific reason why properties directly across the road from the zone weren't included? Or is it simply a matter of how the zone boundary was drawn?</p> <p>Thank you for your time and attention to this matter.</p> <p>Sincerely, Olesia</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage</i></p>	

SO – 100-3

<i>height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email



(Continued ...)

SO -100-4

District Plan Change I – Medium Density Housing

Your contact details	
First name	Olesia
Last name	Apostolova
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	22 Haydon Street
Email	o.apostolova@icloud.com
Phone Please provide a daytime contact number	+6421342432
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I previously submitted application N107 and would like my property to be included in the Medium Density Residential Zone. Thank you for your time and attention to this matter. Kind Regards, Olesia
What's your attitude towards this specific part of Plan Change I?	Support

SO -100 -5

<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I would like my property 22 Haydon Street to be included in the Medium Density Residential Zone.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website</p>

SO - 101-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Miranda
Last name	Sage
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	9B Morocco Terrace, Palmerston North
Email	mirandasage@outlook.co.nz
Phone Please provide a daytime contact number	021502144
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone. We are either in the proposed zone or within 100metres of it.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Delete

SO -101 -2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	We are concerned our views will be impacted. Height controls too low
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 102-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	David
Last name	Bunckenburg
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	107B Cook Street
Email	jackbunckenburg@gmail.com
Phone Please provide a daytime contact number	02040996519
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	The entire proposal. It is not written in a way that can be easily understood by code and AI. Please ensure that it is written in a way that it can easily be

SO - 102-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>interpreted by code and AI. This is essential for super charging the regulatory process.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Regulatory processes are way to slow and adding complex legislation that computers struggle to decify clearly only slows it down further and holds Palmy back in a rapidly changing world.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Other: y</p>

SO - 103-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Doug
Last name	Strachan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	1 Worsfold Lane
Email	doug.strachan@xtra.co.nz
Phone Please provide a daytime contact number	+64273397127
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Take into consideration the effect on traffic congestion.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I live down Worsfold Lane. Already it can be difficult to exit the lane when there is a lot of traffic. Sometimes we want to turn right out of our lane but have to turn left because there isn't a break in the traffic from both directions at the same time. Denser housing, including at the nearby 17 Summerhays rezoning, is going to result in even more cars on the road. Please take this into consideration. Does the roading network support more houses (i.e. cars) in the area?
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -104-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Hern
Last name	Teo-Sherrell
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	37 Oxford Street, Hokowhitu, Palmerston North 4410
Email	hernchris@yahoo.com
Phone Please provide a daytime contact number	06-355-1816
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least</i>	

SO -104-2

<i>increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

(Continued ..)

SO 104-3

Proposed Plan Change 1 – Increasing Housing Supply and Choice

1. Multi-storey units and apartments

Decisions requested:

- a) New buildings must not encroach on the privacy of neighbouring properties
- b) No on-street parking **overnight**
- c) Fewer car parks as amenities are close by
- d) Multi-storeys should have minimal impact on street character
- e) Multi-storeys should be no more than 2 storeys and total height less than 11m
- f) Mix of one-bedroom and larger units/houses
- g) Mix of social and private housing

Admittedly, quarter acre sections are no longer the norm as the population expands. However, any new building should not encroach on the **privacy** of neighbouring properties, or lead to **congestion** of the street, e.g. no on-street parking overnight and do not provide carparks as amenities and facilities would be close by. Multi-storey units should have minimal impact on **street character** and no more than two storeys to prevent **shading** on other properties. Buildings should have a variety of bedroom numbers incorporated into the design as opposed to box-like buildings or terrace housing as they can be an eye-sore. A mix of private and social housing should also be provided to ensure inclusivity.

2. Smaller section sizes

Decisions requested:

- a) Green space with no artificial grass
- b) Easy to maintain spaces for fruit trees and vegetable boxes
- c) Garages set back further than 5.5 metres
- d) Low fences to encourage resident interaction and reduce burglaries
- e) Low hedges could be used as an alternative to fences

Such sections should have allowance for some **green space** for rainwater to seep through instead of concrete pathways. This would allow less water to enter stormwater drains which are often blocked or inundated. It would also encourage residents to have vegetable gardens or fruit trees to help lower the cost of living expenses and to be more in tune with the natural environment. **Garages** should be set back further than 5.5m so that vehicles parked outside the garage do not block footpaths. Minimum fence heights and type of fence should allow residents to interact, and to reduce burglaries. **Low well-maintained hedges** could be an alternative to break up the monotony of fences.

SO 104-4

3. Resource consent

Decision requested:

- a) Neighbour feedback and consultation on potential effects

Immediate neighbours affected by construction of new buildings should be informed so that they could give **feedback** on the potential effects on their own properties. Sometimes, immediate neighbours know more about stormwater easements and potential shade cast on their properties than developers or the council as there may not be adequate consultation or reliable records kept on existing properties.

4. Number of buildings impact on neighbours

Decisions requested:

- a) **Urgent review** of Noise Control regulations to minimise noise from all sources
- b) Cul-de-sacs and community space for street activities must be created

As streets get more built up, and the number of people increase within a small area, **noise control** regulation needs to be revised to ensure there is minimal impact on residents' right to enjoy peace and quietness in their own homes. Rules have to be changed with regard to the playing of music, the number and type of pets allowed, vehicle noise, and any noise that might impact on neighbours. Also, any street with a higher density of residents should have their street blocked off with a cul-de-sac to enable neighbours to meet and have **street activities**. This would help engage neighbours to get to know one another in order to reduce crime and care for one another. Alternatively, an area should be set aside for such street events to take place, e.g. a small community park.

5. Stormwater impact and risk to existing properties

Decision requested:

- a) Provision of more permeable surfaces for rainwater absorption

Stormwater may flow into blocked drains or overwhelm the discharge and treatment systems due to the density of the new buildings. This may affect properties located on land lower than the others, and cause **flooding**. The importance of having some land around buildings not covered by concrete is essential for any run-off to be absorbed into the soil.

Submitted by Hern Teo-Sherrell

37 Oxford St, Hokowhitu

Palmerston North 4410

SO -105-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Murray
Last name	Kidd
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	7 Marama Crescent,Palmerston North
Email	kiddm@hotmail.co.nz
Phone Please provide a daytime contact number	0221002198
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Height, The proposed height may affect adjacent units light values and this needs to be considered with layout.
What's your attitude towards this	Amend

SO -105 -2

specific part of Plan Change I?	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	No height increase.
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	Light values f l r each site and location.
You can attach documents in support of your submission point	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Storm water situation in adjacent locations needs to be fixed. Marama Crescent has had 3 flooding events in three years affecting 10 properties. My property had 100mm+ through it last time. It has also entered a neighbours garage. The water in my section from this was 10mm from entering the sub floor vents.</p>
What's your attitude towards this specific part of Plan Change I?	Amend
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	The storm water distribution, or the opening of the flood gates needs to be reevaluated to open earlier.
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	Water lying under the floor space leads to rot and dampness.
You can attach documents in support of your submission point	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to.	Parking- this needs to be valued for occupancy to ensure access for residents and Emergency services is readily

SO - 105-3

<i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	available.
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Self explanatory.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -106-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	David
Last name	Jochem
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	D W Jochem Investments Limited
Postal address	Po Box, 37-397, Halswell, Christchurch, 8025
Email	david@insureltd.co.nz
Phone Please provide a daytime contact number	021562436
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	

SO -106 -2

<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Plan change I, Roxburgh Crescent rezoning, including 525 Ruahine street in the rezoning changes.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend, consideration to include 525 Ruahine Street in the proposed Plan Change I.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Overall I support Plan Change I. I see from previous submissions that PNCC received is that six units per site was too many. I personally believe that its not. Either way the decision to either have 3 or 6 units is moving in the right direction for the city. Please see below my letter of submission as attached.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

(Continued..)

SO 106-3

Date: 24 January 2025

To: Palmerston North City Council

From: David Jochem

Property Address: 525 Ruahine Street, Hokowhitu, Palmerston North

Dear Palmerston North City Council,

I am writing to formally submit a request for my property, located at 525 Ruahine Street, Palmerston North, to be included in the Roxburgh Crescent Rezoning Plan I Change, as proposed in the recent planning documents. I believe that including my property in this rezoning is a logical and beneficial decision, both for the development of the area and for the city as a whole.

Having lived for 28 years in the Manawatu, predominantly in Palmerston North, and now a further 18 years in Christchurch, I have seen firsthand the positive impact of medium to high-density housing development. The Christchurch earthquakes were, in many ways, a blessing in disguise, serving as the catalyst for significant progress in the city, particularly in the development of medium to high-density housing. The rebuilding efforts after the earthquakes demonstrated that such housing is not only a practical necessity but also an opportunity to create thriving, sustainable communities. There is only so much land available in the city, and I commend and support the proposed plan change for Roxburgh Crescent, as it aligns with the need for responsible urban growth. I would also like to request your consideration of one very minor amendment — the inclusion of my property in the rezoning plan.

My property directly backs onto the multi-unit housing area, and as such, it is already adjacent to land designated for higher-density residential development. Furthermore, my property also backs onto a reserve, which forms a natural and ideal boundary line for the development. The inclusion of my property in the rezoning plan would create a smooth, well-defined transition from the multi-unit housing area to the reserve, supporting both logical land use and community integration.

The primary reasons I believe my property should be included in the Roxburgh Crescent rezoning plan change are as follows:

1. **Proximity to Multi-Unit Housing Area:** My property is immediately adjacent to the area being rezoned for multi-unit housing. This makes it a natural extension of the existing plan, ensuring a cohesive, unified residential development and promoting the efficient use of available land.
2. **Alignment with Strategic Planning Goals:** The development of multi-unit housing is consistent with the city's strategic goals of increasing housing supply and creating sustainable, walkable communities. Including my property in the rezoning would help achieve these objectives while also supporting diverse housing options within the area.
3. **Minimizing Development Friction:** Without my property being included in the rezoning plan, it would remain standalone, isolated from the rest of the multi-unit housing area. This could result in the creation of an awkward buffer zone that could devalue the surrounding properties, as it would not align with the higher-density developments adjacent to it. The inclusion of my property would ensure a smoother, more harmonious integration between different housing types, protecting property values and maintaining neighborhood appeal.

SO 106-4

4. **Natural Boundary with Reserve:** My property backs onto a reserve, which provides a natural boundary between residential development and open space. This reserve presents the perfect boundary line for the multi-unit housing area and would help define the edge of the development, ensuring that the transition between residential and natural spaces is seamless and visually appealing.
5. **Improved Access and Connectivity:** Including my property in the rezoning would also promote better connectivity within the community, with the potential for improved infrastructure and local services, benefiting all residents in the area.

The late Dan Jochem, a prominent property developer in Palmerston North, dedicated his life to the development of projects like Olive Tree Retirement Village and the Kelvin Grove area of Fernlea Avenue. His legacy has had a lasting impact on the growth and vibrancy of Palmerston North, and I too would like to continue his legacy by investing in property development that supports a thriving, future-oriented community.

I respectfully urge the Council to consider the inclusion of my property in the Roxburgh Crescent Rezoning Plan Change. Excluding it would create an illogical, standalone plot that could diminish the overall value of surrounding properties, whereas including it would foster a more cohesive and well-planned development. I am confident that doing so would support the city's growth objectives and lead to a vibrant, sustainable community.

Thank you for considering my submission. I look forward to your response and am happy to provide any further information or clarification as needed.

Yours sincerely,
David Jochem

D W Jochem Investments Ltd

David@insureltd.co.nz

0800 878 888

021562436

Po Box 37-397, Halswell, 8025

Christchurch



SUBMISSION BY POWERCO LIMITED ON PROPOSED PLAN CHANGE I TO THE PALMERSTON NORTH DISTRICT PLAN

To: Proposed Plan Change I – Increasing Housing Supply and Choice
The Governance Team
Palmerston North City Council
Private Bag 11034
Palmerston North 4442

Via email: submission@pncc.govt.nz

Name of submitter: Powerco Limited
Private Bag 2065
New Plymouth 4340
(Note that this is not the address for service.)

1. This is a submission by Powerco Limited (**Powerco**) on Proposed Plan Change I to the Palmerston North District Plan (PCI).
2. Powerco could not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that the submission relates to, the submission points, reasons and decisions sought are detailed in the attached table. Powerco seeks that the decisions sought as set out in the attached table are adopted, or any other such relief and/or consequential amendments that achieves an equivalent outcome.
4. In summary, this submission seeks to ensure recognition, protection and continued operation of Powerco's electricity distribution network within Palmerston North.
5. Powerco wishes to be heard in support of this submission.
6. If others make a similar submission, Powerco would be prepared to consider presenting a joint case at any hearing.



Signature of person authorised to sign on behalf of Powerco Limited:

A handwritten signature in blue ink, appearing to read "G. Scholfield".

Gary Scholfield

Senior Environmental Planner

POWERCO

Dated at Tauranga this 24th day of January 2025.

Address for Service: Powerco Limited
 PO Box 13 075
 Tauranga 3141
 Attention: Gary Scholfield

Phone: (07) 928 5659
Email: planning@powerco.co.nz

SO 107-3

Palmerston North District Plan Proposed Plan Change I – multiple submission points table

Powerco owns and operates the electricity distribution network in Palmerston North. These submissions made are to ensure that there is a practical and workable planning regime for electricity distribution infrastructure and associated customer connections in Palmerston North. The submission requests that either:

- i. The specific relief as set out in the table below; or
- ii. Such other relief to similar effect to address the matters outlined in the submission to the submitter’s satisfaction; and
- iii. In relation to i and ii above, any consequential amendments necessary as a result of the amendments to grant the relief sought.

Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
<p><i>MRZ-O5 Mitigate effects of development* adjacent to infrastructure</i></p> <p><i>Mitigate the adverse effects, including reverse sensitivity effects, of subdivision, use and development* which is located adjacent to infrastructure.</i></p>	Support	Powerco supports mitigating reverse sensitivity effects of subdivision, use and development which is located adjacent to infrastructure.	Retain MRZ-05
<p><i>MRZ-P11 Effects on buildings and activities near infrastructure</i></p> <p><i>Manage the effects on new or altered buildings and noise sensitive activities* near existing infrastructure, including by requiring:</i></p> <p><i>1. Appropriate setbacks and design controls where necessary to achieve appropriate protection of infrastructure and mitigation of effects on adjacent noise sensitive activities*.</i></p>	Support	Powerco supports appropriate setbacks and design controls to achieve appropriate protection of infrastructure, and supports all future buildings, earthworks and construction activities maintaining safe electrical clearance distances in compliance with the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34:2001).	Retain MRZ-P11

SO 107-4

Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
<p>2. All future buildings, earthworks and construction activities maintain safe electrical clearance distances in compliance with the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34:2001).</p>			
<p>MRZ-R8 Construction of four or more residential units and papakāinga (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Restricted Discretionary</p> <p>Council's* discretion is restricted to:</p> <p>1. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12</p>	<p>Support with Amendment</p>	<p>Powerco is aware that intensification can lead to an increase in demand for essential services. While Powerco has a general right to construct works within road (under the Electricity Act 1992), in some circumstances roads corridors are starting to become congested. Roads are utilised for transportation, car parking, utilities, recreation and landscaping / amenity – the demand for which can be exacerbated by intensification.</p> <p>To address this issue, Powerco considers that consideration should be given to the provision of essential services when four or more units are proposed on a site – to determine whether space needs to be set aside on the development site for any required essential services.</p>	<p>Amend MRZ-R8</p> <p>Add an additional matter of discretion:</p> <p>2. <i>Whether there is a need to provide space on the development site for the provision of essential services.</i></p>
<p>MRZ-R19 – Buildings, accessory buildings or structures adjacent to overhead electricity lines*</p> <p>2. Activity status: Permitted</p>	<p>Support with formatting amendment</p>	<p>Powerco supports any building, accessory building or structure being set back from an overhead electricity line in accordance with the New Zealand Electrical Code of Practice</p>	<p>Amend MRZ-R19:</p> <p>Permitted activity status needs to be re-numbered to 1.</p> <p>2-1. Activity status: Permitted</p>

SO 107-5

Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
<p>Where:</p> <p>a. any building, accessory building or structure is set back from an overhead electricity line* in accordance with the New Zealand Electrical Code of Practice for Electrical Safe Distances – NZECP 34:2001.</p>		<p>for Electrical Safe Distances – NZECP 34:2001 (NZECP34).</p> <p>NZECP34 sets minimum safe distance requirements for overhead electric lines to protect people, buildings, scaffolding and mobile plant from harm or damage from electrical hazards. If there are no overhead electric lines in the vicinity of the development site, then the requirements on NZECP34 will not be applicable.</p> <p>Ensuring compliance with NZECP34 at the planning stage will increase the efficiency and reduce the overall costs of higher density residential developments and would avoid stop work orders, requirements to redesign, the demolition/deconstruction of non-compliant parts of works, and/or the undergrounding of the existing overhead network.</p> <p>Powerco notes a minor formatting amendment is required to the rule.</p>	
<p>Section 5 Information Requirements</p> <p>5.4 Land Use Consents</p> <p>(d) An Assessment of the Effects on the Environment</p>	<p>Support</p>	<p>Any building works that are to occur within the vicinity of overhead electricity distribution lines needs to be discussed with Powerco. As such, we support the inclusion the inclusion of Powerco within the list of parties who could be affected by a resource consent application.</p>	<p>Retain the following text within 5.4(d):</p> <p><u>Powerco Limited (where the application involves works within the safe clearance requirements in the NZCEP34:2001)</u></p>

SO -108-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Janet
Last name	Shepherd
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	114 Oxford Street, Ashhurst, 4810
Email	janshepherd@inspire.net.nz
Phone Please provide a daytime contact number	06-3268302
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m height

SO -108-2

<i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	retain current 9m height maximum
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	3 storey residential building in Ashhurst will spoil the rural character of the village.
You can attach documents in support of your submission point	
Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Three buildings on one section
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	There should be enough room for car parking on the properties if in Ashhurst. Residents cannot rely on public transport to get into the city as the bus service is not frequent enough.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	see above
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Radio

SO -109-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Richard
Last name	Houston
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	29a Alfred Street
Email	dickandjenny@xtra.co.nz
Phone Please provide a daytime contact number	063589400
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-S1 Maximum Height MRZ S2 Height in relation to boundary MRZ - S3 Setback
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	Leave the maximum height and height recession planes and setbacks as they currently are

SO -109 -2

<p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Concerned that extra height will cause loss of sunlight/natural light and dominance of a high building.</p> <p>Concerned about effects of building close to boundaries</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO -110-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Craig
Last name	Mitchell
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	50 Waterloo Crescent Palmerston North
Email	info@cralyn.co.nz
Phone Please provide a daytime contact number	027 232 1440
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Too many people jammed together on one section is a recipe for problems in the future. If you live in a one storied Home and someone builds a 3 storied home possibly 3 dwellings next door how would you feel, I would be very unhappy.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Two Storied homes would be o/k but limited to one or two dwellings as a maximum

SO -110 -2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	We have land around the boundaries of our small city use that Land we don't need the social problems of jamming people into smaller areas.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -111-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Brent
Last name	Norrish
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	PO Box 1251, Palm Nth
Email	blnorrish@gmail.com
Phone Please provide a daytime contact number	+64274315678
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO -111 -2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Reduce the height allowance
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The part of Linton Street from Ferguson to College St has wonderful views of well established trees, as well as the hills around Palmerston North. This is also the case for many areas of our city. However, building 11 metres high, and with increasing intensity, will turn our beautiful city into a concrete jungle. The peace and serenity our views create will be gone, and detract from the mental health benefits of a beautiful city with refreshing views.
You can attach documents in support of your submission point	
Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Building houses closer together with smaller section sizes
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council?	Do not allow the building of houses closer together with smaller section sizes.

SO - 111-3

<p>Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Building houses closer together with small section sizes has many disadvantages that are not being seriously considered. For example, it increases the incidence of conflict with neighbors caused by a lack of space between families and communities. Additionally, it also means there is less space for exercise and play for children and youth, causing a loss of healthy outdoor activities and recreation. It also reduces the ability and desire to undertake gardening, which research has shown to be very therapeutic. The combination of these effects further damages our society, and our community's physical and mental health.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium Density Residential Zone with storm water overlay.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Improve the storm water facilities on other areas too.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as</i></p>	<p>The section of Linton Street that runs from Ferguson St to College St frequently floods. The storm water system is unable to cope, and cars have been flooded above their floors and carpets and engines ruined on a regular basis. Increasing the density in the area will only make</p>

SO -111 -4

<i>they restrict development potential.</i>	matters worse. Also increasing density that already takes place within the existing rules has meant many homes no longer have a place for vehicles. So our street is packed with vehicles, and youths have frequently targeting the area because of this, and commit acts of vandalism. Increasing housing density will only increase these problems, and losses caused by flooding.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO -112-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	David
Last name	Hillary
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	2a Spilman Place
Email	davidnhillary@gmail.com
Phone Please provide a daytime contact number	0274370670
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	location of the Medium Density Residential Zone

SO -112 -2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete this zone in Spilman Place</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>as a narrow cul-de-sac, it is not appropriate to allow new construction without adequate on-site parking. Medium density housing with corresponding cars parked on both sides of the narrow street will block access for emergency vehicles.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO -113-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Rory
Last name	Blatchford
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	25B Hereford Street West End Palmerston North
Email	rory.blatchford@xtra.co.nz
Phone Please provide a daytime contact number	0275406609
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	Medium Density Residential Zone Chapter-MRZ-S2 11m 'height in relation to boundary

SO -113 -2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Increased height (3m), should be notified years in advance and confined to 'new' areas, not including existing housing areas</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The proposed increase in height will intensify negative urban living issues by screening sunlight from existing dwellings, gardens, patios, etc. In addition, increased residential noise, street traffic, parked vehicle congestion, etc will occur.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Booklet in my mailbox</p>

SO - 114-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Susanne
Last name	Aldrich
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	67 Rongopai Street
Email	susdwyer@inspire.net.nz
Phone Please provide a daytime contact number	+6421780922
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'

SO - 114-2

<p><i>Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	This will intrude on the privacy of the neighbouring properties.
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Allowing the building of three properties on one site often means that an older property is demolished or moved off the land. Also, established trees and gardens are ripped out. As some of the proposed areas are in the older part of the city a lot of older homes of historical architectural styles are at risk of being destroyed. I believe that we as a city need to show some respect for our heritage and preserve streets like Mere Mere Avenue that display a style of architecture and lifestyle that many people appreciate and enjoy. Allowing dense housing to be built in this street (for instance) would endanger the existing, beautiful homes.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Protect more old homes. At present there are only 45 homes that have some protection in the city. Protect streets that have a style of architecture that adds beauty and value to the city. For instance, Mere Mere Avenue, Langston Avenue...</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height</i></p>	<p>It is up to the Council to show respect and value for heritage and history within the city, and to protect this for future generations to enjoy.</p>

SO - 114-3

<p><i>controls are set too low as they restrict development potential.</i></p>	
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Often the new dwellings do not have a garage or provision for off street parking.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>The Council needs to make it mandatory that provision for garaging or off-street parking is compulsory for each new dwelling.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>If Palmerston North were a city like London or Paris with an excellent public transport system then it would be suitable for a new property not to include car-parking, but we live in a society and environment where most people own or need a car for transport. A site with three dwellings could have residents with at least 3 cars which would create congestion in the street and cause ongoing problems for others who live in the street.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 115-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Sarah
Last name	Ruawai
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	278, Ruahine Street
Email	sarah@riverdale.school.nz
Phone Please provide a daytime contact number	+642102273277
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium</i>	Medium density residential zone chapter

SO - 115-2

<p><i>Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	delete
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	We have friends who are in the police force who have made us aware of the criminal trouble that occurs in these housing situations and we DO NOT want this in behind us or around us. We moved here to Terrace End to enjoy the facilities that are nearby, and not in Highbury, which it will become. My husband is away with work often and I am in the house by myself. I would not feel safe.
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	Medium Density Residential Zone
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Delete
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as</i></p>	We have a beautiful house that will be devalued by the building of this housing complex.

SO - 115-3

<i>they restrict development potential.</i>	
You can attach documents in support of your submission point	
<p>Submission table - Submission point 3</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	Medium Density Housing
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	DELETE
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>My advice would be sell the land to a developer for \$\$\$\$\$\$ for the city and they will be able to develop a valuable asset in our area rather than devalue the area with this type of housing that will be detrimental to the area we live in.</p> <p>The old Character houses in this area have been well looked after and are part of the history of Palmerston North why are we degrading the area instead of taking advantage of and developing a positive history? We DO NOT need any more trouble spots in our city.</p>
You can attach documents in support of your submission point	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website</p> <p>Family or friends</p>

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at
4pm, 4 February 2025.

To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	Kevin Paul Smidt and Ngaire Adrienne Smidt		
Company / Organisation name (if applicable)			
Contact person	Kevin Smidt		
Email address for service	ngakevsmidt@gmail.com		
Address	236A Albert St, Palmerston North 4410		
Mail address for service (if different)			
Phone	Mobile	0224069819	
Home 063581067	Work		

TRADE COMPETITION – you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

<input type="checkbox"/> I wish	<input checked="" type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at

submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature **submitted electronically**

Date **28/1/2025**

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 116-3

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
Policies			
MRZ- P1 Enable residential activities and buildings including papakainga that are compatible with the planned built form of the zone	Oppose	Restriction of areas where more noisy type activities likely including those likely to lead to noisy cars and multiple comings and goings Require maximum permissible area of total site. Increase separation between buildings and facilities from boundary with adjacent residential properties	Wording too vague and too large a part of city affected. Needs to clarify around “compatible with built form” Likely to be noisy and disturbed with many people coming and going- not compatible with quiet enjoyment
MRZ- P2 Residential activities and building including papakainga which do not meet permitted activity standards	Oppose	Delete completely.	No residential activities or buildings that do not meet “permitted activity standards” should be permitted. The wording is too vague and too large a part of city is affected for such a gross relaxation of reasonable standards to be permitted.
MRZ- P3 Planned built form	Oppose	Noise and safety protection for surrounding properties	Criteria do not address whether if a more communal development number of vehicles coming and going and people density
MRZ- P4	Support		

SO 116-4

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ- P5 Non residential buildings	Support	Note the earlier MRZ-P2 is blurring residential and non-residential. This blurring should be avoided	
MRZ P6 adverse effects of flooding and stormwater	Support	But add: 5. That sites lying in or adjacent to existing ponding areas where building was previously prohibited be subject to rigorous flooding risk assessment and mitigation thereof. 6 Add that preventive measures may not be subsequently impaired	People change things over time and cover areas increasingly with paving impermeable drives etc
MRZ- P7 stormwater overlay	Oppose	And see response to MRZ P6	Council is already approving developments which were not allowed in the past- these sites are actually often very wet with ponding at times and considerable risk- also prevent run off from existing properties
MR Z P 13 Enabling Tangata etc	Amend	A marae, being a centre for large numbers of attendees and functions lasting up to several days would need attention paid to: Distance from residential areas. Air noise control	

SO 116-5

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
		Appropriate road access reducing likelihood of interfering with general traffic flow. Adequate on-site parking Regarding papakainga, see response to MRZ P2	
LAND USE			
MRZ – R1 Residential including papakainga	Oppose	Needs to be more definition around this	
MRZ-R2 Home businesses incl papa...	Amend	Add requirement for adequate on-site parking	
MRZ- R3 home care child services	Support		
MRZ R4 conversion to community house	Amend	Limit on numbers of residents and cars.	Unclear if 3 employees is number on-site at any one time or total employed.
MRZ R5 conversion to health care facility	Support		
MRZ R6 repair demolish	Support		
– MRZ- 7 construction of up to 3 residential units	Amend	In addition to compliance with other required standards, for some dwellings such as papakainga there may need to be a specified limit on the number of residents. Also require enhanced fire alarm and sprinkler systems.	Increased probability of disturbance to adjacent residences. Personal safety and also risk to adjacent properties

SO 116-6

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ R8 construction of 4 or more residential units including papakainga	Oppose	In addition to compliance with other required standards, for some dwellings such as papakainga there may need to be a specified limit on the number of residents. Also enhanced fire alarm and sprinkler systems.	Increased probability of disturbance to adjacent residences. Personal safety and also risk to adjacent properties Also unclear on applicable area of land. Could be multiple businesses run from homes
MRZ- R9 addition or alteration of buildings and structures	Oppose	Should require council consideration not to be allowed automatically	Difficulties already arise where owners have already made unauthorised changes and councils appear very reluctant to retrospectively require correction. Including this simple step provides an opportunity for council to confirm that contractors or owners have not misunderstood requirements so that e.g. inappropriate land coverage/building does not occur.
MRZ- R10 construction alteration or addition of buildings and structures within stormwater overlay	Oppose	Adjust – Subject to council considerations and only in exceptional circumstances will council permit mitigation which is being sought to add to demands on stormwater management Mitigation is not sufficient	in this time of climate change and increasing risk to city properties of flooding Particularly with Palmerston North's mainly flat topography and dependence on stop banks and flood overflow areas.

SO 116-7

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ-11 Accessory buildings	Amend	Include compliance rules as in MRZ S9 and S10 ?also rules e.g. dependent on whether a “granny flat”, sleepout or garden shed	
MRZ R12 Educational facility	Amend	Add indication of number to be educated in relation to land area and adequacy of facilities for the number	To avoid inappropriate density, noise, traffic disturbance in neighbourhood.
MRZ R13 New community house	Oppose	Restriction of areas where more noisy type activities likely including those likely to lead to noisy cars and multiple comings and goings Increase separation between buildings and facilities from boundary with adjacent residential properties	Wording unclear about numbers of residents to be accommodated and/or numbers of employees. Too large a part of city potentially affected. Likely to be noisy and disturbed with many people coming and going- not compatible with quiet enjoyment
MRZ R14 visitor accom	Support		
MRZ R15 health facility	Support		
MRZ R16 - marae	Oppose	Needs limitation to parts of city This is not about accommodating people in homes If approved - A marae, being a centre for large numbers of attendees and functions lasting	Marae activities are commonly largely carried out outside as well as inside, may have large numbers of attendees and functions may last day and night over several days. Wording too vague and too large a part of city affected.

SO 116-8

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
		up to several days would need attention paid to: Distance from residential areas. Air noise control Appropriate road access reducing likelihood of interfering with general traffic flow. Adequate on-site parking	Likely to be noisy and disturbed with many people coming and going- not compatible with quiet enjoyment
MRZ 17 retirement villages etc	Support		
MRZ R18 fences and stand alone walls			
MRZ R19 Buildings/ accessory buildings or structures adj to overhead electricity lines	Support		
MRZ R20 New buildings or alterations to building within 50m of State h	Support		
MRZ- R21 building setback from rail corridor for construction etc	Support		
MRZ- R23 Copper and Zinc building materials	Oppose	That good quality zinc coated cladding be exempt.	In Palmerston North the distance from the sea and the absence of heavy industry producing acidic effluents result in very low loss of zinc coating of unpainted cladding.

SO 116-9

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
			It is unclear what if any reasonable risk there may be in Palmerston North from the minute amounts of Zinc that may be washed off cladding.
MRZ- R24 stormwater for 4 + carparks incl garages	Support		
Medium Density Residential Zone stds			
MRZ-S1 Max height	Oppose/Amend	Should not shade adjacent building's sun in winter between 9 am and 4pm	It is not clear that there will not be excessive shading of adjacent buildings. Around 1980 PNCC added into its DP an envelope which dictated height of adjacent buildings and ensured all properties got sun
Medium density residential zone MRZ-S2 height in relation to boundary	Oppose/Amend	Should not shade adjacent building's sun in winter between 9 am and 4pm	It is not clear that there will not be excessive shading of adjacent buildings. Around 1980 PNCC added into its DP an envelope which dictated height of adjacent buildings and ensured all properties got sun
MRZ-S3 Setbacks	Amend	Accessory buildings higher than 2 metres should be included	Shade, privacy, appearance
MRZ-S4 building coverage	Amend	Include all impermeable structures, covered or uncovered in the 50% maximum coverage requirement.	Uncovered impermeable decking and other impermeable structures reduce stormwater absorption by soil.

SO 116-10

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ-S5 Landscaped area	Amend recommendation 3	Delete the requirement for growth to 4 metre height within 5 years. Express preference for deciduous trees or large shrubs (less shade in Winter) Require avoidance of trees well known for entering water drainage systems or having large sub-surface roots.	In New Zealand many trees capable of growing to 4 metres within 5 years will become problematic in the long term. Problems will include: Shade Leaf and flower drop in spouting and drains Damage to above-ground structures Root damage to underground structures including paving and drainage systems
MRZ-S14 Garage	Support		
MRZ-S15 on site carparking	Oppose	Delete sections a and b	It is possible to have a garage and front parking area designed such that all manoeuvring is easily done on-site such that vehicles can enter and leave the property forwards. This can be safer and also provide more off-street parking than requiring a smaller area. Requiring that the parking area be in front of the garage reduces efficient utilisation of space for vehicles. Together with appropriate fencing and gate this can provide good visual amenity as well as owner safety.
MRZ-S18 On site bicycle parking	Support	But why just 1 bike?	A family may well own several bikes.
MRZ-S19 onsite rubbish storage	Support		

SO 116-11

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ-S20 fences and stand-alone walls	Support/Amend	And strongly support clause 3	Improve pedestrian safety by improving visibility. Exiting vehicles need to be able to see pedestrians and vice versa - actually for last 2.5m of fence before footpath fence should have visibility through it or be no higher than 800mm of the side and any adjacent perpendicular fence
MRZ-S21 Mechanical ventilation	Support		



How did you find out about this opportunity to have your say?

Select as many as apply

<input type="checkbox"/>	Council website
<input type="checkbox"/>	Letter or email
<input type="checkbox"/>	Social media
<input checked="" type="checkbox"/>	Radio (ZB station)
<input type="checkbox"/>	Newspaper
<input type="checkbox"/>	City councillor
<input type="checkbox"/>	Family or friends
<input type="checkbox"/>	School, church or other community group or network, eg newsletter
<input type="checkbox"/>	Booklet in my mailbox
<input type="checkbox"/>	Poster, sign or billboard
<input type="checkbox"/>	Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc
<input type="checkbox"/>	Other

Please hand this in at our Customer Service Centre at 32 The Square or scan and email it to submission@pncc.govt.nz

For more information
pncc.govt.nz

SO - 117-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Ash
Last name	Garstang
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	81 Guy Avenue, PN
Email	ashaangarstang@gmail.com
Phone Please provide a daytime contact number	+64275184588
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates	Unsure

SO - 117-2

<p>to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I believe it would be better if the new zoning area didn't cut down the middle of residential blocks.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Where I live, the back neighbour could build a medium-density housing and therefore has the commercial benefit of that, but my property can't, whilst still suffering the negative effects of having a neighbour that can. This asymmetry is particularly bad for back-to-back neighbours, as the backyard is traditionally the most private outside space of the house and families with little children (like mine) place a lot of value on this privacy.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Family or friends</p>

SO - 118-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Nigel
Last name	Hughes
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	PO Box 2513, Wellington
Email	nigel@hughesrobertson.co.nz
Phone Please provide a daytime contact number	021458016
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Please see attached Letter
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Please see attached letter
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they</i>	Please see attached Letter

SO -118 -2

<i>restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Council website Family or friends

(Continued)

28 January 2025

Our ref: N W Hughes

Palmerston North City Council
Private Bag 11034
Manawatu Mal Centre
PALMERSTON NORTH

REZONING SUBMISSION – CORNER TUTAKI AND KELVIN GROVE ROADS – CT 338929

Our submission is a request that the Council include Lot 3, DP384789, CT 338926 being some 7.0861 ha for rezoning into the medium density housing plan.

The property is situated on the corner of Tutaki and Kelvin Grove Roads and is opposite the western end of James Lines which has residential dwellings, services and infrastructures across the road from it.

This submission is made on behalf of the Trustees and Beneficiaries of the two Trusts that own the subject property.

While the property is currently on the outer airport noise zone, there are a large number of residential properties (including the land Council has subdivided and rezoned at Tamakuku Development further down James Line) which are directly in the flight path. All of these residential properties are much more potentially affected by aircraft noise. Also with the new building standards regulations, such as the inclusion of double glazing and insulation, then this potential issue is seriously mitigated and should not now be a determining factor.

Having lived in the property for a number of years aircraft noise is unnoticeable.

There are many examples throughout New Zealand where there are significant residential developments on flight paths at airports that are much, much busier than Palmerston North. For example, Wellington or indeed Queenstown have significant residential developments on flight paths.

The land is a heavy clay soil of poor quality and can only sustain minimal agricultural use particularly during the winter months.

The lands proximity to the city and the cities amenities also mitigates to rezoning. It has a close proximity to the proposed Rail Hub at the end of Tutaki Road and Railway Road and would provide much needed housing for everyone involved in that project.

The land has excellent views of the city and the Ruahine Range during the daytime and city scape of lights in the evenings.

There are services both water and sewage on the other side of Kelvin Grove Road and it would be reasonably simple to lock into these existing facilities.



SO 118-4

In summary, when viewed objectively the absence of such rezoning in this area appears to be an anomaly created perhaps for historical reasons which are now no longer relevant or applicable.

Yours faithfully

HUGHES ROBERTSON

A handwritten signature in blue ink, appearing to read 'N W Hughes', written in a cursive style.

N W Hughes
NWH:jh



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **338926**
Land Registration District **Wellington**
Date Issued 30 November 2007

Prior References
WN41C/85

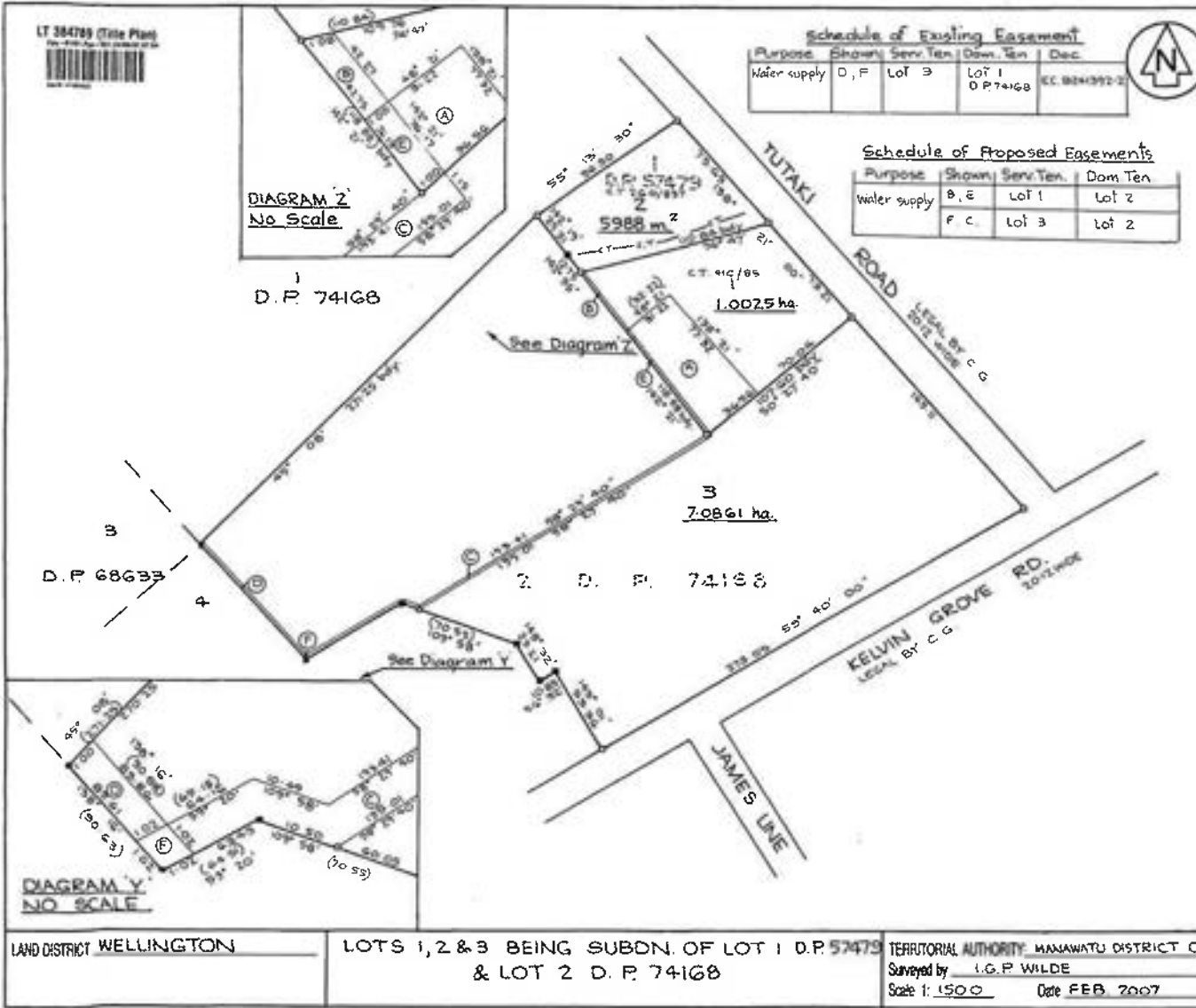
Estate Fee Simple
Area 7.0861 hectares more or less
Legal Description Lot 3 Deposited Plan 384789

Registered Owners

Paul Leonard Hughes and Christopher Elliot Ritchie as to a 1/2 share
Paul Leonard Hughes and Christopher Mark Robertson as to a 1/2 share

Interests

Appurtenant hereto are rights to convey water specified in Easement Certificate 475771.2
Subject to a water supply right over parts marked D and F on DP 384789 specified in Easement Certificate B241392.2 -
1.7.1992 at 2.46 pm
Subject to a water supply easement over parts marked F and C on DP 384789 created by Easement Instrument 7637353.5 -
30.11.2007 at 9:00 am



Schedule of Existing Easements

Purpose	Shown	Serv. Ten.	Dom. Ten.	Doc.
Water supply	D, F	Lot 3	Lot 1	D.P. 74168
				CC 884392-2

Schedule of Proposed Easements

Purpose	Shown	Serv. Ten.	Dom. Ten.
Water supply	B, E	Lot 1	Lot 2
	F, C	Lot 3	Lot 2

Approvals

I hereby certify that this plan was approved by the Manawatu District Council pursuant to Section 223 of the Resource Management Act 1991 on the 30th day of April 2007

[Signature]
CITY ENGINEER

Pursuant to Section 224(6) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision contract have been complied with to the satisfaction of the Manawatu District Council and that a general notice has been issued in respect of this condition, that have not been complied with and to which Section 221 applied.

Dated this 30th day of April 2007

[Signature]
CITY ENGINEER

New City Council
 Lot 1 338924
 Lot 2 338925
 Lot 3 338926

Class of Survey Lots 1 & 2 = 1, Lot 3 = III

Total Area 8 6874 ha.

Comprised in C.T. 410/85 & 260/837

I, JANE GORDON, PRS. SURV. ENG., being a person entitled to practise as a licensed cadastral surveyor, certify that the survey to which this document relates, and work undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2007, are true and correct and have been made in accordance with that Act.

Done on 9 13 07

Field No. 5503 4532, Traverse Book 2
 Reference Plans D.P. 57479, 74168, 57479
 52 52-9

Approved as to Survey by Land Information NZ on 19 16 12007

Deposited by Land Information NZ on 30 11 12007

By 384789
 Date 11 5 2007

LAND DISTRICT WELLINGTON

LOTS 1, 2 & 3 BEING SUBON. OF LOT 1 D.P. 57479 & LOT 2 D.P. 74168

TERRITORIAL AUTHORITY MANAWATU DISTRICT C.
 Surveyed by I.G.P. WILDE
 Scale 1:1500 Date FEB 2007



DIAGRAM 2
 No Scale

DIAGRAM Y
 NO SCALE

SO - 119-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Sam
Last name	Irvine
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	35 Buick Crescent
Email	samuelkyleirvine@gmail.com
Phone Please provide a daytime contact number	0221263573
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Number of units per plots being reduced

SO -119 -2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Support the increase to 6 units per plot, oppose the decrease to that now being 3. Number of units should be at least 4.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I fully support this move to allowing medium density zoning, and favour the 6 unit limit that was previously proposed. As a compromise, allowing at least 4 units allows two double-story units per site.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO - 120-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Lizi
Last name	Guest
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	7 Alan Street, Palmerston North
Email	lizi@littleandloud.co.nz
Phone Please provide a daytime contact number	0276495047
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO -120 -2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	That you can build up to 11 metres without resource consent (you can currently build up to 9 metres in the Residential Zone).
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Modern three story buildings are incredibly imposing in heritage areas. If these buildings are built to this height I would like to see them set further back from boundaries to maintain privacy and to retain an element of the heritage feel of the street
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	We have a two story house on Alan St where the majority of homes are 1920' 1930's. While I agree we need to increase housing supply, I am aware of how imposing a block of three storied dwellings would be on our street and how this would impact the value of surrounding houses. I would like to see the creation of heritage areas which have additional protective measures for three storied buildings in residential areas.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 121-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Kevin
Last name	Kelliher
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	P O Box 8093, Terrace End, 4441
Email	kevin.kelliher@century21.co.nz
Phone Please provide a daytime contact number	021464627
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1	

SO -121 -2

<p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium density residential zone standards. - Number of allowed units per site.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend. To allow the best land usage for new inner city housing I believe the proposal to allow a maximum of 3 units per site (as opposed to 6 units) is not practical as a 'one size fits all'. I believe the overall land area of the development needs to be taken into consideration. Example: 17 Alfred Street, Roslyn has 3 units on a total land area of 654m². Site coverage 46.4%. I believe to allow the best usage of land the site coverage should allow for 35% site coverage with a minimum floor area of 70m² per unit. Therefore a land area of 900m² would permit a maximum of 4 units while still meeting the outdoor living requirements. Not all units will be owner/occupied and many will be rentals. To increase the supply of rentals and owner/occupied units this would achieve a better use of land, particularly absolute inner city within 1.5 kilometres of The Square. Another alternative is to allow more intensive site coverage within the 1.5 kilometre zone and less site coverage from 1.5 to 3.0 kilometres.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>To allow the best usage for absolute inner city developments within 1.5 kilometres of The Square without requiring resource consent. The 'one size fits all' proposal does not allow for this.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email Social media Radio</p>

SO - 122-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Chris
Last name	price
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	6 Hendon Pl West End
Email	half@xtra.co.nz
Phone Please provide a daytime contact number	063548348
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	

SO -122 -2

<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>The Parking required to support traffic in Hendon Place</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Hendon Place has 11 carparks 6 meters long. 8 of these car parks are in an area where the road is only 6 meters wide If people dont park close to the kerb then large vehicles I.E big 4x4 and service trucks would have trouble getting into the end of the cul-de-sac The Cul-de=sac has 12 properties at the moment In the bulb end of the Cul-de-sac there is 1 carpark in that area, due to no parking restrictions This is all that the 3 new units have close to them, apart from the 1 carpark each unit has. If they have visitors they will have to park in any available space further down the Cul-de-sac We have one Kāinga Ora, property at the moment and this historically requires 2-3 parks at times. So going by that over 25 years I have lived here, They could require an extra 6 carparks at times to service these new units. Plus we have 4 or 6 children under 8 that use the bulb end of the Cul-de-[sac as a play area. And residents are well aware of this and drive accordingly. Children running out from between parked cars that dont know the area could cause problems</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Social media</p>

SO - 123-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	NICOLA
Last name	WARDLAW
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	16 WORCESTER STREET, WEST END
Email	nickiwardlaw@gmail.com
Phone Please provide a daytime contact number	+64275989979
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Medium density housing. Rezoning of 815ha of Residential zone land to a medium density zone.

SO -123 -2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I do not feel it is fair for property owners to have such a change made in their street after they have purchased property in what they felt was a fairly quiet street.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I feel that the extra parking on street and extra comings and goings of potentially quite a few new residents in the general area would change the feel of the neighbourhood and I don't think that is fair.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 124-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Karina
Last name	Hapeta
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	16 Milton Street, Roslyn, Palmerston North
Email	karinahapeta@gmail.com
Phone Please provide a daytime contact number	0275509102
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I don't think we need this in our area. There are plenty of other pieces of land you could build on
What's your attitude towards this	Oppose

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specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Delete
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I feel there is not enough parking. Which would be a problem and I don't like the idea of two story units. It would make the street too busy. It's bad enough now.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 125-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Shari Scanlon
Last name	Shari Scanlon
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	57 Acacia Street, Kelvin Grove
Email	shariscanlon21@gmail.com
Phone Please provide a daytime contact number	0276504333
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO - 125-2

You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	Medium Density Residential Zone
<p>What's your attitude towards this specific part of Plan Change I?</p>	Support
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Do not let families live in these structures as living in close proximity to others can sometimes pose certain anti social behaviors
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	Allow these new homes to be for those who work in frontline jobs and middle class families this may be discriminatory but it will save a lot of headache later on. Perhaps those who are single occupants of a 3 bedroom owned property could be encouraged to sell their houses to live in communal living or other flats could be built similar to the ones in Papaioea place to free up bigger homes for bigger families in Palmerston North
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	Social media

SO - 126-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Kevin
Last name	Guan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	1 kipling street
Email	kevinguan97@gmail.com
Phone Please provide a daytime contact number	+642102251640
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or</i>	Retain

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<i>at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 127-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Rachelle
Last name	Tangi
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	3 wigan place
Email	kageirachelle@gmail.com
Phone Please provide a daytime contact number	0211122965
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission	Plan change

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<p>point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The height restriction is too high and is set to block neighbours views and sunlight, it is important to get sunlight to help prevent mould and damp living environments. Also Palmerston North health care facilities such as doctors and hospitals have no capacity</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media Booklet in my mailbox</p>

SO - 128-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jordan
Last name	Neall
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	298 featherston street, palmerston north, 4410
Email	jordanrox40@gmail.com
Phone Please provide a daytime contact number	+64 21 2422726
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission	Parking on the property

SO - 128-2

<p>point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Support</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I believe that medium density housing should have garages, most of the medium density houses in Christchurch have a big car park with one space for each property which means guests have to park on the street and walk to their house which could be at the back of the property.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>If the house has to have a garage, that means even if there's a shared driveway there should be space for just one car to park in front of the garage meaning there's space for guests or even delivery drivers so they don't have to walk at the way up the driveway</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO - 129-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Roanne
Last name	Hautapu
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	24 Frederick Street, Palmerston North
Email	jaro@inspire.net.nz
Phone Please provide a daytime contact number	021800149
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium</i>	Number of houses without needing resort content or neighbours approval.

SO - 129-2

<p><i>Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	I feel developers in general should be required to advise neighbours before they start any project - to communicate how long it will take and the expected disruption. The house next to me was subdivided and built on and we never knew when the noise would stop and start.
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	A three house development on an existing urban site would incredibly disruptive to neighbours.
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	Number of houses without needing resort content or neighbours approval.
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	In my opinion a single site for a 3 house complex should only be allowed to be built if: It is in a new build area and people buying in that street know it is already part of the plan; that they cannot be built beside a single story private house; that they can replace like for like (eg: a block of flats demolished and a new block built); that they can only be built beside existing 2 or 3 story units.
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as</i></p>	Personally I'd be gutted if a 3 story block sprung up beside my house! I value my privacy and peace which is why I bought my house.

SO - 129-3

<i>they restrict development potential.</i>	
You can attach documents in support of your submission point	
<p>Submission table - Submission point 3</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	"Maximum heights on fencing"
<p>What's your attitude towards this specific part of Plan Change I?</p>	Amend
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	I am not clear what these heights even are or what the amendment is asking for.
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	Unclear what the heights are.
You can attach documents in support of your submission point	
<p>Submission table - Submission point 4</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	"Enabling more housing within the urban area we're already using could reduce our climate emissions by making it easier for people to walk, bus, scooter or bike to get around the city, instead of relying on cars. It would also reduce the amount we'd need to build outward into our rural environment."
<p>What's your attitude towards this specific part of Plan Change I?</p>	Amend

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<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>The infrastructure to easily walk/bike/bus needs to be put in place first. IMO it should start with new housing developments.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>People already have that choice to walk/bus/bike.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 5 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium density.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Has schooling been considered in increasing density? Could a local school cope with an extra 10, 20, 30 new pupils?</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>How it could impact a school - especially primary.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 6 You can click the 'Add another submission point' button to comment on more provisions, or</p>	

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<p>'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Not sure what submission point this would be, but accessibility.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I would like to see multi story homes have a requirement to provide a percentage of genuinely accessible units - wet room bathroom, shower seat, wider doors that slide, no steps/lips.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Accessibility in housing is either not considered or done badly.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO - 130-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Fraser
Last name	Abernethy
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	2001a Longburn Rognotea road
Email	fraser@thedairyvet.co.nz
Phone Please provide a daytime contact number	0275313303
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	I am concerned that the new medium density proposal will significantly detract from people's quality of life in central PalmerstonNorth the height of the buildings will impact people's

SO - 130-2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>privacy and the increased density of house Le will create more flooding risk and congestion on roads and parking in a number areas of the city</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>See above concerned re impact on privacy, infrastructure and flooding risk</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Kathryn
Last name	Hughes
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	7 Rosedale Crescent, Cloverlea, Palmerston North 4412
Email	k.and.i@slingshot.co.nz
Phone Please provide a daytime contact number	06 3546193
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from	Decrease the height allowance to no more than two stories

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<p>the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>These height allowances are too high for neighboring properties. Potentially blocking sunlight or views.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium Density Residential Zone Chapter - 'number of dwellings on property'</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Decrease number of dwellings allowed on property from three to two.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Since the property size is smaller, then number of dwellings allowable should be less. Families with children do need some outside space. Not just one metre allowance around dwelling!</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Radio</p>

SO - 132-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Janet SUSAN
Last name	Stirling
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	64 Wikiriwhi Crescent
Email	susanstirling@gmail.com
Phone Please provide a daytime contact number	0211274724
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential...
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Retain
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as</i>	Some thought has been given to setting these height restrictions by experts

SO - 132-2

<i>they restrict development potential.</i>	
You can attach documents in support of your submission point	
<p>Submission table - Submission point 2</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
What's your attitude towards this specific part of Plan Change I?	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	
You can attach documents in support of your submission point	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	Social media

SO - 133-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Keegan
Last name	Leask
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	538 pioneer highway
Email	bookworm2882001@gmail.com
Phone Please provide a daytime contact number	02108725158
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	Retain

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<i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I think denser housing is good for the city
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	City councillor

SO - 134-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Wisanu
Last name	Srichantra
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	113 Johnstone Drive
Email	w_srichantra@yahoo.co.nz
Phone Please provide a daytime contact number	0211194285
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density residential
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or</i>	Retain

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<i>at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	None
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Council website Letter or email

SO - 135-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Alan
Last name	Kirk
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	35 Akaroa Avenue, Awapuni
Email	awk99irk@gmail.com
Phone Please provide a daytime contact number	+64279461991
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-S16 Vehicle Crossings
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	I believe only a single access should be allowed per site

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<p>specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>This has several affects</p> <ul style="list-style-type: none"> - less land used or wasted by driveways - less risk to pedestrians - less risk to cyclists - more on-street parking
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>MRZ-S14 Garages Frontal width</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I believe the frontal width requirement should be amended</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The frontal width requirement is quite restrictive on vertically designed townhouses. It is quite common for townhouses to be 3 stories with the lower level as a garage. These are narrow units, and so the frontal width requirement may not be possible to manage</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Bella
Last name	Deacon
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	55 Lombard Street, Palmerston North
Email	belladeacon@yahoo.co.nz
Phone Please provide a daytime contact number	021950464
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	

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<i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 137-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Danielle
Last name	Harris
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	Te Ao Tūroa Environmental Centre, ki Rangitāne o Manawatū
Postal address	140-148 Maxwells line, Awapuni
Email	danielle@rangitaane.iwi.nz
Phone Please provide a daytime contact number	021414720
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Please see attached document
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or</i>	Retain with amendments - please see attached document for details

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<i>at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Please see attached document
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Other: Existing engagement

(Continued...)

SO137-3



PROPOSED PLAN CHANGE I: Increasing housing supply and choice

FORM 5 UNDER THE RESOURCE MANAGEMENT ACT 1991

SUBMISSION TO

PALMERSTON NORTH CITY COUNCIL
PRIVATE BAG 11-034
PALMERSTON NORTH 4410

ATTENTION: THE GOVERNANCE TEAM

SUBMITTER INFORMATION

Ingoa TE AO TUROA ENVIRONMENTAL CENTRE

Iwi RANGITĀNE O MANAWATŪ

Wāhi noho 140–148 MAXWELLS LINE
AWAPUNI
PALMERSTON NORTH

Īmēra DANIELLE@RANGITAANE.IWI.NZ

Waea pūkoro 06 353 1881

Kaiwhakahaere D.P. HARRIS, O.N.Z.M, LLB, PGDIPBUSADMIN
CHIEF EXECUTIVE OFFICER

SO 137-4

OUR SUBMISSION:

This is a submission by Te Ao Turoa Environmental Centre on behalf of Rangitāne o Manawatū on the Increasing Housing Supply and Choice plan change proposal.

Te Ao Turoa Environmental Centre **wishes to be heard** in support of this submission.

If others make a similar submission, we **will consider** presenting a joint case with them at any hearing.

We are **not** a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

We are **directly affected** by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

This submission has been sent to Palmerston North City Council by email to submission@pncc.govt.nz

Danielle Harris O.N.Z.M, LLB, PGDipBusAdmin
Chief Executive Officer

SO 137-5

TE AO TUROA ENVIRONMENTAL CENTRE

Te Ao Turoa Environmental Centre (TATEC) contributes to upholding kaitiakitanga on behalf of Rangitāne o Manawatū iwi (Rangitāne). We promote the health and well-being of our people, the environment, wāhi tapu and taonga by forming positive relationships and partnerships with local councils, government agencies, private developers, and the wider community. The Environmental Centre undertakes ecological and cultural monitoring projects, restoration of waterways through planting, weed and pest control, and initiatives to reduce plastics in waterways. We engage in planning processes, including strategy development, plan changes and resource consents.

We are part of Best Care (Whakapai Hauora) Charitable Trust, which includes a collective of health services run by our iwi. We deliver a Māori model of environmental management which we use to identify and measure resource management outcomes sought by Rangitāne o Manawatū. This model is Te Ara Whānau Ora (the Whānau Ora Pathways Framework). Whānau Ora was originally developed by our esteemed kaumātua Sir Mason Dury and Dame Tariana Turia, who applied it to our health-focused services.

RANGITĀNE O MANAWATŪ, AND OUR CULTURAL AND CUSTOMARY CONNECTIONS AND ASSOCIATIONS WITH THE MEDIUM DENSITY PLAN CHANGE AREA

Rangitāne ancestors arrived in Aotearoa aboard the Kurahaupō waka over 30 generations ago. Whatonga was a captain of the waka and is the eponymous ancestor from whom we, the people of Rangitāne, trace our lineage. He settled in the Heretaunga area (Hawke's Bay) and explored a large part of Aotearoa. Rangitāne was the grandson of Whatonga, whose descendants occupy the Manawatū and other areas of the lower North Island and the top of the South Island today. At the turn of the 19th Century, Rangitāne and Rangitāne whānaunga had held mana over nearly the entire drainage basin of the Manawatū Awa for many hundreds of years.

Life centred around the awa, its tributaries, lakes and wetlands, which came to shape the worldview and values system of our iwi today.^{1,2} Our worldview is based on the holistic principle that all elements are interconnected. Ecosystems within our environment rely on many elements, both physical and spiritual, at many scales, to function effectively. When one part of that system is interrupted, disturbed, or impacted,

¹ McEwen, J.M. (1986). *Rangitāne: A tribal History*. Reed Books: Auckland.

² *Wai 182, Rangitāne o Manawatū*. Tanenuiarangi Manawatū Incorporated Office of Treaty Settlements.

SO 137-6

Te Ao Māori becomes imbalanced, affecting its functionality, which in turn influences the health and well-being of that environment and us as people.

Whakapapa (our genealogy) and mātauranga Māori (our traditional and contemporary knowledge) inform our understanding of and connection to the environment. Every part of the environment has a common genealogy descending from a common ancestor. The principal ancestor is Io Matua Te Kore (the parentless one), who existed in Te Kore (the realm of potential being). Then descended Ngā Pō (the many nights), Ranginui, and Papatūānuku (Sky Father and Earth Mother). The separation of Rangi and Papa by their children brought forth Te Ao Mārama (the world of light in which we live). This whakapapa places us as descendants of the environment they inhabit. It reinforces our identity and a deep connection to our lands.

This mātauranga links us to the world, creating an inseparable bond and a responsibility to protect the environment from misuse. We have affirmed mana whenua over the area of Te Papaioea for hundreds of years, thus have a deep connection to the life-giving resources of the land and waters of the Manawatū area. Kaitiakitanga is the inherent obligation and responsibility we have as tangata whenua of this area, to nurture and protect, restore, and enhance the mauri of our environment for future generations.

Traditional entry to the Manawatū interior was gained by paddling and poling waka along the Manawatū Awa. At each major river bend, a permanent or seasonal village or pā existed within our history.^{3,4} Life centred around the awa, its tributaries, lakes and wetlands, which came to shape the worldview and values system of our iwi today.^{5,6}

The awa linked hapū (family groups) together to form Rangitāne o Manawatū, a collective of six different hapū. Hapū members work closely together and each hapū has a representative on the Rangitāne o Manawatū Settlement Trust. This collaboration forms one avenue of mandate for Rangitāne as an iwi authority.^{7,8}

³ Taylor & Sutton (1999). *Inventory of Rangitāne Heritage sites in Palmerston North City, 1999*. Palmerston North City Council.

⁴ Tanenuiarangi Manawatū Inc (1999). *Rangitāne Mahinga Kai Project*. Palmerston North.

⁵ McEwen, J.M. (1986). *Rangitāne: A tribal History*. Reed Books: Auckland.

⁶ Wai 182, Rangitāne o Manawatū. Tanenuiarangi Manawatū Incorporated Office of Treaty Settlements.

⁷ *Treaty of Waitangi Claims: Wai 182 the Manawatū Claim*. Retrieved on June 1st, 2021 from <https://www.tmi.maori.nz/Treaty.aspx>

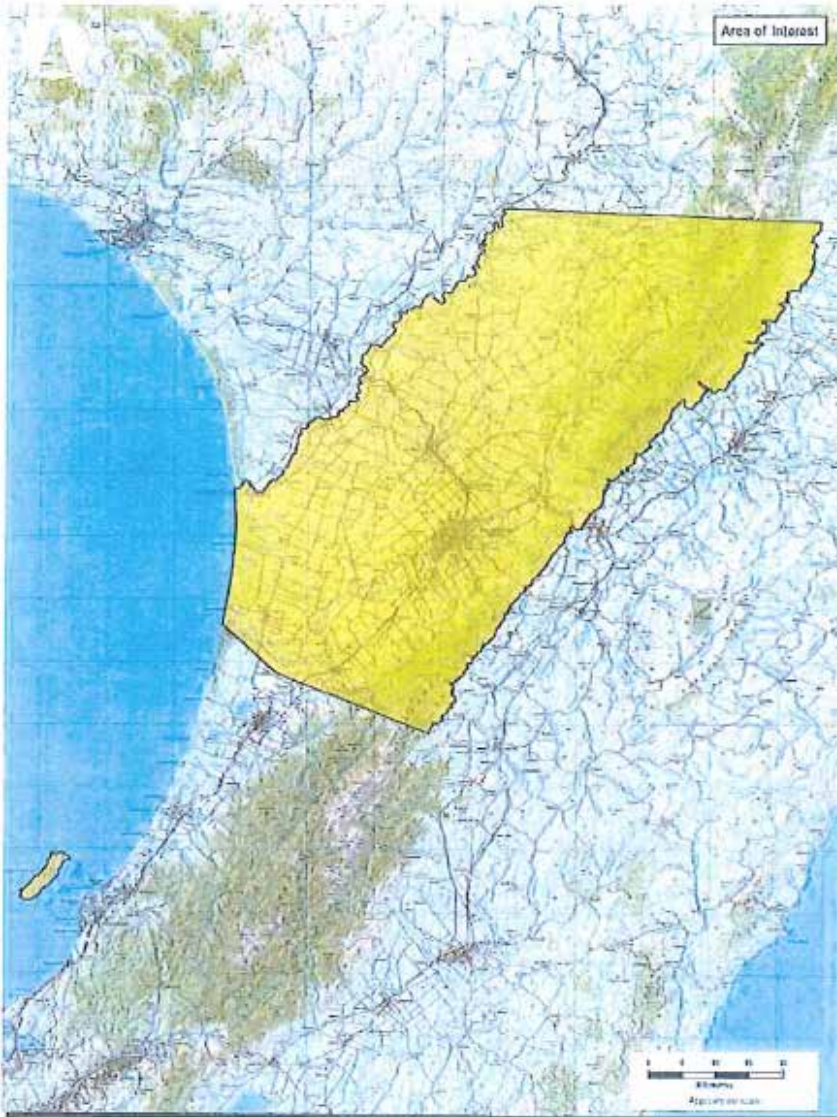
⁸ *Rangitāne o Manawatū: Deed of Settlement documents (2021)*. Retrieved on June 1st, 2021 from <https://www.govt.nz/browse/history-culture-and-heritage/treaty-settlements/find-a-treaty-settlement/Rangitāne-o-Manawatū>

RANGITĀNE O MANAWATŪ SETTLEMENT ACT 2016

The statutory acknowledgements in the Rangitāne o Manawatu Claims Settlement Act 2016 require Council to provide Rangitāne o Manawatu with summaries of all resource consent applications that may affect the areas named in their acknowledgements, prior to decisions being made on those applications. The Manawatū River and its tributaries are acknowledged within our area of interest which encompasses the area subject to Plan Change I. The Rangitāne o Manawatū Statutory Area of Interest⁹ is outlined in Figure 1 below. This cultural and customary connection encompasses 440,000 ha of the plains divided by the Manawatū River and its tributaries and includes the city of Te Papaoiea (Palmerston North) and more specifically, the proposed Medium Density Residential Zone.

⁹ *The statutory area of interest comprises the area bordered by: a) to the north-west, a line from the southern bank of the mouth of the Rangitikei River inland to the Orangipango Trig near Ohingaiti, b) to the north, a straight line from the Orangipango Trig near Ohingaiti to Te Hekenga, c) to the south-east, a line following the ridge/summit along the Ruahine and Tararua ranges across to the Taramea Trig, d) to the south-west, a line from Taramea Trig westward to the mouth of the Manawatū River, e) to the west, a line around the coast from the mouth of the Manawatū River northward to the mouth of the Rangitikei River.*

SO 137-8



GENERAL POSITION:

Te Ao Turoa Environmental Centre, on behalf of Rangitāne o Manawatū ('Rangitāne') is in general support of the Plan Change and its proposed purpose, which is to enable residential intensification and provide greater housing choice for whānau in the city. However, we care deeply about the potential impacts of urban intensification on our natural environment. The mauri of our whenua and wai must be upheld. We are intrinsically connected to te taiao (the natural environment) and living in a well-functioning urban environment is dependent on it.

As set out in our Clause 3b consultation response, historical injustices (as acknowledged in the Rangitāne o Manawatū Claims Act (2016)) have left our people with hardly any land in the city. Loss of access to our traditional resources and source of income has

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been amplified by inequities that Rangitāne (and Māori in general) experience with respect to housing, health, education and incarceration. Our whānau and hāpori are concentrated in communities in the west of the city where inequities in housing, health, education and incarceration statistics are apparent – this is in low lying, flood prone areas with highly degraded ecosystems. Traditionally this was also where we had a number of Rangitāne pā sites, due to proximity to the Manawatū Awa and the Awapuni lagoon/wetland networks. Substantial parts of this area are proposed to be included within the Medium Density Residential Zone, and within the Stormwater Overlay.

Multi-generational living in these areas establishes a strong sense of place for our people, within a cohesive and connected community. It gives effect to our ability to express our cultural aspirations and norms. We want to continue living, working and being educated here. This requires improvements to degraded ecosystems, poor water quality, stormwater capacity constraints and flood risk, so that our whānau can reside in well-functioning urban environments. Redevelopment and intensification, as enabled by this plan change, is an opportunity to address these equity issues so that the historical inequities are not continually perpetuated into the future.

New housing in places safe from natural hazards and which achieves good building form, functionality and layouts that provide healthy homes, is essential to lifting Māori and Pacifica living standards. Providing for growth within and adjacent to our largest Māori/Pacifica population in Te Papaioea is vital to the future prosperity of this community in the city, and we support this intent of the plan change.

We support the provision of housing choices for our kaumātua and young whānau that are near to services and community facilities that promote healthy and independent living, near public transport routes, accessible green spaces and community facilities.

RELIEF SOUGHT

On behalf of Rangitāne, we would like the Palmerston North City Council to adopt the proposed Plan Change I provisions and proposed Medium Density Residential Zone extent, subject to the Council making the specific amendments that we set out below.

We seek the relief set out below, or any alternative relief that would have the same or similar effect; and any other consequential amendments required to the provisions to achieve clarity or consistency with the relief we have sought.

SO 137-10



THE SPECIFIC PROVISIONS OF THE PROPOSAL THAT OUR SUBMISSION RELATES TO ARE AS FOLLOWS:

<p>! "#\$%&'()*+,- %%% *0(*,1) . 123 %. %/ ", %f)#4*#. *</p>	<p>5,. %%%/</p>	<p>6#4%&, 170* 890# :# \$%%/ ;# ()# . ##<%7 &, 3 *0# \$, 1/ \$%</p>	<p>6#(. , / .</p>
<p>Section 10A – Medium Density Residential Zone</p>			
<p>"#\$%&'()*\$&#</p>	<p>+(, & % \$</p>	<p>- #/ \$0#1 2113 \$.\$ \$41 5&6.7 #/ , %& 21' #\$\$\$&' ()\$%& \$19\$*#+1) \$&# : ; < *2%\$*#1' . 2' %5\$1' = !" # %&'&'() * #+, '- /0 +#, (1102, -"# 1" . , '3454+&, 1'2-(45"#45" 06 0(2%702 8"7+ 4(9 #++4: 5+; -"#) -0 1243-'3#-"# 23(5(2# 4+& 120<'&# 602 -"# 2-'=4+; 4>?!" ' , '+35 &#, 120<'&'+; , 4# 433#,> -0 -"# 5+&, 341#, 4+&(2 4+ 8 4-#28 4 . , <45 #&: . -"# 2-@+4 9#+4: 5+; -"# &#<#D1) #+->061414=7'+; 4>4+& 2#30; +, '+; 4+& 3#5:24'+; 0(2 3(5(24530++#3-0+, 8'- " -#-4'40</p>	<p>"# \$41 >6.(2 1 ?@) &#2(\$ \$&# %2, &#21A- #/ \$0#1 %B(12\$1' \$41 #)6 2*8# &5\$19\$74*4) . , \$ %' . 74 0#. (&%)&# 1, \$. 62. \$&# &5 7 4.\$ C. 312. 41. 648 %2" 1#\$ 6 1#D%&#C 1#\$A # ' %51%#) 1 \$& , . . . 30#/. E!F1 . % , 6. 21' \$&211 \$4.\$ \$41 >&(#) *64. 2 #21%\$1' \$19\$*# \$41 , %& , &21' #\$\$\$&' ()\$&# 21) \$&# \$& ' ' %22 \$4*2E- #/ \$0#1 2(, , &%\$4*2 ' 12) % \$&#E</p>

SO 137-11

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<i>and Rangitāne whakapapa through urban design.</i>	
MRZ-O1 Purpose of the Medium Density Zone	Support	Retain as drafted	Rangitāne support the objective to enable papakāinga developments within the Medium Density Zone.
MRZ-O2 Built development in the Medium Density Zone	Support in part	Amend the objective so that it refers to supporting a reduction in greenhouse gas emissions, as well as energy efficiency.	Rangitāne consider this objective should be broadened to specifically reference development that supports reductions in greenhouse gas emissions, to give effect to RPS policy UFD-O5 and the NZ Emission Reductions Plan.
MRZ-O3 Protecting water bodies and freshwater ecosystems	Support	Retain as drafted	Rangitāne support the objective as this articulates our aspiration to improve the mauri of the Manawatū Awa and its lagoons and tributaries
MRZ-O4 Effects of flooding in the Medium Density Residential Zone	Support	Retain as drafted	Rangitāne support this objective as it is important that risks to people, property, infrastructure and the environment are avoided, unless they can be appropriately mitigated.

SO 137-12

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
MRZ-O5 Mitigate effects of development adjacent to infrastructure	Support	Retain as drafted	Rangitāne consider effects on infrastructure are an important matter that should be addressed through an objective.
MRZ-O6 Whenua Māori	Support in part	Retain as drafted	Rangitāne support this objective as it reflects our aspirations to manage our land in a way that is consistent with our values and aspirations.
MRZ-P1 Enabled activities	Support	Retain as drafted.	Rangitāne support the reference to papakāinga being an enabled activity in the zone.
MRZ-P2 Residential activities and buildings, including papakāinga*, which do not meet the permitted activity standards	Support	Retain as drafted.	Rangitāne supports this policy, as it provides direction for assessment of residential proposals which do not meet the permitted activity standards.
MRZ-P3 Planned built form	Support	Retain as drafted.	Rangitāne support site layouts that respond to the site and context, including adjacent waterways. Developments should not 'turn their backs' on urban waterways.
MRZ-P4 – Transport	Support	Retain as drafted.	Rangitāne support the reference to a requirement for on-site bicycle

SO 137-13

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			parking and storage to support mode shift.
MRZ-P5 Non-residential activities and buildings	Support	Retain as drafted.	Non-residential activities should be enabled where they support the needs of local communities and are of a compatible scale and intensity of use.
MRZ-P6 Adverse effects of flooding and stormwater	Support in part	<p>Amend the policy so that it directs that the impacts of climate change are accounted for when designing on-site mitigation measures.</p> <p>Amend the policy so it promotes nature-based solutions in preference over hard engineering solutions.</p> <p>Amend the policy so it refers to requiring on-going maintenance and repair of stormwater treatment and mitigation devices</p> <p>Amend the policy to require that current levels of risk, as identified in the Stormwater Servicing Assessment Report, are reduced to a level of risk that has been deemed</p>	<p>Maintaining peak flows at pre-development levels (i.e. hydraulic neutrality) may be inadequate in areas which are already subjected to significant stormwater ponding, and in order to future proof our urban environments. The areas at greatest risk are concentrated on the western side of the city where our Māori/Pacific communities live. Rangitāne requests that current levels of risk, as identified in the Stormwater Servicing Assessment Report, are reduced. Additional capacity should be built into the system, to achieve climate change resilience.</p> <p>Nature-based solutions should be adopted in preference over hard engineering solutions, and this</p>

SO 137-14

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<p>acceptable to the community prior to, or at the time of, development.</p>	<p>should be signaled in the policies. This approach is consistent with best practice, the NPS-IB, NAP and NPS-FW, and the Proposed National Policy Statement for Natural Hazard Decision-Making.</p> <p>Assessments of risk should be informed by an understanding of the communities' tolerance for that risk. This should be informed by the Council's strategic work on natural hazards (including consultation with the community), to implement national guidance/direction.</p>
<p>MRZ-P7 – Development* in the Stormwater Overlay</p>	<p>Support in part</p>	<p>Rangitāne seek the following amendments to the policy:</p> <p>Include a reference to the need to consider the impacts of climate change and future resilience when designing mitigation measures.</p> <p>Include a direction that nature-based solutions should be adopted in preference over hard engineering solutions where practicable, when recommending mitigation measures.</p>	<p>The Stormwater Servicing Assessment for PCI identifies at section 4.3.2 that some areas of the proposed MDZ are predicted to have a negative downstream effect on other areas if re-development and intensification occurs in those areas, and that this will require a site-specific stormwater management plan to be prepared, including a mitigation strategy, to address this. The Stormwater Servicing Assessment identifies that part of</p>

SO 137-15

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<p>Include policy direction that for those areas where modelling predicts down-stream adverse effects from development of a site, the mitigation measures may need to include reducing post-development flows so that they are only a percentage of the pre-development flows, to address the constraints on the existing network and existing downstream flood risk.</p> <p>Include policy direction that the recommended mitigation measures in the stormwater management plan be implemented and maintained on an ongoing basis and that this may be secured through consent notices where appropriate.</p>	<p>that mitigation may include requiring post-development flows to match a percentage (e.g. 80%) of pre-development flows, due to the constraints on the existing network and existing downstream flood risk. The explanation is that this is because development will increase the volume of runoff, not just peak flow rates.</p> <p>Rangitāne appreciate that there may be future works to improve stormwater capacity in these areas. However this is important technical direction that should be identified and clearly signalled via the policy, so that it provides strong direction to future applicants, and to Council staff processing consent applications. There is a risk that without this direction in the policy, proposed mitigation measures may not address these risks.</p> <p>Consistent with national guidance in the NPS-IB, NAP and NPS-FW, nature-based solutions should be preferred over hard engineering</p>

SO 137-16

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			<p>solutions where this is practicable, and this should be signaled in the policy</p> <p>Simply preparing a stormwater management plan is not sufficient, the mitigation measures it recommends must be implemented and the policy should indicate this. It is important that mitigation measures are implemented as designed and maintained in good working order. This should be secured through consent notices.</p>
New policy	Support	<p>Insert a new policy that states that:</p> <p>Within 12 months of the plan change becoming operative the Council will:</p> <ul style="list-style-type: none"> - develop and implement a programme for requiring as-built plans of stormwater management measures to be submitted, installation compliance checks and regular monitoring and maintenance for all on-site 	<p>Rangitāne are concerned that, as currently drafted, the plan change does not adequately address the need for on-going maintenance and performance of the stormwater attenuation devices that will be relied on to manage stormwater. This matter should be signalled through a policy and/or stated method in the Plan, and then developed through the LTP.</p> <p>Successful stormwater management over time will rely on the individual private and public components of the</p>

SO 137-17

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<p>stormwater attenuation measures; and</p> <ul style="list-style-type: none"> - prepare and publish information and guidance for homeowners on how to install, maintain and repair permeable paving, and the importance of not increasing impermeable areas within their properties without appropriate accompanying stormwater attenuation measures. <p>To support this management approach, Rangitāne suggests that the Council:</p> <ul style="list-style-type: none"> - Develops, resources and funds a monitoring and compliance programme, building on any existing monitoring programme; - Amends the Stormwater Bylaw, including in relation to charges and levies, to enable and implement the monitoring and compliance 	<p>system being operated, maintained and upgraded in an efficiently and integrated way. Reductions in the effectiveness of private stormwater components over time will jeopardise the effectiveness of the system as a whole. While Rangitāne support a mixed centralised and decentralised stormwater approach, it must be supported by a comprehensive management system that is established at the outset.</p> <p>Such a programme should operate as a user pays system to ensure it can be sustained over time, given the anticipated reliance on on-site measures to address stormwater constraints for an unknown period of time into the future.</p>

SO 137-18

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		programme, and to integrate with the stormwater management approach in the District Plan.	
MRZ-P8 Water Sensitive Design*	Support	Retain as drafted	Rangitāne support the requirement to address both water quality and quantity through the use of water sensitive design.
MRZ-P9 Building materials	Support in part.	Amend the policy so that it signals that such materials should be avoided in the first instance, or else mitigated.	Rangitāne support the requirement to address the potential water quality issues from building materials at source, rather than requiring downstream treatment. However the policy does not clearly signal this and should be more directive about avoiding these materials in the first instance, rather than just mitigating their use.
MRZ-P10 Energy efficiency	Support in part	Broaden the scope of the policy so that it directs urban design, building form and site layouts which minimise as far as practicable the contribution to climate change of the development and its future use, and increase resilience, including, but not only, through energy efficiency. Reference should be made to water	As currently worded, the policy is non-aspirational and does not go far enough to give effect to recently adopted regional direction in the RPS, including policy UFD-P8 of the RPS, or the NZ Emission Reductions Plan.

SO 137-19

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		efficiency and waste minimisation, facilitating the use of public and active transport.	
MRZ-P11 Effects on buildings and activities near infrastructure	Support	Retain as drafted	Rangitāne consider reverse sensitivity effects are an important matter that should be addressed through policy.
MRZ- P12 Vegetation and landscaping	Support in part	Amend the policy so that it refers to retaining and integrating existing vegetation and using replacement planting to contribute to sustaining ecosystem services, including stormwater retention, air and soil quality, shade and shelter, cooling and habitats.	<p>Rangitāne consider vegetation is important for the multiple benefits it provides for shade, shelter, cooling, air quality, habitat, mental health etc.</p> <p>Rangitāne’s preference is that replacement planting ideally uses indigenous species that would be expected to have been in that place, and that replacement planting is chosen on the basis of its ability to assist with reducing soil erosion, maintaining soil fertility, providing habitat/corridors for native species and contribution to increasing indigenous vegetation cover in the city. The policy doesn’t sufficiently recognise or seek to retain the</p>

SO 137-20

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			<p>multiple ecoservices of vegetation in an urban context.</p> <p>Rangitāne appreciates that it is difficult to develop performance metrics for ecosystem services for vegetation, however the policy should still provide some explicit direction on these matters.</p>
<p>MRZ-P13 – Enabling tangata whenua* to provide for their cultural, social and economic wellbeing</p>	<p>Support in part</p>	<p>Rangitāne request that the scope of the policy is broadened to ensure that where new development includes public or community spaces, the design of those spaces:</p> <ul style="list-style-type: none"> - enables whānau to safely and readily interact with the natural environment, in particular providing safe access to, and along urban waterways; - Uses natural and recycled materials that support connections with te taiao; - Integrates Māori design and mahi toi 	<p>Rangitāne request that the scope of this policy is broadened, including a reference to enabling our people to safely and readily interact with the natural environment, within urban areas, use natural materials, integrate mahi toi and te reo, and ensure access for all whānau – thereby allowing us to express our cultural traditions and connections.</p>

SO 137-21

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<ul style="list-style-type: none"> - Integrates te reo Māori into signage and any new naming - Ensures access for disabled and elderly (a whānau ora approach where all members of the community can participate) 	
MRZ-R1 Residential activities, including papakāinga*	Support	Retain as drafted	Rangitāne support this permitted activity rule for papakāinga.
RZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)	Support	<p>Amend MRZ-R7-2.3 to include a reference to Policy MRZ-P8, which relates to water sensitive design. This policy is a relevant consideration for considering compliance with the performance standards that address permeable surfaces and stormwater attenuation devices, and is not only applicable in the Stormwater Overlay areas.</p> <p>Amend MRZ-R7-2.3 to include a reference to Policy RMZ-P10 Energy Efficiency.</p>	<p>Rangitāne support this rule, including that the activity status becomes restricted discretionary where there is non-compliance with one or more of the standards of MRZ-R7-1, subject to the relief we have sought on the performance standards MRZ-S9 and MRZ-S10 (see below).</p> <p>Policy MRZ-P8 and P10 are also relevant considerations for decision-making under the restricted-discretionary rule, and should be referenced.</p>

SO 137-22

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
MNRZ-R8 Construction of four or more residential units and papakāinga (including relocatable and prefabricated residential units)	Support in part	Amend MRZ-R8 to include a reference to Policy MRZ-P8, which relates to water sensitive design and Policy RMZ-P10 Energy Efficiency. These policies are relevant considerations for development proposals.	Policy MRZ-P8 and P10 are relevant considerations for decision-making under the restricted-discretionary rule, and should be referenced.
MRZ-R9 Addition or alteration of buildings and structures	Support in part	Retain the rule.	Rangitāne support this rule, which requires additions or alterations to buildings to be subject to the permeable surfaces, stormwater attenuation device, and minimum floor levels performance standards.
MRZ-R10 Construction, alteration or addition of buildings and structures within the Stormwater Overlay	Support in part	Amend the matters of discretion: <ul style="list-style-type: none"> - Amend matter 3 to read: “The extent to which on-site mitigation measures will support and align with the city-wide Stormwater Strategy, or any catchment or sub-catchment plan to implement the city-side Stormwater Strategy”. - Insert a new matter that gives the Council scope to require amendments to 	Rangitāne support the requirement to achieve alignment of any on-site mitigation measures with the city-wide Stormwater Strategy that is currently being prepared. As it will take some time for individual catchment plans to be prepared to implement the strategy, it is important that alignment with the Stormwater Strategy itself is also achieved (as this will provide direction for future catchment plans). Rangitāne are concerned about the on-going maintenance of stormwater

SO 137-23

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<p>ensure neighbouring stormwater attenuation devices are not compromised by new development (e.g. overland flow from a new development being directed across a boundary and overloading the capacity of neighbouring systems).</p> <p>Insert in the Advice Note, a statement that the requirement for ongoing maintenance may be secured through a consent notice or another legal mechanism.</p>	<p>mitigation measures, including who will take responsibility for maintenance, inspections and repairs. Rangitāne consider that if this will be responsibility of the homeowner, this may need to be secured through a consent notice or other legal mechanism.</p>
MRZ-R16 Marae	Support	Retain as drafted	This rule is consistent with Rangitāne standing as mana whenua of Te Papaoiea.
MRZ-R24 Stormwater treatment for four or more carparks (including garages)	Support in part	Insert an Advice Note, that the requirement for ongoing maintenance may be secured through a consent notice or other legal mechanism.	Rangitāne are concerned about the on-going maintenance of stormwater treatment devices including who will take responsibility for maintenance, inspections and repairs. Rangitāne consider that if this will be responsibility of the homeowner, this may need to be secured through a

SO 137-24

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			consent notice or other legal mechanism.
MRZ-S5 Landscaped area		Amend the matters of discretion to include reference to the positive effects of landscaping – to improve retention of stormwater, retain soil quality, create shade/shelter and cooling and provide habitat.	Rangitāne consider these are relevant matters for consideration if the standard is infringed.
MRZ-S6 Shade	Support	Retain the provision.	Rangitāne support a requirement for outdoor shaded space being included as a performance standard.
MRZ-S9 Permeable surfaces	Support in part	<p>Amend the standard so that there is explicit direction to require maintenance of the permeability of the permeable surface on an ongoing basis.</p> <p>Prepare additional guidance on maintenance and repair of permeable paving, and avoiding additional impermeable areas once residential units are occupied and include it in Volume 2 of the District Plan, with a link in the Advice Note.</p>	<p>Rangitāne is concerned the current drafting will not be adequate to address these effects in the longer term, as there is no requirement for maintenance of the permeability of these surfaces.</p> <p>In addition, while the reference in the Advice Note to the permeable pavement construction guide from Auckland Council is helpful and should be retained, that guidance does not address how to maintain and repair such surfaces. Additional guidance is needed on these matters and to educate people on</p>

SO 137-25

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			the reasons why permeable surfaces are required, and why additional impermeable surfaces should not be installed on sites once occupied.
MRZ-S10 Stormwater attenuation device	Support in part	<p>Amend the standard to require that the attenuation tank is not used for rainwater harvesting, and that a separate tank would need to be provided if rainwater harvesting is intended.</p> <p>Amend the standard to require mechanical pumping of underground attenuation tanks where gravity draining cannot be provided, with contingency measures to be available in the event of pump failure.</p> <p>See also the submission point seeking a new policy that will signal that installation and maintenance of stormwater attenuation devices will be subject to Council compliance checks and ongoing monitoring. Rangitāne seek that this new policy is referenced in an advice note on this Standard.</p>	<p>The Stormwater Servicing Assessment states that it is important that rainwater tanks are designed to empty following a rain event and must not be used for rainwater harvesting (at Section 4.3). As currently drafted, the performance standard does not require this.</p> <p>Rangitāne are concerned about the ability to monitor (including the ability to access private property and ongoing funding for compliance) and maintain the efficacy of stormwater attenuation tanks on an on-going basis.</p>

SO 137-26

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
MRZ-S11 Minimum floor levels	Support	Retain as drafted	Rangitāne support the performance standard, including the requirement for access to occupied buildings and structures to be above the 2% AEP flood extent.
MRZ-S18 On-site bicycle parking	Support	Retain as drafted	Rangitāne support the performance standard as it will facilitate increased uptake of active transport.
MRZ-R7.2 MRZ-R8, MRZ-R9.2, MRZ-R10, MRZ-R11.2, MRZ-R12.2, MRZ-R13.2, MRZ-R14.2, MRZ-R15.2, MRZ-R17.2, MRZ-R24 – Notification clauses	Support	That the ability to limited notify applications under these rules is retained.	<p>Rangitāne are not convinced that the proposed provisions in PCI are sufficiently certain or directive such that, following redevelopment for housing, effective stormwater management within the plan change area can be guaranteed.</p> <p>Limited notification should be retained as there is uncertainty that the provisions will ensure good outcomes. Our submission is that stormwater effects of re-zoning for residential intensification are unlikely to be appropriately mitigated in the long term, and there should be an opportunity for potential effects to be identified and addressed through notification processes. This should include consideration of the need to</p>

SO 137-27

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			notify Horizons Regional Council and Rangitāne.
Proposed Section 7B – Subdivision in Medium Density Residential Zone			
SUB-MRZ-O1	Support	Retain the objective.	Rangitāne support the matters addressed by this objective, in particular the requirement that land development is serviced by water, wastewater and stormwater infrastructure that has sufficient capacity to accommodate the development.
SUB-MRZ-P1	Support	Amend subpoint 8 so that it refers to retaining and integrating mature vegetation so as to contribute to sustaining ecosystem services, including stormwater retention, air and soil quality, shade and shelter, cooling and habitats.	Rangitāne consider mature vegetation is important for the multiple benefits it provides for shade, shelter, cooling, air quality, habitat, mental health etc. Rangitāne' preference is that replacement planting ideally uses indigenous species that would be expected to have been in that place, and that replacement planting is chosen on the basis of its ability to assist with reducing soil erosion, maintaining soil fertility, providing habitat/corridors for native species and contribution to increasing

SO 137-28

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			<p>indigenous vegetation cover in the city. The policy does not sufficiently recognise or seek to retain the multiple ecoservices of vegetation in an urban context.</p> <p>Rangitāne appreciates that it is difficult to develop performance metrics for ecosystem services for vegetation, however the policy should still provide some guidance/direction on these matters.</p>
SUB-MRZ-P3 Subdivision of land affected by natural hazards	Support	Retain as drafted	The policy appropriately addresses the need to ensure future development is not adversely affected by natural hazards.
SUB-MRZ-P4 – Subdivision in the Stormwater Overlay	Support in part	<p>Rangitāne seek the following amendments to the policy:</p> <p>Include a reference to the need to consider the impacts of climate change and future resilience when designing mitigation measures.</p> <p>Include a direction that nature-based solutions should be adopted in preference over hard engineering</p>	<p>The Stormwater Servicing Assessment for PCI identifies at section 4.3.2 that some areas of the proposed MDZ are predicted to have a negative downstream effect on other areas if re-development and intensification occurs in those areas, and that this will require a site-specific stormwater management plan to be prepared, including a mitigation strategy, to address this. The Assessment identifies that part</p>

SO 137-29

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<p>solutions where practicable, when recommending mitigation measures.</p> <p>Include policy direction that for those areas where modelling predicts down-stream adverse effects from development of a site, the mitigation measures may need to include reducing post-development flows so that they are only a percentage of the pre-development flows, due to the constraints on the existing network and existing downstream flood risk.</p> <p>Include policy direction that the recommended mitigation measures in the stormwater management plan be implemented and maintained on an ongoing basis and that this may be secured through consent notices.</p>	<p>of that mitigation may include requiring post-development flows to match a fraction (e.g. 80%) of pre-development flows, due to the constraints on the existing network and existing downstream flood risk. The explanation is that this is because development will increase the volume of runoff, not just peak flow rates.</p> <p>Rangitāne appreciate that there may be future works to improve stormwater capacity in these areas. However this is important technical direction that should be identified and clearly signalled via the policy, so that it provides strong direction to future applicants, and to Council staff processing consent applications. There is a risk that without this direction in the policy, proposed mitigation measures may not address these risks.</p> <p>It is important that mitigation measures are implemented as designed and maintained in good</p>

SO 137-30

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
			<p>working order. This should be secured through consent notices.</p> <p>Consistent with national guidance in the NPS-IB, NAP and NPS-FW, nature-based solutions should be preferred over hard engineering solutions where this is practicable, and this should be signaled in the policy</p> <p>Simply preparing a stormwater management plan is not sufficient, the mitigation measures it recommends must be implemented through any development proposal, and the policy should indicate this.</p>
SUB-MRZ-R1.2 Subdivision in the Medium Density Residential Zone	Support in part	<p>Rangitāne seek an amendment to the matter of discretion to state:</p> <p>The extent to which on-site mitigation measures will support and align with <i>the city-wide Stormwater Strategy, or</i> any catchment or sub-catchment plan to implement the city-side Stormwater Strategy.</p> <p>Amend the matters of discretion to:</p>	Rangitāne support the requirement to achieve alignment of any on-site mitigation measures with the city-wide Stormwater Strategy that is currently being prepared. As it will take some time for individual catchment plans to be prepared to implement the strategy, it is important that alignment with the Stormwater Strategy itself is also

SO 137-31

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<ul style="list-style-type: none"> - Include a new matter that addresses when and how on-site mitigation measures will be installed and how they are proposed to be maintained, including by whom; - Make it certain that the Council will have scope to require amendments to ensure neighbouring stormwater attenuation devices are not compromised by new development (e.g. overland flow from a new development being directed across a boundary and overloading the capacity of neighbouring systems). <p>Amend the advice note to include a reference to the use of consent notices in relation to installation and maintenance of any on-site stormwater mitigation devices.</p>	<p>achieved (as this will provide direction for future catchment plans).</p> <p>It is important that any mitigation measures required as part of a subdivision proposal are implemented as designed and maintained in good working order. This should be secured through consent notices.</p> <p>The first matter of discretion refers to the effects of earthworks on on-site and off-site flooding and overland flow paths, but is not as specific as providing discretion to consider the potential effects of on-site stormwater mitigation measures, on adjacent areas (i.e. off-site).</p>

SO 137-32

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
SUB-MRZ-R1.2, SUB-MRZ-R5 – Notification clauses	Support	That the ability to limited notify applications under these rules, including Horizons Regional Council and Rangitāne, is retained.	<p>Rangitāne are not convinced that the proposed provisions in PCI are sufficiently certain or directive such that, following redevelopment for housing, effective stormwater management within the plan change area can be guaranteed.</p> <p>Limited notification should be retained as there is uncertainty that the provisions will ensure good outcomes. Rangitāne submission is that stormwater effects of re-zoning for residential intensification are unlikely to be appropriately mitigated in the long term, and there should be an opportunity for potential effects to be identified and addressed through notification processes. This should include consideration of the need to notify Horizons Regional Council and Rangitāne.</p>
Definitions			
Ancestral land	Support	As proposed this definition will only apply in the Medium Density Zone, but this definition forms part of the proposed amendments to the definition of papakāinga, which will	Rangitāne support the definition, but the definition should apply across all zones in the district, not just in the Medium Density Residential Zone.

SO 137-33

Specific part/provision that our submission point relates to	Position	Relief sought - The decision we are seeking from the council	Reasons
		<p>apply across all zones in the plan. Rangitāne seek a consequential amendment to introduce this definition into section 4 as well as section 4A.</p>	
Consequential amendments			
Section 4: Definitions - Papakāinga	Support	Retain as drafted.	Rangitāne support the proposed amendment to the wording of this operative definition, as it will enable such developments on Māori and whānau land that is not in multiple ownership.

SO - 138-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Christine
Last name	Rynhart
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	14 Dittmer Drive
Email	rynhart@xtra.co.nz
Phone Please provide a daytime contact number	0273759332
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	medium Density housing - soil composition and drainage.
What's your attitude towards this	Oppose

SO -138 -2

<p>specific part of Plan Change I?</p>	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>The soil around Dittmer Drive area is predominantly clay that is very puggy and cloggy and not only retains water but water sits on top of the soil as well because it cannot properly absorb water</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>So if there is planning to build a high building how will that building impact on the soil below. If the foundation of the building is possibly of a more concentrated base and not a wide spread foundation as for most single story houses - how is that going to affect the building and the subsoil even if drilling is done to support a high structure? If there is more than one building then the area concerned will probably be more impacted. So how deep is the clay base to provide a suitable platform to build on? Is there any studies that show that clay of any sort for that matter is suitable to build big, multiple structures on? Are the developers or other builders going to provide sufficient proof that the proposed building is not going to adversely affect the surrounding houses as regards suitable sewerage systems and water services and also safety if the proposed building begins to lean or slump ? Has there been any study on potential earthquake events and high, heavy buildings built on clay? Clay will behave differently and maybe adversely to high, heavy loaded housing. The gorge and the river itself bear testimony to earthquake events or those features just would not exist. This area is earthquake prone ofcourse as we experienced just recently. What sewerage system will be put in place to support these new structures? Would there not have to be entirely new sewerage constructed? Even now Palmerston N is not sure of future sewerage plans.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Ian Craig
Last name	Stevens
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	32 Royal Oak Drive, Kevin Grove.
Email	icanddvs@inspire.net.nz
Phone Please provide a daytime contact number	0275279835
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Increasing housing supply in the area by infilling with multi story housing
What's your attitude towards this specific part of Plan Change I?	Oppose

SO -139 -2

<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete Lakemba Park subdivision from the plan.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Lakemba Park subdivision was formed to provide single house dwellings on single sections. There is a covenant on all the sections that states "the purchaser shall not do, permit or suffer any of the following, that the land to be further subdivided. Therefore I point out that the councils plans to boost housing in the area goes against this covenant. Does the council not want lovely high end housing stock in the city? Therefore my submission is that this area, Royal Oak Drive and Rosebank Terrace remain as is.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Family or friends Booklet in my mailbox</p>

SO 140-1

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SUBMISSION – PROPOSED PLAN CHANGE 1 – INCREASING HOUSING SUPPLY AND CHOICE

We **support** the proposed plan change in its entirety.

We **do not** wish to speak in support of this submission.

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

We are residents in the proposed Medium Density Residential Zone. As such, we are directly affected by environmental effects that relate to this proposal, including increased stormwater volumes and changes in amenity. As residents of the wider catchment, we are affected by potential impacts on water quality in the Manawatū River and on the city's biodiversity.

We strongly support all provisions relating to management of stormwater, including but not limited to:

- Objectives MRZ-O3 Protecting water bodies and freshwater ecosystems and MRZ-O4 Effects of flooding in the Medium Density Residential Zone
- Policies MRZ-P6 Adverse effects of flooding and stormwater, MRZ-P8 Water Sensitive Design and MRZ-P9 Building materials
- Zone standards MRZ-S9 Permeable surfaces, MRZ-S10 Stormwater attenuation device and MRZ-S11 Minimum floor levels.

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It is our understanding that these provisions will support the avoidance and mitigation of many of the potential negative environmental effects from increased stormwater resulting from development, including on water quality in the city's waterways. We would not support any changes to the proposed standards that would reduce their effectiveness.

In relation to amenity, we support the proposed provisions relating to building heights, setbacks and outdoor areas. In particular we support rule standard MRZ-S5 3:

At least one specimen tree capable of growing to a minimum height of four metres after five years must be provided for each ground floor residential unit, papakāinga or community house*.*

In the almost three decades we have lived in Palmerston North we have noticed a significant reduction in mature trees across the residential areas of the city, particularly as the result of subdivision and intensification of housing. We are hopeful that this standard will go some way to remedying this loss of amenity and biodiversity.

We support restricted discretionary activity status for activities that cannot meet the rule standards as we consider it is essential that Council has the ability to decline any consent application that cannot adequately avoid or mitigate the environmental effects of the proposal.

Thank you for the opportunity to make a submission on this proposal.



Spencer Lilley



Penelope Tucker

I am disappointed about the Palmerston North City Council's "Increase housing and supply choice" proposal. I acknowledge the need for more supply in the housing market for the city however the proposal as it appears to have had insufficient thought or care for the areas/communities that are impacted the most. The following are some of the issues I have with the current proposed plan, focusing on the Vogel Street Roslyn area.

The first issue is parking. Existing medium-density properties around the city have instances of car parking being essential. Gjerde and Kiddle (2022) support this by finding that medium-density housing has three attributes that potential buyers deem most important: privacy, access to sunlight and car parking. Car parking is essential as regardless of where you are located most people desire the ability to use their private vehicle rather than public transport. This inherent desire is something the proposal glosses over. The current proposal assumes people will move to public transport if there is no space for parking. This conflict between the proposal and what was found to be an inherent desire for residents is a severe oversight on the planners. For Vogel Street, this issue will be even more prevalent as Sundays often have restricted access due to churchgoers parking on both sides of the road leading to the street becoming close to one lane as it is. Adding more people and cars to this scenario causes an increased risk of potential accidents and injury to people.

The second issue has to do with crime. Stucky and Ottensmann (2006) found that housing density was an enhancing factor for crime. When applied to areas of lower socioeconomic demographics, high unemployment, poverty and domestic abuse, crime can increase by 40-60% in areas between medium and high-density housing. As such, care needs to be taken when increasing the density of housing in any area with these factors. Ludin, Aziz, Yusoff and Abd (2013) support this claim by showing higher density areas attract opportunities for crimes to occur. Looking at various other studies a key point of interest is that public transport areas often become a target area for crimes to occur. This can harm people who do follow the first issue by not using a private car. For the Roslyn area, I cannot see medium-density housing being implemented in a way that will improve the safety and security of the community unless more effort is put into the proposal. More consistent policing, and planning buildings to be more secure with parking at the back of the house and security doorbells would be a step. Implementing the proposal as is and expecting no crime jumps would be an oversight and the cost of adding these security solutions will grow exponentially causing more distress to areas already struggling with rising unemployment and increasing costs.

As noted in the first problem, privacy is an issue for both those moving into a medium-density house as well as those around the housing projects. Double and triple-story housing in areas with traditional single story can be a bit demanding on those who may feel their privacy at risk. This may promote conflict and fuel disharmony in the community. A solution proposed when discussing this with a housing group was to simply remove windows from the offending wall side. However, this could conflict with the sunlight issue. Planning around how these projects will impact the privacy of those living around them is an issue left out of the proposal as it stands.

The fourth issue is insufficient area for children to play. With some recent incidents of crime around public areas such as parks it can be expected people will be less likely to have their children play in them. Maquet et al. (2019) found that levels of children playing in parks

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decreased drastically when a violent crime occurs and that even minor crimes will lead to a decrease in participation in public parks. For those in medium housing, this could negatively impact the health of the children as there is limited space in the housing. Vogel Street and the surrounding area already have instances of children playing near the streets of their homes for lack of space. Without better police presence in parks and public spaces, suddenly increasing the population in the Roslyn area could lead to issues around space for children.

One of the major concerns I have about this proposal is the lack of expanding infrastructure. Every area has been built for a capacity limit and when this is exceeded or in some cases simply neared, problems can occur. Maintenance of the infrastructure in Palmerston North is never published openly in public let alone in the Roslyn area. This is a server oversight with the proposal. At least include why infrastructure is not being considered. For example, what is the current capacity for water, capacity per person, expected increase with the proposal completed, drainage capacity and usage? These are all factors that should be discussed by the numbers, not just a simple 'there is sufficient capacity'. Consent is another issue that links to infrastructure. Buildings must meet standards of safety, durability and health and safety for the occupants. Suspending these for just the proposal is unethical at best. This could result in expensive legal and health issues further straining these systems. Making sure we uphold building standards is important to the image of the city and region. It would not look good to have buildings collapse and leak because they were built without needing consent.

In summary, this proposal is a first draft that shows care for those needing housing. However, there is a lack of foresight in making the process one that is beneficial for either the one moving into the project or those living around it. Having given this some thought a couple of suggestions are the following.

- Utilize existing buildings such as empty commercial buildings within the inner city. This meets transport work and school opportunities as well as being central to police and the council for assistance or queries. Currently there seems to be a lot of buildings up for lease or for sales that are sitting empty. This would still need more work in terms of security but the buildings already exist this could save costs in construction.
- Expanding the city more naturally, this option would be the hardest as it means expanding the city and its infrastructure with it. This would require more input from businesses and services. Although the least likely to work it would be the most beneficial for all parties.

The existing plan does not seem to account for the impact it has on lower socio-economic areas within the city. It can become an aggravating factor for crime and accidents that could lead to societal conflict. All of these are things that should be addressed and mitigated with minimal cost to the ratepayer that will likely fund and bear the end result of these projects in the proposals.

Gjerde, M., & Kiddle, R. (2022, November). Preferences for medium density housing in New Zealand. In *IOP Conference Series: Earth and Environmental Science* (Vol. 1101, No. 5, p. 052017). IOP Publishing.

Ludin, A. N. M., Aziz, N. A., Yusoff, N. H., & Abd Razak, W. J. W. (2013). Impacts of urban land use on crime patterns through GIS application. *Planning Malaysia*, (2).

Marquet, O., Hipp, J. A., Alberico, C., Huang, J. H., Fry, D., Mazak, E., ... & Floyd, M. F. (2019). Short-term associations between objective crime, park-use, and park-based physical activity in low-income neighborhoods. *Preventive medicine*, 126, 105735.

Stucky, T. D., & Ottensmann, J. (2006). Indianapolis Study: Land Use Affects Crime Incidence.

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Ben
Last name	van der Spuy
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	20 Karaka Street, Palmerston North
Email	benv369@gmail.com
Phone Please provide a daytime contact number	0272006154
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-P4 – Transport
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend the plan to exclude zones around schools.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The areas around schools are already heavily congested, and the increased traffic resulting from the Proposed Plan Change I: Increasing Housing Supply and Choice will only worsen this issue. This added congestion poses a significant safety risk to children and parents, making the school environment more dangerous. I oppose this plan in areas around schools due to the negative impact it will have on traffic safety in these already overburdened areas.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Radio

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Joanne & Robert
Last name	Wilson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	24 Richmond Avenue, Palmerston North 4410
Email	j.l.wood@massey.ac.nz
Phone Please provide a daytime contact number	0272337025
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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<p>You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Proposed Plan Change I: Increasing housing supply and choice</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend - we don't consider the proposed plan for MDH has suitable for Palmerston North as it currently stands for a variety of reasons.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>1) MDH should be in a dedicated subdivison or in the CBD. Such as the Hobsonville Point development - designed and purpose built with a mix of apartments, townhouses and duplexes. In a purpose built cul-de-sac or a section e.g. Albert, McKenzie Court and Church Street. Three storey buildings in an established suburb will look out of place and could create a number of issues.</p> <ul style="list-style-type: none"> - Apartment buildings with an underground carpark in the CBD would be ideal. It would provide housing for those who enjoy living close to amenities. e.g. Huia Street, Rangitikei Street, former Housing Corp sites currently empty. - Perhaps PNCC need to revisit the social housing development planned for the former Terrace End bowling club and build semi-detached two storey dwelling. - Small section size. PN = 350 sq metres, Ashhurst, Bunnythorpe & Longburn have a 500 sq metre section. Huge difference in size. Will there be adequate ground to plant trees or have a vegetable garden? We are being encouraged to plant trees to encourage bird life etc. and also to help with climate change. To offset our carbon footprint. - Lack of outdoor space: 1 metre mimimum side and rear boundaries: no where for children to play. Not always possible to go to the local playground e.g. new baby/toddler sleeping, parent unwell - children can't always be taken and supervised at the playground compared to being able to go into their own backyard. Small section size= no room for any play equipment. - Lack of privacy - noise/cooking odours. This can have an impact on people and their well-being. - Lack of storage - if these developments have not garage, where do people store things? - Front boundary 1.5metres from the front. Will there be a concrete

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	<p>parking pad? As most cars are longer than 1.5m - they will create a safety issue. We already have cars parking over footpaths - a barrier for people with disabilities, prams, pushchairs and pedestrians. Having a lack of off-street carparks will result in cars being parked on the road - as is already happening. This can reduce the road to a single lane. Also we are seeing an increase in cars being broken into while parked on the road. I'm sure most people are unaware that cars should be parked 1 metre from a vehicle entrance (definitely not happening).</p> <ul style="list-style-type: none"> - Clothesline: Visited Auckland recently and their MDH was very colourful with washing hung on the balconies. With limited section size would there be provision for an outside clothes line or are people expected to have a clothes dryer. Costing money. Would the sections have secure fencing? - Ventilation: MDH in Auckland and Christchurch have recently been in the news for the lack of ventilation - lack of opening windows or only having limited opening (due to safety). Close proximity to other buildings, lack of green spaces and increased climate temperatures. Having an airconditioning unit - cost & environmental impact. - Ability to have a pet, companion or assistance animals. Not sure how that would work. - MHD - 3 storey option being plonked in an existing suburb will look out of place. Don't mind well designed 2 storey buildings. Need to be aesthetically well designed and built. Need to consider the impact a 3 storey buildings would have in 50-60 years time. - What are the plans for making these MDH accessible for people with disabilities, older people, mobility or sensory-impaired. .
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Population growth and projected growth</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the</i></p>	<p>Amend</p>

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<p><i>heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Population growth. Looking at our population statistics on the PNCC website and linking this in with the Going for Housing Growth Targets - the recommendation is to use "high" population growth projection figures to enable 30 years of feasible growth. This does not reflect what the trend has been over the last 24 years in terms of the population growth in PN. We also need to consider migration, immigration and natural attrition along with a declining birth rate.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Resource consents</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Review - check in with Government before proceeding</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>National Policy Statement on Urban Development - Palmerston North is a Tier 2 city. The previous government placed requirements on Council to set housing targets to meet future demand. From my understanding the current government is due to review these recommendations - should we not pause and see if there are any amendments?</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 4 You can click the 'Add another submission point' button to comment on more provisions, or</p>	

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<p>'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Removal of Resource Consent and neighbour consultation</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>We don't believe that removing the need for Resource Consent is wise. Perhaps PNCC need to review and make changes to speed up the process for granting Resource Consents. Have a dedicated team to work with developers.</p> <p>We need to have resregulations and safe guards in place. Not all developers are sympathetic to existing suburbs.</p> <p>Fairly certain the removal of Resource Consent is linked to the RMA - but this needs to be reviewed.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Social media Radio</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Karen
Last name	Nistor
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	11 Branksome Place RD 1 palmerston North
Email	kreizikaren@yahoo.com
Phone Please provide a daytime contact number	021 189 1403
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	The whole proposal
What's your attitude towards this specific part of Plan Change	Oppose

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I?	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Build a specific subdivision for this. Or reduce the size of the proposed area.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Increased density housing will change the aesthetic and value of existing properties. It is an eyesore. Blocking light and views and a sense of space. No one wants their neighbours looking into their windows.</p> <p>Increased density means poorer air quality, waste disposal problems. High energy consumption. We already have power cuts as soon as the rain gets a bit heavy.</p> <p>High density can result in poorer health and spread of disease. We don't have enough GPs for head of population. Neither is the hospital big enough. You have to have the jobs for people otherwise you lower the income per head of capita.</p> <p>You get traffic congestion and crime. Social issues and strain on other public services.</p> <p>I think a specific suburb could be developed where people buy houses in more dense areas. But limit to 2 floors and 2 dwellings but can have smaller sections but still parks.</p> <p>Or put in a few high rise apartments in town itself.</p> <p>Maybe some land could have tiny houses on them.</p> <p>Mix it up abit.</p> <p>I am so frustrated that I have recently purchased a property that will be affected by this and would have not done so if I had known about the location of this proposal. I feel robbed of my properties sense of privacy and space.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email Social media Booklet in my mailbox</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Shraddha
Last name	Dabholkar
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	17A North Street
Email	mysheldu@gmail.com
Phone Please provide a daytime contact number	021323686
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	No more houses in city center area
What's your attitude towards this	Oppose

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specific part of Plan Change I?	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Delete
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	Too much crowd in city center. Even everything is on walking distance they are going to use cars. Already so much traffic due to new Featherston Street upgrade n more traffic with another 60 houses build on North Street
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

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District Plan Change I – Medium Density Housing

Your contact details	
First name	David
Last name	Hill
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	62 Keeling Street
Email	jdelectrical@outlook.co.nz
Phone Please provide a daytime contact number	021995725
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Delete
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as</i>	Don't like medium density living

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<i>they restrict development potential.</i>	
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 147-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Renee
Last name	Thurston
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	113a Park Road
Email	reneeandsophthurston@gmail.com
Phone Please provide a daytime contact number	027 577 7516
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	
You can attach documents in support of your submission	

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point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Emily
Last name	Doody
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	3 Clyde Crescent
Email	emidoody@gmail.com
Phone Please provide a daytime contact number	028 438 2481
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in</i>	Medium density residential zone chapter

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<i>relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend If medium density housing goes in I would like to see it go in the newer areas of Palmerston North first. For example Kelvin Grove, Summerhill, Fitzherbert
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The older areas of Palmerston North have a great deal of inadequate infrastructure. Currently in Roslyn our water pipes product orange water due to their age. This has been an ongoing issue for many years and should be rectified before more housing gets squeezed in. Areas with good infrastructure should lead followed by areas of Palmerston North after they have been well prepared. Another reason is also that the medium density housing should not affect lower socioeconomic areas without also sharing that with higher socioeconomic areas. Every suburb should have equal numbers for fairness sake, but also to ensure that we are not creating more denser pockets of crime. As you will already know, the lower socioeconomic areas have the higher crime rates. It would be negligent to increase numbers of affordable housing in only these areas as this will put vulnerable people at risk and may increase crime in these already vulnerable areas.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Steve
Last name	Carter
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	ordinary people
Postal address	10A Dunk Place, Milson
Email	stevekirakira@gmail.com
Phone Please provide a daytime contact number	+64273337522
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	No
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your	You keep telling us in your advertising that you have consulted already. I would like to know who you consulted with because it wasn't with

SO - 149-2

<p>submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>anyone I know who is affected by this.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>We already have a street subject to flooding etc you want to add more residences / run off etc which will only increase the risk. How sensible is that???</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Why should our community peace be disrupted and disturbed by developers being allowed to construct (12 months noise at least) buildings up to 11m tall? Such structures are going to shade present single story homes, alter outlook; be over whelming and an invasion of privacy; cause increased noise and disturbance; shade gardens and lawns which people enjoy and take great care over.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Your map is nonsense. You say there are certain criteria for what areas have been selected. Why then is Hunter Street, Catlins Cres, Kaituna etc exempt when a bus service runs up Langley Avenue and is in easy walking distance of that bus, the local school, kindergarten etc. Its the same on he other side of Milson Line in the Clearview area where many areas belonging to people who can afford big flash houses are exempt yet their access is no different to those chosen for development.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>see above</p>
<p>Please tell us the reasons for your submission point.</p>	<p>This certainly looks as if its all part of 15 minute city agenda and there is no need to disrupt perfectly happy and functioning communities just to</p>

SO - 149-3

<i>For example, these height controls are set too low as they restrict development potential.</i>	comply with some secret agenda and keep you developer friends happy. Life involves much more than them. Go and build 11m structures in areas where there are such structures already.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Radio City councillor

SO - 150-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	RAEWYN
Last name	GREENLEES
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	52 Royal Oak Drive
Email	rgreenlees@xtra.co.nz
Phone Please provide a daytime contact number	+64274825600
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	Change to Medium Density Residential Zone for up to 3 residential units

SO - 150-2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>To not change the to Medium Desity Residential Zone for Royal Oak Drive and Rosebank Avenue Palmerston North (Lakemba Park)</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>All house/sections in Royal Oak Drive and Rosebank Avenue have RESTRICTIVE COVENANTS (copy attached) registered against their titles. The covenants do not permit the following</p> <ol style="list-style-type: none"> 1 Land to be further subdivided. 2 More than one dwelling building structure or erection on the land which shall comprise only one single dwellinghouse suitable for occupation of one family. <p>I have spoken to Allen Soong from Lakemba Properties who did the subdivision originally and he confirmed that all sections in Royal Oak Drive and Rosebank Avenue (Lakemba Park) all had the same covenants registered against their titles.</p> <p>I realise that as per an email from Simon Mori 3/12/2024 (PNCC) covenants are not a matter that council has regard to when development is proposed and that non compliance with a covenant would be a civil matter between landowner and other parties to the covenant.</p> <p>I think in this case with proposed zone changes these covenants should be taken into consideration by the council as it affects a lot of properties in Lakemba area. This change could lead to a large amount of expense for land owners to protect our rights should we need to defend these restrictive covenants which we have every right to do.</p> <p>Covenants are legally binding and can be enforced by the courts. Should the zone change proceed and a developer wish to for example put 3 units on a section the property owners in the area have every right to take this to court as a civil matter and have the covenants enforced by the courts. I feel that it is negligent on the part of the council to change the zoning and to put people in this situation forcing civil action as the only recourse. This is an expensive process for both parties and would not be necessary should the zoning not be changed.</p> <p>I am one of a number of original home owners who built our houses still living in this street. We paid a premium for our sections and builds</p>

SO - 150-3

	<p>because of these covenants. For example the building materials we could use were restricted to quality materials, no fences are allowed past the front of the houses and only one dwelling per section. We paid the premium so we could live in an area with good quality homes and the open space look which we do not want to lose. Subsequent buyers have also paid the price for the quality homes and area they live in. This is an area that attracts good citizens to our city.</p> <p>There are 2 culdesacs in Royal Oak Drive which are jointly owned by the four houses they lead to (32, 34, 36, 38, and 50 ,52 ,54, 56 Royal Oak Drive). These have parking restrictions and would not be suitable for additional parking should units be put on these sections.</p> <p>Parking is already an issue causing concern in Royal Oak Drive due to the curved nature of the street. When people park on the road visibility is limited and there have already been some very near misses. Increasing the number of dwellings would only add to this problem.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email Social media

(Continued ...)

SO 150-4

WHEREAS the registered proprietor is desirous of creating certain restrictive covenants between the said lots comprised in the land described herein to the intent that each of the said lots shall have the burden and the benefit of the said restrictive covenants as hereinafter set forth.

NOW THEREFORE the registered proprietors ("the transferors") in consideration of these premises DO HEREBY TRANSFER the said land to the said registered proprietors ("the transferees") and DO HEREBY FURTHER COVENANT with themselves the registered proprietors of the said land to the intent that all the lots defined herein shall be subject to the burden of the restrictive covenants which follow in the paragraphs below in respect of each individual lot in favour of all the other lots such restrictive covenants being the following.

1. The transferee, its executors, administrators, assigns and successors in title shall not do, permit or suffer any of the following:-
 - (a) Any dwelling, building structure or erection (including garage) erected on Lots 3 to 14 (inclusive) and Lots 22 to 27 (inclusive) on Deposited Plan 81225 to comprise a floor area of less than 155m².
 - (b) The land to be further subdivided.
 - (c) More than one dwelling building structure or erection on the land which shall comprise only one single dwellinghouse suitable for the occupation of one family provided that garages and outbuildings (excluding carports adjacent to or in front of the building structure) which would normally be appurtenant to a dwellinghouse are not prohibited by this covenant.
 - (d) Any transportable or relocatable dwelling to be placed or erected on the land.
 - (e) Any dwelling, building structure or erection (including garage) on the land other than a new dwelling, building, structure or erection constructed from new materials.

- (f) any dwelling, building, structure or erection (including garage) on the land to be constructed with exterior walls comprising any material other than brick (or any other masonry product or other product of the future approved by the transferor) PROVIDED ALWAYS that up to a maximum surface area of eighteen per centum (18%) of the total exterior surface area may comprise a feature panel of weatherboard or other material approved by the transferor provided that this shall not apply to first floor exterior walls of two (2) storey dwelling building structure or erection.
- (g) Any dwelling, building, structure or erection (including garage and/or carport) on the land to be erected other than with a roof of concrete, clay or decramastic tiles or colour steel.
- (h) Any fence on the land to be constructed in materials other than permanent materials of wood (stained or painted) stone, brick, coloured steel or plaster.
- (i) Any fences or hedges to be erected on the land closer to the street frontage than the front building line of the dwelling save and except a wall which forms part of the construction of a garage or carport.
- (j) Any temporary dwelling or caravan on the land except while building operations are in progress or for temporary accommodation purposes not exceeding one month per annum.
- (k) Any vacant land to be kept in an unmown or untidy state and any noxious weeds to develop on the land.
- (l) Any landscaping and fencing to be carried out and completed on the land at any time later than twelve weeks from completion date of the dwelling.
- (m) Any trade vehicle, (including any heavy vehicle the nett carrying weight of which exceeds one tonne) trade equipment or materials, debris, rubbish or vehicles of an unsightly nature to be brought onto the land or remain on the land unless the same is adequately garaged or screened to prevent offence to any adjoining lots and to preserve the amenities of the neighbourhood except when building is in progress.

- (n) Use any buildings, structure or erection for commercial or industrial use more particularly not to use the land or any part of it or permit or suffer it to be used for any trade or business which includes any profession, social or sporting club, educational, medical or therapeutical purpose, dairying or agricultural purpose.
 - (o) Any dwelling structure, building or erection to be erected closer than six metres from the boundary of the land abutting the road.
2. The transferee covenants that he will not call upon the transferor to pay for or contribute towards the cost of erection or maintenance of any boundary fence between any Lot and any adjoining land owned by the transferor.
 3. The transferee hereby covenants that he will at all times save harmless and keep indemnified the transferor from all proceedings, costs, claims and demands in respect of the performance by the transferee of the covenants and restrictions hereinbefore on his part contained or implied.

IN WITNESS WHEREOF these presents have been executed this 21st day of December 1995.

EXECUTED by the Transferor
LAKEMBA PROPERTIES (NZ) LIMITED

by affixing its common seal
in the presence of:-

Alamy Governing Director.



EXECUTED by the Transferee
LAKEMBA PROPERTIES (NZ) LIMITED

by affixing its common seal
in the presence of:

Alamy Governing Director.



SO - 151-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Oliver
Last name	Hannaford
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	125 Savage Crescent, West End 4412
Email	oliverhannaford@gmail.com
Phone Please provide a daytime contact number	0273313263
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation</i>	MRZ-O1

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<i>to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Retain the changes to allow higher density builds and increased heights.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	<p>Renters are being crushed by the NZ rental market, and increased housing supply seems like the only politically acceptable solution.</p> <p>For many years I had a support network of friends and family in Auckland, but my community was broken apart by the need to move to more affordable rentals. This is a typical story for people of my generation.</p> <p>I am fortunate enough to now own my own home, but I ask that we do not close the door to the next generation. I know many homeowners do not want to see high density housing near them, but the existing situation is destroying whole communities.</p> <p>Please pass higher density housing in Palmerston North</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Kimberly
Last name	Coates
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	75 East Street
Email	kimberlycoates13@hotmail.com
Phone Please provide a daytime contact number	0211388775
Trade competition	
Would you gain an advantage in trade competition through this submission?	Yes
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	No
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
<p>Submission table - Submission point 1</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of	Design standards and specs

SO - 152-2

<p>Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Amend
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Include universal design as minimum standard
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Hat As a disabled person I have very very limited option in house design, universal design is best done at build time due to costs . There is such limited wheelchair accessible homes in the region, we bough in fielding and built as was only cost effective option that was accessible. Accessible universal design even fits so many in society form wheelchair users to elderly or make ease to Eisner all new builds have some of this incorporated especially with the area having a high protection of disabled residents which will increase by 2030</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	Social media

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Tania
Last name	Kopytko
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	231 College Street
Email	taniakopytko@gmail.com
Phone Please provide a daytime contact number	+64276310105
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>I agree that density of housing is necessary and agree also that stormwater needs to be taken into account. Also drainage on sections should not be affected, (e.g. water from driveways or sections flowing into the next section) and also delivery of water to sections e.g. will there be enough water for everyone in summer. Also some parts of the city have water from bores (Albert street) How will all this be affected? My concerns which don't appear to be addressed in recommendations for developers/builders are in relation to community noise and changes in privacy due to infill, higher buildings and density of housing. This affects community and neighbourhood harmony. Are the dense housing units adequately soundproofed in</p>

SO - 153-2

	<p>regards each other on a section and in respect to neighbours?</p> <p>NZers on the whole are not used to living in dense housing (yet) like people overseas, and tend to live rather noisily – talking loudly/shouting, playing music loudly at any time of day, roaring car engines etc. New houses in NZ seem to have thin walls and little soundproofing in comparison to European apartments. This is particularly important if the intent is to create a diversity in age and people.</p> <p>It is important that there is room for parking on the section, especially in some areas of town, where this should be taken into consideration more carefully. College street between Cook and Botanical already has problems due to the cycle way. It is vital that the current problems are not exacerbated.</p> <p>Privacy has already become an issue resulting from 2 or 3 storey density housing. Are there any controls (consent needed) for plans where the windows of new housing look right into and onto an existing property, thus ruining privacy that has been enjoyed by that home owner. This can also lead to community issues, unhappy neighbours and disputes. So while more dense housing is basically a good idea it should not be at the expense of neighbourhood and community harmony.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Concern that increase in noise due to density and poor building, and lack of privacy due to windows overlooking established households can easily happen and that consent needs to cover those issues. These things can lead to a distressed neighbourhood.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media</p>

SO - 154-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Katreena
Last name	Collins
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	19A ilford Place
Email	k.c19@hotmail.com
Phone Please provide a daytime contact number	0277419333
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium density
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height</i>	Delete medium density, there is not enough space for parking, houses not maintained, too much dumping of household furniture (beds mattresses and cars)

SO - 154-2

<i>control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Keep medium density to a specific area for example the land on Rangitiki st & Tremain ave where already 2-3 level houses. Don't bring density housing into the suburbs
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 155-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Rose
Last name	Ogrean
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	3 Montgomery Terrace, Manawatu-Wanganui, Hokowhitu 4410
Email	rose.b.ogrean@gmail.com
Phone Please provide a daytime contact number	0224291244
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	Medium density residential zone

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<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Don't go ahead with the new medium density zone in the Hokowhitu area</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>As it stands our street is already congested with cars which cause the entry to the street to be one lane which at times is unsafe if you are turning in from Albert street and another car is exiting the street. If more housing is allowed more streets like ours will be effected unless you place a one car on road pre house hold rule in place which won't work anyway if you are allowing a lot more families to live in a smaller space. I also have chosen a school for my kids specifically because of the smaller numbers. If you make the area more dense with more family this will in turn mean all schools will have to increase numbers which only effects the children. Some kids thrive in bigger numbers, but not all and if you make all school take on more children it leaves nothing for the kids that don't do well in big numbers and more kids will get lost and left behind at school. Please see attached a photo of the entrance to our street as it is now.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

(Continued ...)

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SO - 155-2



SO - 155-3



SO - 156-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Andrew and Julie
Last name	Phillips
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	82 Vogel Street, Palmerston North
Email	ajimphillips@gmail.com
Phone Please provide a daytime contact number	021472787
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Height of any future buildings built after changes to the plan e.g. up to 12 metres high.
What's your attitude towards this specific part of Plan Change I?	Oppose

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<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Reinstate that a resource consent is required for each home wanting to be built that is more than a single level dwelling.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Buildings of up to 12 metres in height would block too much light, this would affect solar panels on a single level dwelling badly. Existing homeowners would have less privacy in their properties, with other people looking down into their private spaces. There would be less breeze flowing around homes to cool on a hot day. Gardens/vegetables and fruit trees would not grow well due to lack of sunshine. Washing lines would be shaded and not dry as well. People's well-being would suffer, and they would not be able to get any personal enjoyment from their property.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>3 houses on one site.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>No more than 2 homes per 400 square metres of land.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Having more houses in a small area would increase the noise pollution of the area, and the amount of traffic. There would be more stormwater, and more sewerage to deal with. The areas the council have zoned as possible medium density areas are already busy enough, therefore the noise and the amount of traffic would only get worse. This would affect the health and well-being of those existing residents, and that would have a flow on affect to medical services which are already stretched to the limits. It would also be bad for any future residents, as they would have the same ill-effects.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



PNCC Reg 8 - 31 JAN 2025

This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at 4pm, 4 February 2025.

I don't understand this question. I am not a tradesman I don't work at all

To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	Pamela R.A. Bridewell		
Company / Organisation name (if applicable)	_____		
Contact person	as above		
Email address for service	Bridewellpamela@gmail.com		
Address	3/282 Ruahine St Palmerston North		
Mail address for service (if different)			
Phone	Mobile	0220709229	
Home	Work		

TRADE COMPETITION - you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

<input checked="" type="checkbox"/> I wish	<input type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at

submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature 	Date 31 January 2025
--	----------------------

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SUBMISSION TABLE

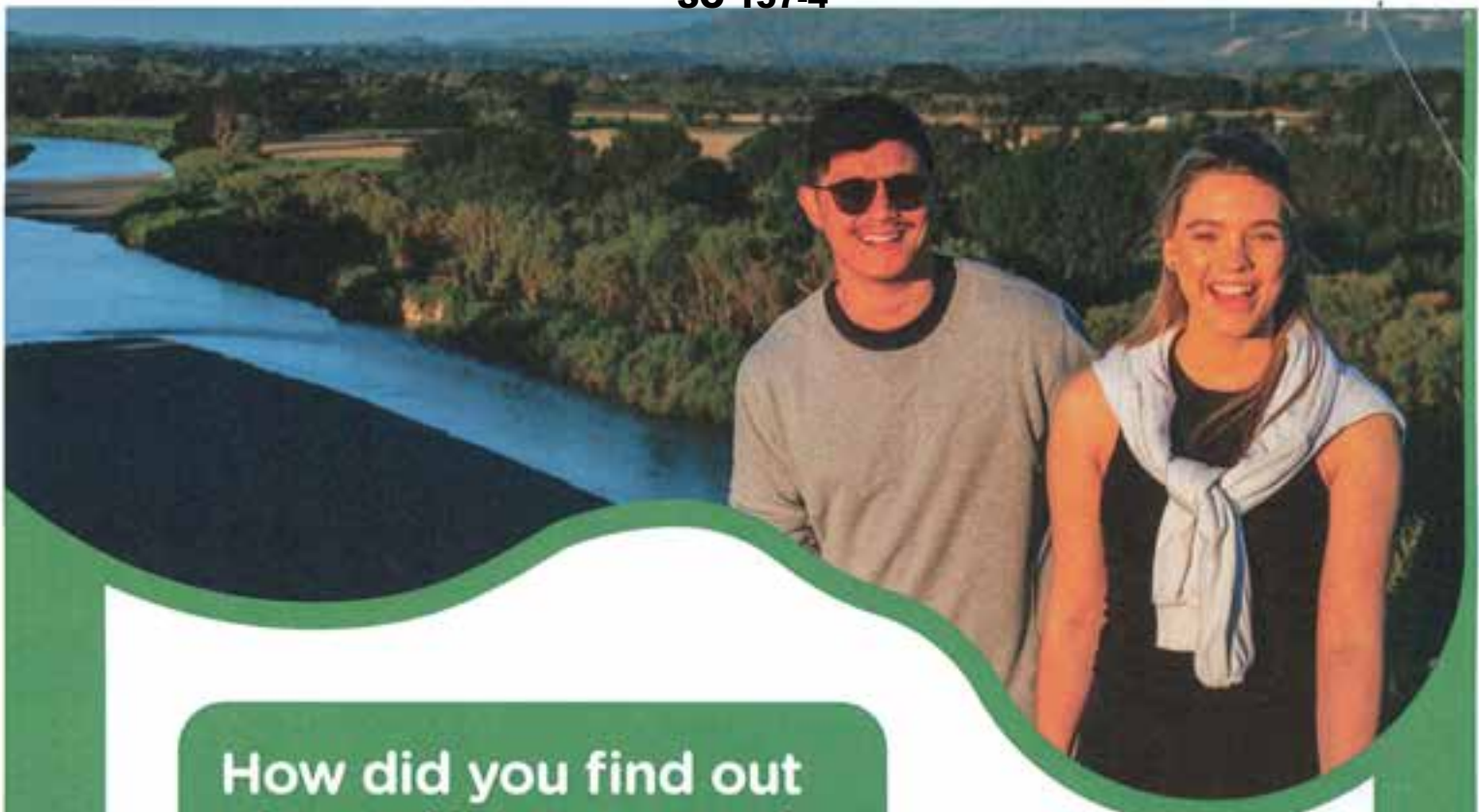
We recommend using this submission table for your submission points.

Each individual submission point should be made on a new row.

You can attach documents or extra pages of writing in support of your submission points.

The examples in italics are examples only to show how submission points could be made and must be deleted.

Specific part/provision <i>State the specific part of Plan Change 1 that your submission point relates to</i>	Support? Oppose? Amend? <i>Choose one</i>	Relief sought <i>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify</i>	Reasons <i>Include reason(s) for your submission point</i>
Example 1 <i>Medium Density Residential Zone Chapter - MRZ-S2 11m height in relation to boundary</i>	Support	Retain MRZ-S2 – height in relation to boundary.	<i>This height limit in relation to a boundary is suitable. It means people in this area won't be affected by shading from tall buildings.</i>
Example 2 <i>Medium Density Residential Zone Chapter - MRZ-7 Construction of up to three residential units</i>	Oppose	Reduce the number of permitted residential units to two.	<i>Three is too many to be permitted. It will create density issues such as increased traffic and lack of open space.</i>
Medium Density Residential Zone Chapter to many units	Oppose	The do not change to Medium density Rushine St is already a busy street and access in and out of my property is already a problem. This will be exacerbated with Med Density.	Increased traffic to the new properties will become a hazard for my access to Rushine Street (my driveway), and will cause increased congestion The potential height of the proposed dwellings and proximity to the boundary will block out any sun, this will disadvantage my health + well being Any height more than single story would also affect my privacy and enjoyment of my outdoor living.
Medium Density Residential Zone Chapter height in relation to boundary	Oppose	The potential Single Story with a large distance to boundary.	The potential height of the proposed dwellings and proximity to the boundary will block out any sun, this will disadvantage my health + well being Any height more than single story would also affect my privacy and enjoyment of my outdoor living.



How did you find out about this opportunity to have your say?

Select as many as apply

- Council website
- Letter or email
- Social media
- Radio
- Newspaper
- City councillor
- Family or friends
- School, church or other community group or network, eg newsletter
- Booklet in my mailbox
- Poster, sign or billboard
- Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc
- Other *Neighbour*

Please hand this in at our Customer Service Centre at 32 The Square or scan and email it to submission@pncc.govt.nz

For more information pncc.govt.nz

SO - 158-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Richard
Last name	Wilde
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	179 COOK STREET, WEST END, PALMERSTON NORTH, 4410, 179 COOK STREET, WEST END
Email	hugh.liz.wilde@gmail.com
Phone Please provide a daytime contact number	0211857785
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your	Infilling a 1000 sq m section with three detached buildings, each up to 9 m high, within an older subdivision with one or two homes will shade

SO - 158-2

<p>submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>the older adjacent homes, unless the new homes adjacent to the boundary are less than 9 m tall. An example would be infill in Keeling Street with medium density housing in random sections alongside existing housing. However, The 9m building height of medium density housing will cause less problems when built in larger clusters for example the large vacant areas in Church Street between Victoria Avenue and Albert Street.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>When adjacent to existing homes, reduce the height from 9m to a more realistic heights on the margins of existing housing.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Residents living in an existing home where medium density housing 9 m high situated to the east and north of their section and shading their property will be seriously compromised. Their property valuations will also be affected. Nine metre and 11m high housing is out of place within existing housing unless well spaced apart from existing homes. For example the above-mentioned areas in Church St and the former Housing Corporation vacant land along Botanical Road in Takaro.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	

SO - 158-3

<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Newspaper</p>

SO - 159-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	John & Margaret
Last name	Wood
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	37 Leeds Street, Milson, Palmerston North 4414
Email	mrwood37@gmail.com
Phone Please provide a daytime contact number	+6463585965
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	11 metre height for MDH

SO - 159-2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Amended to two storeys in established suburbs
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Loss of privacy A three storey building does not fit in with existing houses in established suburbs. Would be fine in a specially designated and well-designed suburb or in the CBD Too tall for proposed boundary criteria. 1 metre side and rear boundaries are too close.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	Section size
<p>What's your attitude towards this specific part of Plan Change I?</p>	Amend
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Amend section size from proposed 350 sq. metre to 450-500 sq. metre
<p>Please tell us the reasons for your submission point.</p>	<p>We consider there needs to be space for the following activities: - the ability to grow vegetables, fruit trees & flowers. Trees also provide</p>

SO - 159-3

<p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>shade. We're told to encourage fauna & flora and plant trees yet developers tend to clear the entire section of everything. This will have a detrimental impact on bird life and our natural world</p> <ul style="list-style-type: none"> - Some proposed developments would see carparks - big areas of asphalt or concrete which will contribute to climate warming. MDH built in Auckland and Christchurch are experiencing increased heat problems and fatigue due to the large expanses of hard surfaces. - adequate space for children to play & play equipment (trampoline/basketball hoop/sandpit). It is not always feasible to take children to the local playground but playing in your own backyard is safe and supervised. - ability to dry clothes outdoors instead of using a dryer (cost) or draped over balconies - lack of storage for families e.g. bikes, tents, general household items - security issues - lack of space can have negative consequences for the well-being of people. Living in close proximity can be detrimental to people with mental health issues, privacy, noise levels <p>Lack of space for people owning a pet, assistant or companion animals Limited room for off-street parking if actually provided. Most vehicles are longer than 1.5metres - so end up partially parked over the footpath. This is a safety issue. Parking on the road is already causing congestion on our streets and increased burglaries. You can't assume that everyone is able to use public transport, ride a bike or scooter or walk e.g people with disabilities, senior citizens, young families, shift workers.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Infrastructure</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend</p>

SO - 159-4

<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Our infrastructure is already overloaded in some suburbs e.g. flooding, sewerage problems. Cost of retrofitting/improving these services it could be more cost-effective to build a new subdivision</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 4 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Resource consent and neighbour consultation</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Resource consents and neighbour consultation is essential: - controls need to be in place to ensure well-designed housing is built and in keeping with existing dwellings in the area - democratic right for everyone to have the same regulations - why should developers be given special rights? - neighbours should be consulted</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 5 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to</i></p>	<p>General comment</p>

SO - 159-5

<i>boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Just a comment on MDH - 4 attached townhouses built in Balrickard Way (as illustrated) were built in 2023 for sale, now leased. Why didn't they sell? Price? Section size? Design? Variation of section sizes: 31 Balrickard Way= 233 sq m land / building 150 sq m 33 & 35 Balrickard Way = 197 sq m land/ building 180 sq m 37 Balrickard Way = 251 sq m/ building 240 sq. m None of these properties are 350 sq metres - why not? Are developers already receiving special dispensation?
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media Radio Newspaper Family or friends

SO - 160-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Chris
Last name	Charleston
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	5 Marama Crescent, Terrace End, Palmerston North
Email	fidify@inspire.net.nz
Phone Please provide a daytime contact number	0221741037
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	MRZ-S1 Maximum Building Height

SO - 160-2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend, specifically by reducing the maximum permitted height.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I acknowledge that the proposed plan identifies thermal efficiency as an important consideration, and that the proposed plan includes specific requirements for ventilation. As I recall, some problems have been found in relatively new three-storey housing in Auckland with overheating on the top floors. I acknowledge that code requirements are typically concerned with achieving minimum insulation levels, limiting air leakage (I.e. increasingly air-tight construction) and achieving minimum temperatures in some spaces, however there is typically no requirement to limit maximum temperatures. This is great for keeping the heat in, but unfortunately it's a double-edged sword. In view of recent historical warming weather and the expectation that this trend will continue, I am concerned that allowing three-storey buildings will be prone to overheated top floors. I accept that given code requirements typically do not address potential overheating and that it is technically possible to mitigate the problem with appropriate design and construction (I'm expecting heat-pump air-conditioning would be required), but am aware that in the absence of any limit or requirement to take it into consideration, it is unlikely that new buildings will take this into consideration. I accept that given no code requirements it may not be possible or appropriate for the subject to be addressed in a District Plan such as the proposed PC1, hence the suggestion of avoiding the potential problem by limiting the height of new buildings so there would be a maximum of two above-ground levels.</p> <p>In the proposed plan documents that I have viewed, I don't recall having seen any mention of consultation with emergency services (specifically I am thinking of fire and ambulance services). I hope such consultation has occurred as I expect both fire-fighting and paramedic access are made more difficult with every additional level.</p> <p>Maintenance will be made more difficult too!</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Booklet in my mailbox</p>

SO - 161-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Lynnette
Last name	Thurston-Parris
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	15 Bourke Street Palmerston North
Email	nett.tparris@gmail.com
Phone Please provide a daytime contact number	0211291282
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'

SO - 161-2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend- 11m is too high.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>11m is too high- will overshadow any existing single storey properties- especially with the minimum boundary changes to 1m. The potential reduction in natural sunlight may reduce the ability to grow gardens/food/ have an ability to be self-sufficient. Reduction of airflow due to the height and closeness to boundary may increase dampness in surrounding properties.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 162-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Peter W
Last name	French
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	7 Tyne Street
Email	krevpa@gmail.com
Phone Please provide a daytime contact number	+64211175967
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your	The inclusion of Tyne Street in the proposed Medium Density Residential Zone.

SO - 162-2

<p>submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete Tyne Street from the proposed Medium Density Residential Zone.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I have lived in Tyne Street for 22 years, and advise...</p> <p>Tyne Street should be removed from the PNCC's "Plan Change I: Increasing Housing Supply and Choice" for reasons that include the following:</p> <p>Tyne Street is part of the City's "Heritage Trail" - see photo 1 attached. PNCC's plan does not protect heritage houses, but encourages their removal/destruction.</p> <p>Building rules already exist which have allowed small two-storey houses to be built close to the road on Tyne Street - see photo 2 - which is already a big change to the character of the street. PNCC's proposed plan change, which would allow three-storey buildings close to the road is a bigger change.</p> <p>Moving people out of stand-alone homes built on large sections into small multi-storey houses on small sections might be creating a problem. Specifically, there are many small children who play on Tyne Street near the pictured two-storey houses. And there is a risk that a child will be hit (again) by a motorist.</p> <p>Therefore, immediate road changes are suggested: I recommend that some, or all, of the following be acted upon immediately. With regard to vehicles coming from Tremaine Avenue into Thames Street, I recommend that the corner - road arc/curve - see photo 3 - which allows vehicles to move quickly from Thames Street into Tyne Street be modified somehow to create a sharper corner that will make vehicles slow down more in order to take their left-turn. The yellow no-parking lines are not helpful as parked cars slow traffic at that corner, so should be removed. Two signs "Children at Play", or similar wording, should be placed on both corners of the Thames Street entrance. Note: I do not support a change in speed limit in the area; the aim of my suggestion solely is to control the speed at the Thames Street entrance into Tyne Street, so that motorists have time to observe whether there are any children playing on Tyne Street.</p>

SO - 162-3

	<p>General comment 1: There is also an issue with storm water. My experience is that the drain - photo 4 - near Thames St - has not always allowed sufficient water to drain away during heavy rain events, causing road surface flooding.</p> <p>General comment 2: Housing in Tyne Street should allow for at least two parked cars on site. For example, see Photo 2 which shows three cars parked on two sites. During sporting events at Skoglund Park, Tyne Street is full of parked cars. Residents need off-road places to park their cars. Note: Cars also have benefits during civil defence emergencies, e.g. a place to stay if they cannot live in their house. If a resident does not use an on-site parking area for a car then it can be used as a play area or as an area on which to grow food.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

1 - Heritage Trail sign displayed at Vogel St entrance to Tyne St.JPG



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2 - Thames St to Tyne St entrance near 2-storey houses on Tyne.JPG



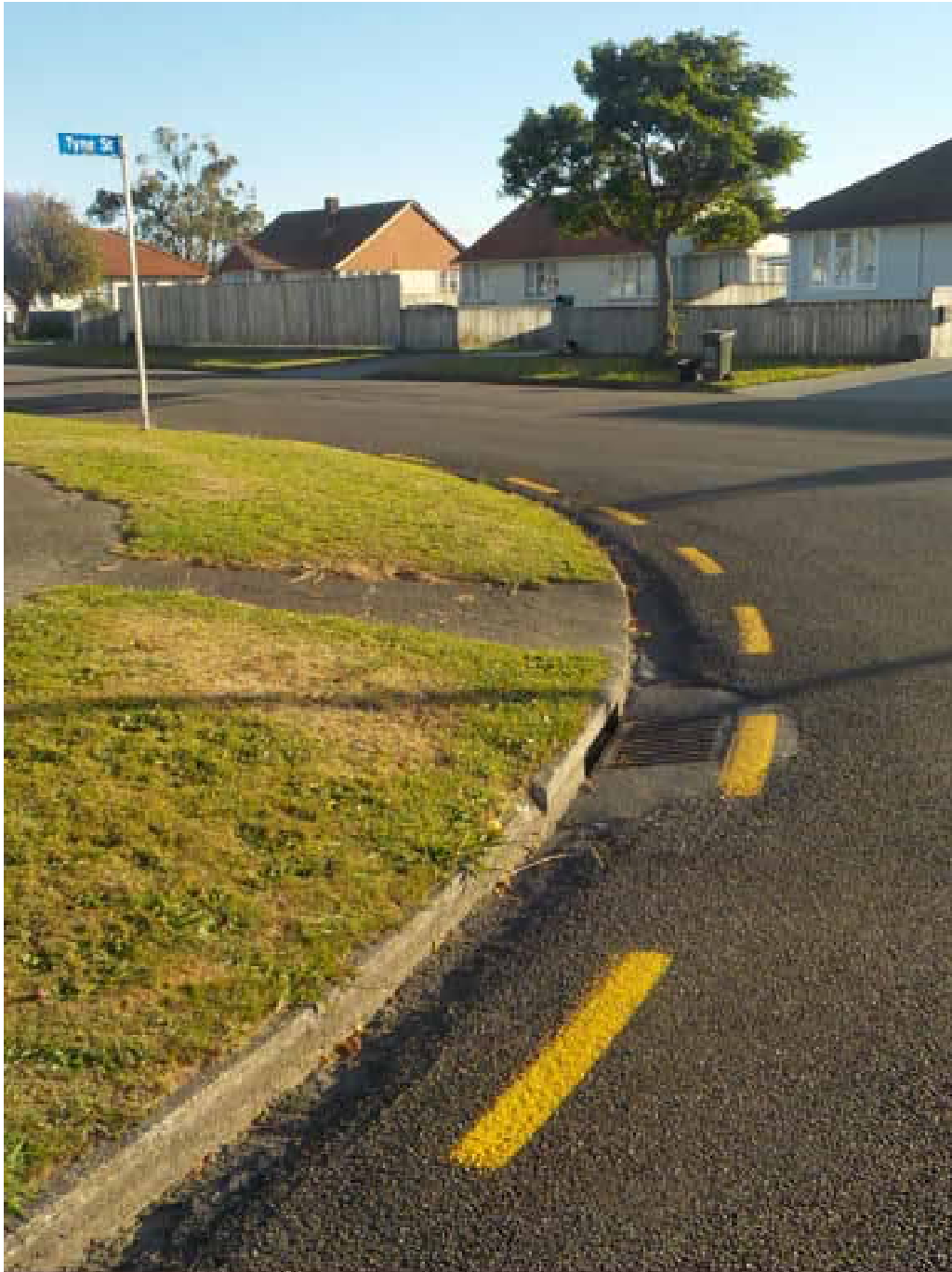
SO - 162-5

3 - easy flow corner for traffic, with Thames St at top of photo.JPG



SO - 162-6

4 - flooding area on Tyne St and Thames St corner.JPG



SO - 163-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Anthony
Last name	Grace
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	35 Franklin Avenue, Hokowhitu
Email	anthony.grace@xtra.co.nz
Phone Please provide a daytime contact number	+64210500174
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	Medium Density Zone : Number of units per section; Height of Units

SO - 163-2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Reduce the number of units per 1000m square section to no more than 2, and reduce the height of the units to no more than two stories at most, depending on how close to boundary fences.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>In my submission the living intensity of allowing three units per 1000sqm section and at a three tier height, would dramatically and adversely change the reason many people find Palmerston North an attractive place to live and raise families. Indeed such structures were tried and clearly failed in Botanical Road / Featherston Street area where a number of sections now stand vacant after many of the units have been demolished. The PNCC would know better than I why those developments failed and why the units were demolished, and the issues arising from them during the period they were standing. Added to the list of reasons the PNCC presumably already have on file, I would imagine would be the negative impact the congested living space of such structures had on the lives people living in them, and people living around them. I would suggest such living environments are not the reason people would want to move to Palmerston North, nor would living in such congested living spaces, or living around such such units, enable them to enjoy staying in Palmerston North. And yet now the PNCC wants to expand throughout the city the areas where such difficulties can be repeated? Why? How would such a proposed change by PNCC assist the quality of life for residents already living in Palmerston North? How would such a change be fair to new residents coming to Palmerston North seeking to live in the environment that Palmerston North is currently known for? The medium density proposal as suggested by PNCC seems poorly thought through, and without the interests of the city or the existing PN residents in mind. According I oppose the proposal.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Radio</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	David
Last name	Lane
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	104 Slacks Road, Riverdale, Palmerston North
Email	david.lane@xtra.co.nz
Phone Please provide a daytime contact number	+64272890666
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	MRZ-S10 Stormwater Attenuation devices

SO - 164-2

<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>The proposed Rules in the draft plan change are specific for the Medium Density Zone. Stormwater Attenuation devices, however, can be required in other zones e.g. Residential Zone. This sets up a system where different rules can apply to these tanks depending on the zoning, that is an opportunity for confusion and is bad planning. If Council is going to have rules for these devices, such as boundary clearances, height, visual impacts etc. then they should apply in all situations. Personally I support the proposed arrangements for the Medium Density Zone, it endorses such tanks as a permitted activity and excludes boundary clearance issues. Boundary clearance rules in my view should not be required for either tanks or small accessory buildings, they just create dead space that serves no useful purpose. It is poor utilisation of space on smaller sites.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>We have recently developed a new house on a subdivided site in the residential zone. It is a compact site and we did not have a good experience of the process because of pedantic application of Rules. We had a Resource Consent for the site that stipulated a large number of conditions for the tank, which we complied with, only to find that Council later insisted there were other conditions that also needed to be complied with. These conditions were not included in any available guidance documents, they were only referred to after the tank had been installed. How is a resident or a building company supposed to know these finer points of Council interpretation if they are not promulgated anywhere. In treating attenuation tanks as accessory buildings the Council is creating a situation of confusion. There should only be one set of comprehensive rules.</p> <p>As attenuation tanks are mandated by Council they should be a permitted activity and they should be able to be placed anywhere on the site that they will fit, subject only to height recession planes. Additionally the same rules should apply to the residential zone.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>MRZ-01 and MRZ-02</p>

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What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Retain
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I support the proposed intensification in parts of the city based on proximity to major roads or community facilities. I believe there is scope to include some other areas, many central parts of Palmerston North has outdated housing that could be redeveloped more intensively. The area around Fitzherbert Ave is an example, this area is so central to the CBD and key transport corridors and could be included.
You can attach documents in support of your submission point	
<p>Submission table - Submission point 3</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-S19
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Delete Clause 1
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	I have no problem with screening of rubbish storage areas on communal properties. I do not support screening for individual residential properties, this seems like over-reach by Council.
You can attach documents	

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<p>in support of your submission point</p>	
<p>Submission table - Submission point 4 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>MRZ-S20</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend clause 2(a) to clarify that height is measured from site ground level.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Many sites have a building platform level that is above the level of the footpath, the measure should be taken from the property's perspective, not the footpath perspective.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 5 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>MRZ-S5</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete?</p>	<p>Delete clause 3 and 4</p>

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<p>Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I don't support mandating of trees on sites in this zone, this should be a matter of personal choice. Many residents choose low growing plants and have presentable gardens without a vertical element. Again, this feels like over-reach by Council, are we really going to have inspectors out there pursuing residents because they do not have a tree in their front yard.</p> <p>I also have grave concerns about the 20% requirement for landscaping, 80 square metres on a 400 square metre site seems a lot.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email Booklet in my mailbox</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Brendon
Last name	Duncan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	56 Batt Street, Westend
Email	brendonandjenny@gmail.com
Phone Please provide a daytime contact number	+64274497373
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of	Medium Density Residential Zone - 11m height in relation to boundary

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<p>Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend: Return the heritage height control to a maximum of two storey.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Three story housing is intrusive for neighbours, is unfriendly for older people and those with disabilities especially if there is no provision for lifts, and is aesthetically unpleasant in a residential area. It also creates over crowding which brings social problems and there is insufficient room for car parks (in a country such as NZ car travel will always be required). We should be encouraging people to grow vegetables and be sustainable however these new high rise blocks of buildings don't allow for that. The traditional height for a two storey is what the maximum should be. Historical residential streets such as Batt Street and Union Street should retain their character and not be interspersed with ugly high rise buildings squeezed into sections. The charm of Palmerston North with tree lined streets is going to disappear. The quality of what is being built is inferior and in 20 years time will look shabby. Resource consent is a way for people to oppose inappropriate development and leaves the door open for unscrupulous development.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

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Plan Change I: Increasing Housing Supply and Choice Submission Form
This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

To: Palmerston North City Council
Email to: submission@pncc.govt.nz
Subject: Submission on Plan Change I
Post: Private Bag 11034, Manawatu Mail Centre, 4442
Delivery: 32 Te Marae o Hine, The Square, Palmerston North 4410

Closing date for submissions is 4pm 4 February 2024

Submitter Contact details			
Full Name	Last Name	First Name	
	<i>Crockett</i>	<i>Wald</i>	
Company/Organisation Name (if applicable)	Palmerston North City Council		
Contact Person	Simon Mori		
Email Address for Service	Planchange@pncc.govt.nz		
Address	32 Te Marae o Hine, The Square, Palmerston North 4410		
Mail Address for Service (if different)	Private Bag 11034, Manawatu Mail Centre, 4442		
Phone	Mobile	Home	Work
Trade competition – you must select the box that applies to you:			
<input type="checkbox"/> I could gain an advantage in trade competition through this submission. If <u>you could</u> gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing':			
<input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.			
<input type="checkbox"/> I am directly affected by an effect of the subject matter of the submission that:			
<input checked="" type="checkbox"/> I am not directly affected by an effect of the subject matter of the submission that:			
(a) adversely affects the environment; and			

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(b) does not relate to trade competition or the effects of trade competition.

Note:

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

Attendance and wish to be heard at a hearing:

I do not wish I wish

to be heard in support of my submission (tick one)

I will I will not

consider presenting a joint case with other submitters who make a similar submission at a hearing (tick one)

Note to person making a submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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

Privacy note:

When a person or group makes a submission or further submission on Plan Change 1 this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission

(or person authorised to sign on behalf of person making submission)



(A signature is not required if you make your submission electronically.)

Date 3/2/25

SO 166-3

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
MRZ-P3	Amend	<p>Amend MRZ-P3 as follows</p> <p>...</p> <p><u>3. Site layouts provide adequate rubbish/recycling collection and storage facilities;</u></p> <p>...</p>	<p>This matter needs to be addressed when assessing applications for four or more residential units.</p>
MRZ-P7	Amend	<p>Amend MRZ-P7 as follows</p> <p>MRZ-P7 – Development* in the Stormwater Overlay</p> <p>Avoid development* in the Stormwater Overlay unless the Council* is satisfied that a site-specific stormwater management plan prepared by a suitably qualified stormwater design consultant (preferably with experience in water sensitive design* concepts and elements) <u>identifies</u>:</p> <ol style="list-style-type: none"> 1. <u>identifies</u> the location, scale and nature of the development* proposed for the site; 2. <u>identifies</u> the extent of flood and/or overland stormwater flow hazards; 3. <u>identifies</u> the on-site and off-site effects of the proposed development* on people, property and the environment; 4. recommend<u>ed</u> mitigation measures to remedy or mitigate the on- and off-site effects of the development*; and 	<p>Clarity of drafting for plan implementation.</p>

SO 166-4

Specific part/provision State the specific part of Plan Change 1 that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		demonstrates that the on- and off-site adverse effects will be appropriately mitigated.	
MRZ-R2.1.c	Amend	Amend MRZ-R2.1.c as follows c. No more than 1/3 of the gross floor area of a residential building, including any accessory building or external storage area, (up to a maximum of 40m ² and including gross floor area and external storage areas but (excluding any car parking areas) must can be used for the home business;	Clarity of drafting for plan implementation.
MRZ-R2.2.1	Amend	Amend MRZ-R2.2.1 as follows Council's discretion is restricted to: 1. The extent and effects of non-compliance with any standard in MRZ-R2.1 which has not been met, including any relevant assessment criteria for MRZ-R2.1(k)-(m); and 	MRZ-R2.1(k-m) references existing rules within the Operative District Plan (ODP) which do not have assessment criteria associated with them.
MRZ-R3.2.1	Amend	Amend MRZ-R3.2.1 as follows Council's* discretion is restricted to: 1. The extent and effects of non-compliance with any standard in MRZ-R3.1 which has not been met, including any relevant assessment criteria for MRZ-R3.1(c) and (d); and 	MRZ-R3.1(c) and (d) references existing rules in the ODP which do not have assessment criteria associated with them.

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Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
MRZ-R4.2.1	Amend	Amend MRZ-R4.2.1 as follows Council's* discretion is restricted to: 1. The extent and effects of non-compliance with any standard in MRZ-R4.1 which has not been met, including any relevant assessment criteria for MRZ-R4.1 (b) – (e); and ...	MRZ-R4.1(b) – (e) references existing rules in the ODP which do not have assessment criteria associated with them.
MRZ-R5.2.1	Amend	Amend MRZ-R5.2.1 as follows 1. The extent and effects of non-compliance with any standard in MRZ-R5.1 which has not been met, including any relevant assessment criteria for MRZ- R5.1(c) (b) – (f); and ...	MRZ-R5.1(c) references an existing rule in the ODP which does have assessment criteria associated with them.
MRZ-R6	Amend	Amend MRZ-R6 as follows MRZ-R6 – Repair, demolition* or removal of buildings and structures 1. Activity status: Permitted <u>Advice Note:</u> <u>This rule does not apply to heritage buildings.</u>	Provides clarification for a plan user.

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Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
MRZ-R7.2.2	Amend	<p>Amend MRZ-R7.2.2 as follows</p> <p>The extent and effects of non-compliance with any standard in MRZ-R7.1(b) which has not been met, including any relevant matters of discretion or assessment criteria; and</p>	MRZ-R7.1(b) references existing rules in the ODP which do not have assessment criteria associated with them.
MRZ-R8	Amend	<p>Amend MRZ-R8 as follows</p> <p>Council's* discretion is restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effects of non-compliance with standards MRZ-S1 – S20; and 2. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6, MRZ-P8 and MRZ-P12. <p>...</p> <p>...</p>	<p>The addition is a relevant matter of discretion.</p> <p>Water sensitive design is a relevant matter of consideration when assessing the construction of four or more dwellings units.</p>
MRZ-R9.2.2	Amend	<p>Amend MRZ-R9.2.2 as follows</p> <p>The extent and effects of non-compliance with any standard in MRZ-R9.1(b) which has not been met, including the relevant matters of discretion or assessment criteria; and</p>	MRZ-R9.1(b) references existing rules in the ODP which do not have assessment criteria associated with them.
MRZ-R10	Amend	<p>Amend MRZ-R10 as follows</p> <p>MRZ-R10 – Construction, alteration or addition of buildings and structures within the Stormwater Overlay</p>	Policy MRZ-P8 is not relevant for this rule.

SO 166-7

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>1. Activity status: Restricted Discretionary</p> <p>Council's* discretion is restricted to:</p> <p>---</p> <p>4. The relevant matters in MRZ-P6, <u>and</u> MRZ-P7 <u>and</u> MRZ-P8.</p> <p>---</p>	
MRZ-R12.2.2	Amend	<p>Amend MRZ-R12.2.2 as follows</p> <p>The extent and effects of non-compliance with any requirement in MRZ-R12.1 (e)-(f) which has not been met, including any relevant assessment criteria for MRZ-R12.1 (f)(e)-(f); and</p> <p>---</p>	MRZ-R12.1 (f) references an existing rule in the ODP which does have assessment criteria associated with them.
MRZ-R13.2.2	Amend	<p>Amend MRZ-R13.2.2 as follows</p> <p>2. The extent and effects of non-compliance with any requirement in MRZ-R13.1 (b)-(f) which has not been met, including any relevant matters of discretion assessment criteria for MRZ-R13.1 (b)-(e); and</p> <p>---</p>	<p>MRZ-R13.1 (b)-(f) references existing rules in the ODP which do not have assessment criteria associated with them.</p> <p>Corrects typo in reference to MRZ-R12.</p>
MRZ-R14.2.2	Amend	<p>Amend MRZ-R14.2.2 as follows</p> <p>The extent and effects of non-compliance with any standard in MRZ-R14.1 (c)-(e) which has not been met, including any relevant assessment criteria for MRZ-R14.1 (c)(b)-(d);</p>	MRZ-R14.1 (c) references an existing rule in the ODP which do have assessment criteria associated with them.

SO 166-8

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
MRZ-R15.2.2	Amend	<p>Amend MRZ-R15.2.2 as follows</p> <p>The extent and effects of non-compliance with any requirement in MRZ-R15.1(c)-(h) which has not been met, including any relevant assessment criteria for MRZ-R15.1(d)(c)-(g); and</p>	<p>MRZ-R15.1(d) references existing rules in the ODP which do have assessment criteria associated with them.</p> <p>Corrects typo in reference to MRZ-R14.</p>
MRZ-R18	Amend	<p>Amend MRZ-R18 as follows</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with MRZ-S206 is achieved;</p> <p>b.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R18-1 is not achieved.</p> <p>Council's* discretion is restricted to:</p> <p>1. The matters of discretion for MRZ-S206.</p>	<p>Corrects typo in reference to MRZ-56.</p>
MRZ-R20.2	Amend	<p>Amend MRZ-R20.2 as follows:</p> <p>...</p> <p>Notification:</p>	<p>NZTA are considered an affected party if the permitted standards of MRZ-R20 are not met.</p> <p>This is consistent with the approach taken in Rule 22.2 where KiwiRail Ltd must be</p>

SO 166-9

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.</p> <p><u>The New Zealand Transport Agency Waka Kotahi (or its successor) must be given limited notification of an application under this rule unless they have provided written approval.</u></p>	<p>given limited notification if the permitted activity standards of MRZ-R22 are not met.</p>
MRZ-R24	Amend	<p>Amend MRZ-R24 as follows</p> <p>MRZ-R24 Stormwater treatment for <u>parking and manoeuvring areas, and access ways</u> four or more <u>carparks (including garages)</u></p> <p><u>1. Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>The cumulative area of any parking area, manoeuvring area and access ways on a site is less than 100m².</u></p> <p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. MRZ-R24.1(a) is not met</u></p> <p>Council's* discretion is restricted to:</p> <p>1. The extent to, and method(s) by, which stormwater runoff from the carparks, including any manoeuvring</p>	<p>Having an area as the trigger for compliance is better for administration of the rule.</p>

SO 166-10

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>areas and access ways, is captured and directed to a stormwater treatment device;</p> <p>2. The suitability of the stormwater treatment device for treating the predicted volume of stormwater, potential contaminants and site conditions; and</p> <p>3. The proposed approach to ongoing maintenance of the stormwater treatment device to secure ongoing operation.</p> <p>Advice Note:</p> <p><u>The Council prefers the use of bioretention systems for stormwater treatment, for example raingardens, filter strips or swales. Further information is available in Council's Residential Bioretention Design Guide.</u></p>	Clarity of drafting for plan implementation.
New Rule	Amend	<p>Insert MRZ-R25 as follows</p> <p><u>MRZ-R25 Any activity or the construction, alteration or addition of buildings or structures not provided for in rules MRZ-R1-R24 is a discretionary activity.</u></p>	In the absence of a 'catch-all' rule, activities/buildings not captured by rules MRZ-R1 – MRZ-R24 would default to being a permitted activity, which would prevent consideration of effects and the application of conditions, if required.
MRZ-S1	Amend	<p>Amend MRZ-S1 as follows</p> <p>Buildings or structures (excluding garages and accessory buildings) may not exceed a</p>	A maximum height restriction on accessory buildings is not necessary as they can be controlled via the 11m permitted activity height for all buildings and structures, which includes an accessory building.

SO 166-11

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>maximum height of 11 metres above ground level.</p> <p>Except that:</p> <ul style="list-style-type: none"> • 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as illustrated in MRZ-Figure 1 below. <p>2. Garages or accessory buildings may not exceed a maximum height of 2.8m above ground level.</p> <p>MRZ-S1 does not apply to:</p> <ul style="list-style-type: none"> • Fences and standalone walls (refer MRZ-S20); 	<p>Having a 2.8m maximum height for accessory buildings will result in many resource consent applications as typical small garages and sheds can be up to 3m at the roof apex.</p> <p>Reference to MRZ-S20 is to provide guidance to the applicable standard.</p>
MRZ-S2	Amend	<p>Amend MRZ-S2 as follows</p> <ol style="list-style-type: none"> 1. All buildings and structures (excluding garages and accessory buildings) must be contained beneath recession planes, inclined inwards at right-angles-of: <ol style="list-style-type: none"> a. 45° measured from a point of 5.0 metres above ground level and perpendicular to the boundary, for the greater distance of either 15 metres, or the first two-thirds of the site, from the boundary with a public road; and 	<p>Clarifies drafting to aid with interpretation of the standard.</p> <p>Inclusion of a height in relation to boundary for garages and accessory buildings enables consideration of shading, loss of privacy and dominance effects for larger structures, as would occur with other buildings and structures.</p>

SO 166-12

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons include reason(s) for your submission point
		<p>b. 45° measured from a point of 2.8 metres above ground level <u>and perpendicular to the boundary</u> for the remainder of the site.</p> <p>2. <u>Garages and accessory buildings must be contained beneath a 45° measured from a point 2.8 metres above ground level and perpendicular to the boundary.</u></p> <p>...</p> <p>2. For rear sites, where the site does not contain any boundaries with a public road other than for an access strip*: all buildings and structures must be contained beneath a line* of 45° measured from a point of 2.8 metres above ground level <u>and perpendicular to the boundary, inclined inwards at right angles</u></p> <p>iii</p>	
MRZ-S2	Amend	Replace notified version of MRZ-Figure 2 Diagram showing height in relation to boundary as follows	The height in relation to boundary recession plane continues to when a building exceeds the permitted activity height of 11m. The existing figure could be interpreted as suggesting that it doesn't.

SO 166-13

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p style="text-align: center;">(PARALLEL FRONT) (PARALLEL REAR)</p> <p style="text-align: center;">(SITE LOCATION)</p>	
MRZ-S3.1	Amend	Amend MRZ-S3.1 as follows <ol style="list-style-type: none"> 4. Any building <u>(including a garage)</u> must be set back from the relevant boundary by the minimum depth listed in the following Yards table. For a corner site* with frontages to two public roads, the front yard requirement applies to the primary frontage. 	For a corner site it is not clear what the primary frontage is as there is no definition. This is potentially confusing as a side yard setback is being applied to a frontage. It is clearer to just apply the 1.5m setback to any boundary shared with a public road.

SO 166-14

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify		Reasons Include reason(s) for your submission point										
		<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;">Yard</td> <td>Minimum Depth</td> </tr> <tr> <td>Front</td> <td>1.5 metres from a public road where there is no vehicle crossing to the site, parking in the front yard.</td> </tr> <tr> <td>Front</td> <td>5.5 metres for that part of the frontage where a parking space is provided but no garage (internal or standalone) from a public road, for the width of any vehicle crossing to the site.</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre</td> </tr> </table>	Yard	Minimum Depth	Front	1.5 metres from a public road where there is no vehicle crossing to the site, parking in the front yard.	Front	5.5 metres for that part of the frontage where a parking space is provided but no garage (internal or standalone) from a public road, for the width of any vehicle crossing to the site.	Side	1 metre	Rear	1 metre		<p>The 2.5m setback for front facing garages as notified does not prevent a car being parked in front of the garage, which would then overhang the footpath. A 5.5m setback provides for a carpark to be provided in front of the garage.</p> <p>Inclusion of a rear setback of 1 metre will provide an appropriate separation distance for new buildings, to address potential shading, loss of privacy and dominance.</p>
Yard	Minimum Depth													
Front	1.5 metres from a public road where there is no vehicle crossing to the site, parking in the front yard.													
Front	5.5 metres for that part of the frontage where a parking space is provided but no garage (internal or standalone) from a public road, for the width of any vehicle crossing to the site.													
Side	1 metre													
Rear	1 metre													
MRZ-S3.2	Amend	Amend MRZ-S3.2 as follows 2. A front-facing garage must be set back in accordance with the following Garage Setback table		The application of MRZ-S3.1 to garages as proposed in the submission means that this table is no longer required.										

SO 166-15

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point								
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;">Boundary</th> <th style="text-align: left; padding: 5px;">Depth</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"> Front With public road, where no parking is provided in front of the garage </td> <td style="padding: 5px;"> 2.5-5.5 metres </td> </tr> <tr> <td style="padding: 5px;"> With public road where parking is provided in front of garage </td> <td style="padding: 5px;"> At least 5.5 metres </td> </tr> <tr> <td style="padding: 5px;"> Side and rear </td> <td style="padding: 5px;"> 1 metre for that part of a garage which is longer than 7 metres </td> </tr> </tbody> </table> <p><u>2.</u> A side entry garage must be set back a minimum of 1.5 metres from a boundary fronting a public road.</p>	Boundary	Depth	Front With public road, where no parking is provided in front of the garage	2.5-5.5 metres	With public road where parking is provided in front of garage	At least 5.5 metres	Side and rear	1 metre for that part of a garage which is longer than 7 metres	
Boundary	Depth										
Front With public road, where no parking is provided in front of the garage	2.5-5.5 metres										
With public road where parking is provided in front of garage	At least 5.5 metres										
Side and rear	1 metre for that part of a garage which is longer than 7 metres										
MRZ-S3	Amend	<p>Amend MRZ-S3 as follows</p> <p>MRZ-S3 does not apply to:</p> <ul style="list-style-type: none"> • Accessory buildings <u>up to a maximum of 2m in height, which are</u> located in the side or rear yards. 	<p>An accessory building up to 2m in height will have insignificant effects on neighbouring properties given that a fence can be constructed up to 2m on a boundary without building or resource consent.</p>								

SO 166-16

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<ul style="list-style-type: none"> • Site boundaries where there is an existing or proposed common wall. • Fences or standalone walls. • Uncovered deck and uncovered structures no more than 1 metre in height above ground level. • Eaves up to 600 mm wide. For eaves wider than 600mm only the additional width beyond 600mm is included in the site coverage calculation. 	<p>The reference to eaves wider than 600mm was included in error – it applies to building coverage not to setbacks.</p>
MRZ-S5.4	Amend	<p>Amend MRZ-5.4 as follows</p> <p>4. The specimen tree must be located in the outdoor living space required by MRZ-S7(2) where this is provided at the street frontage <u>located in the front yard</u> of a residential unit, papakāinga* or community house*</p>	<p>Clarifies the requirement for locating specimen trees when the outdoor living space is located in the front yard.</p>
MRZ-S6 Shade	Amend	Delete MRZ-S6	<p>The purpose of the standard is to help reduce the heat map of a residential development which is a positive climate change initiative. Other standards such as 30% permeable surfaces, 20% landscaped area will assist to achieve a lower heat map. Standard not considered necessary.</p>
MRZ-S8	Amend	Amend MRZ-S8 as follows	Incorrect reference to S9 and Figure 4.

SO 166-17

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>... MRZ-S8 9 does not apply to:</p> <ul style="list-style-type: none"> • Deck balustrades, pergolas, verandas, porches and other building overhangs. <p>See MRZ-Figure 3.4 below which demonstrates the required outlook space.</p> <p>MRZ-Figure 3.4 Diagram showing outlook space</p>	
MRZ - S11	Amend	<p>Amend MRZ-S11 as follows</p> <ol style="list-style-type: none"> 1. The minimum floor level (finished floor) and ground-level for all residential buildings, accessory buildings and structures must be at least at the required freeboard for the 2% AEP flood extent for the site (including an allowance for climate change). <p>...</p> <p>Advice Note: The required freeboard <u>minimum floor level</u> will be provided by Palmerston North City Council.</p>	Reference to ground level and accessory buildings and structures is incorrect. Clarity of drafting, to assist with plan implementation.
MRZ-S12	Amend	<p>Amends MRZ-S12 as follows</p> <ol style="list-style-type: none"> 1. Any building must meet the following minimum façade glazing requirements: 	Clarity of drafting, to assist with plan implementation.

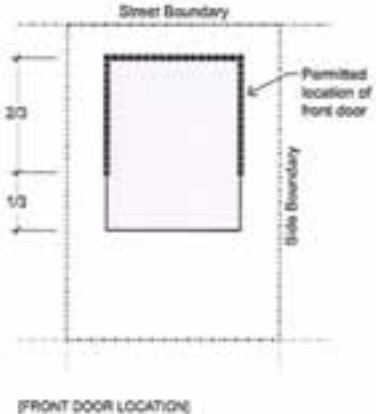
SO 166-18

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify		Reasons Include reason(s) for your submission point
		<p>Façade</p>	<p>Minimum glazing requirement</p>	
		<p>Street-facing Front façade facing a street</p>	<p>20% glazing as windows and doors</p>	
		<p>For any corner site or a site that has frontage to two streets</p> <p>Side boundary façade Secondary frontage for a corner site* OR side façade fronting street</p>	<p>One street facing facade 20% as windows and/or doors</p> <p>The other street facing facade 10% as windows and/or doors</p> <p>10% glazing as windows and/or doors</p>	
		<p>Where street-facing facade primary frontage includes a garage door</p>	<p>12.5% as windows and/or doors</p>	
		<p>This standard does not apply:</p> <ul style="list-style-type: none"> To residential units located 15 metres or more from the primary street frontage. 		

SO 166-19

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>See MRZ-Figure 4.3 which demonstrates the front façade glazing requirements and exceptions.</p> <p>MRZ-Figure 4.2 Diagram showing front façade glazing requirements</p>	<p>Incorrect reference to Figure 3.</p> <p>Incorrect reference to Figure 2</p>
MRZ-S13.1.b	Amend	<p>Amend MRZ-S13.1.b as follows</p> <p>...</p> <p>b. if located on a side façade facing an access way, be located no more than 2/3 along this façade <u>(See figure 5 below).</u></p> <p style="text-align: center;"><u>MRZ Figure 5 – Front door orientation</u></p>	Clarity of drafting, to assist with plan implementation.

SO 166-20

<p>Specific part/provision State the specific part of Plan Change I that your submission point relates to</p>	<p>Support? Oppose? Amend? choose one of the above</p>	<p>Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify</p>	<p>Reasons Include reason(s) for your submission point</p>
		 <p style="text-align: center;">(FRONT DOOR LOCATION)</p>	
<p>MRZ-S16</p>	<p>Amend</p>	<p>Amend MRZ-S16 as follows</p> <p>...</p> <p>2. <u>The location of any associated new or altered vehicle crossing must not require:</u></p> <ul style="list-style-type: none"> i. <u>the removal of any tree planted on any public road, or</u> ii. <u>modification, excavation or construction within the area directly beneath the dripline* of the tree.</u> <p><u>Matters of discretion where the standard is infringed:</u></p>	<p>Consistent with the requirements of SUB-MRZ-S4, which protects existing street trees.</p> <p>It is appropriate to include this as a standard when crossings are proposed as part of a development that does not involve subdivision.</p>

SO 166-21

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<ol style="list-style-type: none"> 1. <u>Health and maturity of the tree;</u> 2. <u>Provision of a replacement tree; and</u> 3. <u>Feasibility of alternative access* arrangements.</u> 	
MRZ-S17	Amend	<p>Amend MRZ-S17 as follows</p> <p>On-site vehicle manoeuvring must comply with MRZ-Figure <u>6 & 8</u> where there is a side-entry garage or parking space.</p> <p>Add the following note under MRZ Figure 8</p> <p><u>Advice Note: This diagram accommodates an 85th percentile single movement swept path as per AS/NZS 2890.1 The Australian/New Zealand Standard Parking Facilities – Part 1- Off-street Car Parking</u></p>	<p>Correction to figure number.</p> <p>Provides clarification that the diagram is based on a swept path standard.</p>
MRZ-S18.1	Amend	<p>Amend MRZ-S18.1 as follows</p> <ol style="list-style-type: none"> 1. Bicycle parking must be provided for all residential units at a <u>minimum</u> rate of 1 bicycle park per residential unit; 	Allows for more than 1 bike park to be provided.
MRZ-S19	Amend	<p>Amend MRZ-S19 as follows</p> <ol style="list-style-type: none"> 2. <u>A communal rubbish storage area must be provided for developments of four or more residential units.</u> 	This is an appropriate matter to include in the standard.

SO 166-22

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
MRZ-20.2	Amend	<p>Amend MRZ-20.2 as follows</p> <p>...</p> <p>2. On a front boundary with a public road any fence or standalone wall, or combination of these structures, the following applies must not:</p> <ul style="list-style-type: none"> a. A maximum height of 1.1 metres applies except that solid fencing may be erected to 1.8 metres over not more than 1/3 of the frontage width, and b. No part of a solid fence above 1.1 metres in height shall be located within 1.8 metres of a driveway, except for gate posts relating to a fence of open construction; c. If the fence is of open construction, the fence must not exceed 1.8 metres in height, d. Exceed a maximum height of 1.8 metres above ground level; and e. For any part of a fence or standalone wall above 1.1 metres in height, at least 2/3 of the fence must be of open construction. <p>Except that:</p>	<p>The proposed amendment is consistent with Rule 10.6.1.4(d) of the ODP.</p> <p>The reference to MRZ-516 is a typo.</p>

SO 166-23

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<ul style="list-style-type: none"> Where a fence is erected on the road frontage of a corner site*, the requirements of MRZ-S1620.2 only apply to one road frontage. 	
Throughout Section 7B – Subdivision in the MRZ	Amend	Change "lot/s" to "allotment/s"	"Allotment/s" is defined in the National Planning Standards, which the Council is required to implement.
SUB-MRZ-P3	Amend	Amend SUB-MRZ-P3 as follows SUB-MRZ-P3 Subdivision of land affected by natural hazards Take a risk-based approach to the subdivision of land affected by natural hazards so that new or exacerbation of existing natural hazards and/or exacerbation of existing natural hazards is avoided and appropriate mitigation measures are in place prior to development*.	Reworded to provide clarity for plan implementation.
SUB-MRZ –R1, R1A & R2	Amend	Amend SUB-MRZ-R1, R1A and R2 by removing the year of the bylaw.	In rules SUB-MRZ-R1, R1A and R2 references in advice notes are made to specific versions of Bylaws. Removing the Year of the Bylaw avoids tying the plan to specific versions which may be replaced in the future
SUB-MRZ-P4	Amend	Amend MRZ-SUB-P4 as follows MRZ-SUB-P3 – Subdivision in the Stormwater Overlay Avoid subdivision in the Stormwater Overlay unless the Council* is satisfied that a site-specific stormwater management plan prepared by a suitably qualified	Clarity of drafting for plan implementation.

SO 166-24

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>stormwater design consultant (preferably with experience in water sensitive design* concepts and elements) identifies:</p> <ol style="list-style-type: none"> 1. identifies the location, scale and nature of the development* proposed for the site; 2. identifies the extent of flood and/or overland stormwater flow hazards; 3. identifies the on-site and off-site effects of the proposed development* on people, property and the environment; 4. recommended mitigation measures to remedy or mitigate the on- and off-site effects of the development*; and 5. demonstrates that the on- and off-site adverse effects will be appropriately mitigated. 	
SUB-MRZ-R1.1	Amend	<p>Amend SUB-MRZ-R1.1 as follows</p> <ol style="list-style-type: none"> 1. Activity status: Controlled <p>Where:</p> <ol style="list-style-type: none"> a. Where the site is not located within the Stormwater Overlay; and a. Compliance with the following standards is achieved: 	<p>Clarity of drafting for plan implementation as SUB-MRZ-R1A is proposed.</p> <p>Inclusion of MRZ-R24 is required for any subdivision that proposes to create parking and manoeuvring areas and accessways.</p>

SO 166-25

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<ul style="list-style-type: none"> i. Standards MRZ-S1 – MRZ-S20, for <u>allotments lots</u> created with an existing dwelling*; ii. SUB-MRZ-S1 – Access*; iii. SUB-MRZ-S2 – Vehicle crossings; iv. SUB-MRZ-S3 – Essential services*; v. SUB-MRZ-S4 – Street trees; b. Accesses* comply with R20.4.2 <ul style="list-style-type: none"> i. 20.4.2(a)(i)-(v); ii. 20.4.2(a)(vi)(b-j); iii. 20.4.2(a)(vii)-(viii); and c. Earthworks comply with R6.3.6.1(b). d. <u>MRZ-R24 - Stormwater treatment for parking and manoeuvring areas, and access ways</u> 	
SUB-MRZ-R1.2	Amend	<p>Amend SUB-MRZ-R1.2 as follows:</p> <p>2. Activity status: Restricted-Discretionary</p> <p>Where:</p> <p>a. Compliance with SUB-MRZ-R1.1(a) is not achieved.</p> <p>Council's* discretion is restricted to:</p> <p>1. The effect of earthworks on on-site and off-site flooding and overland flow</p>	Deleted as SUB-MRZ-R1A is proposed which will provide clarity when applying for and processing applications within the Stormwater Overlay.

SO 166-26

Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>paths, hazard risk and erosion and sedimentation;</p> <ol style="list-style-type: none"> 2. Setting of minimum floor levels; 3. Setting of maximum impervious surface area; 4. Subdivision design and layout and the size, shape and arrangement of proposed allotments; 5. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy 6. Whether the subdivision design and layout meets the requirements of the Council's* Engineering Standards for Land Development; and 7. The relevant matters in SUB-MRZ-P3 and SUB-MRZ-P4. <p>Advice Note:</p> <p>Service connections to the public stormwater network must comply with the Palmerston North Stormwater Bylaw 2022, service connections to the public wastewater network must comply with the Palmerston North Wastewater Bylaw 2019 and service connections to the public water supply network must comply with the Palmerston North Water Supply Bylaw 2024.</p>	

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Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p><u>1. Activity status: Restricted Discretionary</u></p> <p><u>Council's* discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The effect of earthworks on on-site and off-site flooding and overland flow paths, hazard risk and erosion and sedimentation;</u> b. <u>Setting of minimum floor levels;</u> c. <u>Setting of maximum impervious surface area;</u> d. <u>Subdivision design and layout and the size, shape and arrangement of proposed allotments;</u> e. <u>The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy</u> f. <u>Whether the subdivision design and layout meet the requirements of the Council's* Engineering Standards for Land Development; and</u> g. <u>The relevant matters in SUB-MRZ-P3 and SUB-MRZ-P4.</u> <p><u>Advice Note:</u></p> <p><u>Service connections to the public stormwater network must comply with the Palmerston North Stormwater Bylaw, service connections to the public wastewater</u></p>	<p>Provides clarity when processing and applying for applications within the Stormwater Overlay.</p>

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Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.</p>	
SUB-MRZ-R1.3	Amend	<p>Amend SUB-MRZ-R1.3 as follows</p> <p>23. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with one or more of the standards in SUB-MRZ-R1.1 (ab)-(cd) is not achieved.</p> <p>Council's* discretion is restricted to:</p> <ol style="list-style-type: none"> 1. The matter(s) of discretion for any infringed standard in MRZ-S1-MRZ-S20; 2. The matter(s) control for any infringed standard in SUB-MRZ-R1.1 (ab) (i-iii)-(v) and (b)-(cd); 	
SUB-MRZ-R1A	Amend	<p>Insert the following new rule</p> <p>SUB-MRZ-R1A Subdivision within the Stormwater Overlay</p>	

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Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		<p><u>network must comply with the Palmerston North Wastewater Bylaw and service connections to the public water supply network must comply with the Palmerston North Water Supply Bylaw,</u></p> <p><u>Notification:</u></p> <p><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991,</u></p>	
SUB-MRZ-R2	Amend	<p>Amend SUB-MRZ-R2.1 as follows</p> <p>...</p> <p>c. Accesses* comply with R20.4.2</p> <ul style="list-style-type: none"> i. 20.4.2(a)(i)-(v); ii. 20.4.2(a)(vi)(b-j); iii. 20.4.2(a) (vii)-(viii); and <p>d. Earthworks comply with R6.3.6.1(b), and</p> <p><u>e. It can be demonstrated that any vacant allotment can comply with MRZ-S1-S5, MRZ-S7-S9 and MRZ-S16-S17,</u></p> <p>...</p> <p><u>5. Whether a residential unit can be contained within the allotment which complies with MRZ-S1 – S5, MRZ-S7</u></p>	(e) is required to trigger the new matter of discretion.

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Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
		- S9, MRZ-S16 – S17. The relevant matters in SUB-MRZ-R2.	
SUB-MRZ-R3(1)(a)	Amend	Amend SUB-MRZ-R3(1)(a) as follows There are no new undeveloped separately disposable allotments lots , cross lease s , company area s or any unit s created; and	Grammar
SUB-MRZ-S1.1 &.2	Amend	Amend SUB-MRZ-S1.1 &.2 as follows 1. Each allotment must have practical, physical and legal access* to a public road. by way of either 2. Access* to a rear allotment must be by way of either: a. an access leg* at least 3 metres wide forming part of the allotment lot ; or b. a shared access* consisting of up to six access strips* lying adjacent to one another and giving access* to no more than five other allotments lots , and in respect of which reciprocal rights-of-way are granted or reserved; or c. an access strip* held in common ownership with the allotment and up to five other allotments; or d. any right-of-way running with and appurtenant to the land in which the allotment is comprised.	Clarity of drafting for plan implementation. The amendment clarifies the requirements for rear allotments and front allotments.

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Specific part/provision State the specific part of Plan Change I that your submission point relates to	Support? Oppose? Amend? choose one of the above	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
Section 4A Definitions	Amend	Amend the definition of Rail Corridor as follows designation boundary - site #3 - maps 9, 10 and 14 in the District Plan .	Removed abbreviation.

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4A. MEDIUM DENSITY RESIDENTIAL ZONE DEFINITIONS

NOTE TO PLAN USERS

A glossary of Māori words and terms is contained in Section 3 of this Plan.

In the Medium Density Residential Zone, unless the term is denoted with an * (representing a definition in Section 4 of the District Plan) or the context otherwise requires it the following definitions apply:

Accessory Building	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.
Allotment	<p>has the same meaning as in section 218 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <p>(2) In this Act, the term allotment means—</p> <ul style="list-style-type: none"> (a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ul style="list-style-type: none"> (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or (b) any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> (i) on a survey plan; or (ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or (c) any unit on a unit plan; or (d) any parcel of land not subject to the Land Transfer Act 2017. <p>(3) For the purposes of subsection (2), an allotment that is—</p> </div>

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	<p>(a) subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</p> <p>(b) not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</p> <p style="padding-left: 40px;">shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> <p>(4) For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p>	
Amenity values	<p>Has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>Means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes</p> </div>	
Ancestral Land	<p>means:</p> <p>(a) 'Maori Land' as defined under Te Ture Whenua Maori Act 1993;</p> <p>(b) Land returned via Treaty Settlement Claims process;</p> <p>(c) Land procured via Treaty Settlement Claims process; or</p> <p>(d) 'General Land owned by Maori', as defined under Te Ture Whenua Maori Act 1993.</p>	
Ancillary activity	<p>means an activity that supports and is subsidiary to a primary activity.</p>	
Bed	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means—</p> <p>(a) in relation to any river—</p> <p style="padding-left: 40px;">(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks:</p> <p style="padding-left: 40px;">(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</p> </div>	

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	<p>(b) in relation to any lake, except a lake controlled by artificial means,—</p> <p style="padding-left: 40px;">(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin:</p> <p style="padding-left: 40px;">(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</p> <p>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</p>	
Boundary adjustment	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.	
Building	means a temporary or permanent movable or immovable physical construction that is:	
	<p>(a) partially or fully roofed; and</p> <p>(b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>	
Building coverage	means the percentage of the net site area covered by the building footprint.	
Building footprint	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.	
Commercial Activity	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).	
Community Facility	Means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.	
Contaminant	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <p style="padding-left: 20px;">(a) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</p> <p style="padding-left: 20px;">(b) when discharged onto or into land or into air, changes or is likely to change the physical,</p> </div>	

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	chemical, or biological condition of the land or air onto or into which it is discharged.
Cultivation	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.
Discharge	has the same meaning as in section 2 of the RMA (as set out in the box below) includes emit, deposit, and allow to escape.
Drain	means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
Drinking water	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
Dust	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
Earthworks	Means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (of any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence post.
Educational Facility	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
Effect	has the same meaning as in section 3 of the RMA (as set out in the box below) includes— (a) any positive or adverse <i>effect</i> ; and (b) any temporary or permanent <i>effect</i> ; and (c) any past, present, or future <i>effect</i> ; and (d) any cumulative <i>effect</i> which arises over time or in combination with other <i>effects</i> — regardless of the scale, intensity, duration, or frequency of the <i>effect</i> , and also includes— (e) any potential <i>effect</i> of high probability; and (f) any potential <i>effect</i> of low probability which has a high potential impact.
Environment	has the same meaning as in section 2 of the RMA (as set out in the box below) includes— (a) ecosystems and their constituent parts, including people and communities; and (b) all natural and physical resources; and

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	<p>(c) amenity values; and</p> <p>(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.</p>	
Esplanade reserve	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <p>(a) which is either—</p> <p style="padding-left: 40px;">(i) a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</p> <p style="padding-left: 40px;">(ii) a reserve vested in the Crown or a regional council under section 237D; and</p> <p>(b) which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</p>	
Esplanade strip	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p>	
Greywater	<p>means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.</p>	
Gross Floor Area	<p>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:</p> <p>(a) where there are exterior walls, from the exterior faces of those exterior walls;</p> <p>(b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</p> <p>(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</p>	
Ground Level	<p>means:</p> <p>(a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);</p> <p>(b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;</p> <p>(c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.</p>	
Habitable Room	<p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p>	

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Hazardous substance	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <p>(a) with 1 or more of the following intrinsic properties:</p> <ul style="list-style-type: none"> (i) explosiveness: (ii) flammability: (iii) a capacity to oxidise: (iv) corrosiveness: (v) toxicity (including chronic toxicity): (vi) ecotoxicity, with or without bioaccumulation; or <p>(b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).</p> </div>
Height	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
Height in Relation to Boundary	means the height of a structure, building or feature, relative to its distance from either the boundary of: <ul style="list-style-type: none"> (a) a site; or (b) another specified reference point.
Home Business	means a commercial activity that is: <ul style="list-style-type: none"> (a) undertaken or operated by at least one resident of the site; and (b) incidental to the use of the site for a residential activity.
Industrial and trade waste	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.
L_{Aeq}	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
Land	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> (a) includes land covered by water and the airspace above land; and (b) in a national environmental standard dealing with a regional council function under section 30 or a </div>

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	<p>regional rule, does not include the bed of a means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229. or river; and</p> <p>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</p>	
Main Living Area	means a living room, dining room or family room.	
Minor residential unit	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.	
Natural and physical resources	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p> </div>	
Natural hazard	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p> </div>	
Net Site Area	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> (a) any part of the site that provides legal access to another site; (b) any part of a rear site that provides legal access to that site; (c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. 	
Network utility operator	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means a person who—</p> <ul style="list-style-type: none"> (a) undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or (b) operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> (i) telecommunication as defined in section 5 of the Telecommunications Act 2001; or (ii) radio communication as defined in section 2(1) of the Radio Communications Act 1989; or (c) is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for </div>	

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	<p>the purpose of line function services as defined in that section; or</p> <p>(d) undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</p> <p>(e) undertakes or proposes to undertake a drainage or sewerage system; or</p> <p>(f) constructs, operates, or proposes to construct or operate, a road or railway line; or</p> <p>(g) is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</p> <p>(h) is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</p> <p>(i) undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</p> <p>and the words network utility operation have a corresponding meaning.</p>	
Noise	<p>has the same meaning as in section 2 of the RMA (as set out in the box below</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">Includes vibration.</div>	
Outdoor Living Space	<p>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p>	
Rail Corridor	<p>designation boundary - site #3 - maps 9, 10 and 14 in the District Plan.</p>	
Residential Activity	<p>means the use of land and building(s) for people's living accommodation.</p>	
Residential Unit	<p>means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p>	
Retirement village	<p>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p>	
Road	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 2px;"> <p>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989</p> <p>Section 315 of the Local Government Act 1974 road definition:</p> </div>	

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	<p>road means the whole of any land which is within a district, and which—</p> <ul style="list-style-type: none">(a) immediately before the commencement of this Part was a road or street or public highway; or(b) immediately before the inclusion of any area in the district was a public highway within that area; or(c) is laid out by the council as a road or street after the commencement of this Part; or(d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or(e) is vested in the council as a road or street pursuant to any other enactment;— <p>and includes—</p> <ul style="list-style-type: none">(f) except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:(g) every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— <p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989</p> <p>Section 2(1) of the Government Roding Powers Act 1989 motorway definition</p> <p>motorway—</p> <ul style="list-style-type: none">(a) means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and(b) includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but(c) does not include any local road, access way, or service lane (or the supports of any such road, way,	
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	or lane) that crosses over or under a motorway on a different level
Sewage	means human excrement and urine.
Site	means: <ul style="list-style-type: none"> (a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or (b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or (c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or (d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Stormwater	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.
Structure	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> </div>
Subdivision	Has the same meaning as "subdivision of land" in section 218 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Means-</p> <ul style="list-style-type: none"> (a) The division of an allotment- <ul style="list-style-type: none"> a. By an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or b. By the disposition by way of sale of offer for sale of the fee simple to part of the allotment; or c. By a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or d. By the grant of a company lease of cross lease in response of any part of the allotment; or e. By the deposit of a unit plan, or an application to the Register-General of Land for the issue of a separate certificate of titles for any part of a unit on a unit plan; or (b) An application to the Registrar-General of Land for the issue of s separate certificate of title in circumstances where the issue of the certificate of title is prohibited by section 226. </div>
Temporary military training activity	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those

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	<p>purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:</p> <ul style="list-style-type: none">(a) the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act:(b) the protection of the interests of New Zealand, whether in New Zealand or elsewhere:(c) the contribution of forces under collective security treaties, agreements, or arrangements:(d) the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations:(e) the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency:(f) the provision of any public service.
Visitor accommodation	Means land and/or buildings used for accommodating visitors, subject to a tariff being paid and includes any ancillary activities.
Wastewater	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.

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SUBDIVISION – MEDIUM DENSITY RESIDENTIAL ZONE

The purpose of this chapter is to assist the *Council** to carry out its functions under the Act relating to the control of *subdivision* in the Medium Density Residential Zone.

The control of *subdivision* of *land* is one of the functions of the *Council** under Section 31 of the Resource Management Act 1991. *Subdivision* is the process of dividing *land* or a *building* into further titles, or changing the location of an existing boundary. *Subdivision* includes all forms of division of an *allotment*, including cross lease, unit title and company lease and it enables the separate ownership of *land* and the registration of interests in *land*.

Subdivision to create separate titles will generally require *physical development** work, including the clearance of vegetation, the carrying out of *earthworks*, the construction of *roads* and *vehicle accesses** and the installation of utility services.

Whilst *subdivision* controls in the Medium Density Residential Zone are aimed at increasing housing supply and choice, they are also focused on ensuring *adverse effects* on people, communities and the wider *environment* can be appropriately managed. Well designed and connected *subdivision* can support a more resilient urban form for Palmerston North city, including by increasing neighbourhood connectivity, supporting mode shift, increasing climate change resilience, reducing greenhouse gas emissions and making homes and neighbourhoods more energy efficient.

The *Council** expects combined *subdivision* and *land* use resource consent applications, to enable a comprehensive understanding of the pattern, scale and density of *development** in the zone. Where *subdivision* occurs before *land development**, it is important that each *allotment* is capable of containing a *residential unit* which complies with the permitted activity standards for the zone. Each *allotment* must also be serviced by *essential services** such as water, *telecommunications** and electricity, and be connected to the *Council*'s* *wastewater* and *stormwater* networks.

Objectives

SUB-MRZ-O1

Subdivision in the Medium Density Residential Zone creates *allotments* and efficient patterns of *land development** that:

1. Enable medium density residential *development** which is compatible with the purpose and planned form for the zone;
2. Maintain the safe and efficient functioning of the transport network;
3. Are serviced by water, *wastewater* and *stormwater* infrastructure that has sufficient capacity to accommodate the proposed *development**; and
4. Avoid the *subdivision* of *land* where there is significant risk from *natural hazards*.

Policies

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SUB-MRZ-P1

Provide for *subdivision* designs and layouts that make efficient use of renewable energy and other *natural and physical resources*, and deliver well-connected, resilient communities, including *development** patterns that:

1. Optimise solar gain;
2. Incorporate *water sensitive design**;
3. Manage *stormwater* effectively and efficiently;
4. Support walking, cycling and public transport opportunities and enhance neighbourhood and network connectivity and safety
5. Result in safe and adequate access* from the transport network to each *allotment*;
6. Are adaptable to the *effects* of climate change;
7. Are designed using crime prevention through environmental design principles;
8. Achieve high quality landscape outcomes, including encouraging the retention and integration of mature trees and native vegetation that contribute positively to an area's visual amenity; and
9. Orient allotment lot frontages towards streets and other *public spaces** to create quality streetscapes and where possible combine accessways to rear allotment lot.

SUB-MRZ-P2 Integration and layout of *subdivision and development**

Provide for the efficient integration and layout of *subdivision* and associated *development** by:

1. Encouraging joint applications for *subdivision* and *land use*;
2. Enabling *subdivision* around *development** that has already been lawfully established; and
3. Ensuring standalone *subdivision* proposals provide *allotments* where it can be demonstrated that a *residential unit* can be contained within the *allotment* which complies with the relevant permitted activity standards.

SUB-MRZ-P3 *Subdivision of land affected by natural hazards*

Take a risk-based approach to the *subdivision of land* affected by *natural hazards* so that new ~~or exacerbation of existing~~ *natural hazards* and/or exacerbation of existing natural hazards is avoided and appropriate mitigation measures are in place prior to *development**.

SUB-MRZ-P4 – *Subdivision in the Stormwater Overlay*

Avoid *subdivision* in the Stormwater Overlay unless the Council* is satisfied that a *site-specific stormwater* management plan prepared by a suitably qualified *stormwater* design consultant (preferably with experience in *water sensitive design** concepts and elements) identifies:

1. identifies the location, scale and nature of the *development** proposed for the *site*;
2. identifies the extent of flood and/or overland *stormwater* flow hazards;
3. identifies the on-site and off-site *effects* of the proposed *subdivision* on people, property and the *environment*;

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4. recommend~~ed~~ mitigation measures to remedy or mitigate the on- and off-site effects of the subdivision; and
5. demonstrates that the on- and off-site adverse effects associated with subdivision will appropriately be mitigated.

SUB-MRZ-P5 Servicing

Require all allotments created by a subdivision to be adequately serviced by essential services*.

RULES

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this section as well as other sections of the District Plan. For example, rules relating to:

- Signs, noise, earthworks - Section 6: General Rules
- Land use – Section 10A: Medium Density Residential Zone
- Scheduled trees* and heritage buildings – Section 17: Cultural and natural heritage
- Access* and parking – Section 20: Land Transport; and
- Natural hazards – Section 22: Natural hazards.

Definitions: unless an italicised term is denoted with an * (representing a definition in Section 4 of the District Plan), definitions for this section can be found in Section 4A of the District Plan.

The information requirements for a subdivision consent can be found in Chapter 5 of the District Plan.

SUB-MRZ-R1 Subdivision in the Medium Density Residential Zone

1. Activity status: **Controlled**

Where:

~~a. Where the site is not located within the Stormwater Overlay; and~~

- a. Compliance with the following standards is achieved:

- i. Standards MRZ-S1 – MRZ-S20, for ~~allotments lots~~ created with an existing dwelling*;
- ii. SUB-MRZ-S1 – Access*;
- iii. SUB-MRZ-S2 – Vehicle crossings;
- iv. SUB-MRZ-S3 – Essential services*;
- v. SUB-MRZ-S4 – Street trees;

- b. Accesses* comply with R20.4.2

- i. 20.4.2(a)(i)-(v);
- ii. 20.4.2(a)(vi)(b-j);
- iii. 20.4.2(a)(vii)-(viii); and

- c. Earthworks comply with R6.3.6.1(b).

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d. MRZ-R24 - Stormwater treatment for parking and manoeuvring areas, and access ways

Council's* control is restricted to:

1. The matter(s) of control for any infringed standard in SUB-MRZ-R1.1(b)-(e);
2. The provision of practical, physical and legal access* from each *allotment* directly to a formed legal road or by a registered right of way;
3. *Subdivision* design and layout and the size, shape and arrangement of proposed *allotments*;
4. The *effect* of *earthworks* on on-site and off-site flooding and overland flow paths, hazard risk and erosion and sedimentation; and
5. Whether the *subdivision* design and layout meets the requirements of the Council's* Engineering Standards for Land Development.

Advice Note:

Service connections to the public *stormwater* network must comply with any relevant Palmerston North Stormwater Bylaw 2022, service connections to the public wastewater network must comply with the Palmerston North Wastewater Bylaw 2019 and service connections to the public water supply network must comply with the Palmerston North Water Supply Bylaw 2024.

Notification:

An application under this rule is precluded from being publicly notified or limited notified in accordance with section 95A or section 95B of the Resource Management Act 1991 where the *subdivision* is associated with *residential units* or *papakāinga** that are permitted under MRZ-R7.

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991 if the *subdivision* is associated with an application for the construction of 1-3 *residential units* or *papakāinga** that do not comply with MRZ-R7.

~~2. Activity status: Restricted Discretionary~~

~~Where:~~

~~a. Compliance with SUB-MRZ-R1.1(a) is not achieved.~~

~~Council's* discretion is restricted to:~~

- ~~1. The effect of earthworks on on-site and off-site flooding and overland flow paths, hazard risk and erosion and sedimentation;~~
- ~~2. Setting of minimum floor levels;~~
- ~~3. Setting of maximum impervious surface area;~~
- ~~4. Subdivision design and layout and the size, shape and arrangement of proposed allotments;~~

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- ~~5. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy~~
- ~~6. Whether the subdivision design and layout meets the requirements of the Council's* Engineering Standards for Land Development; and~~
- ~~7. The relevant matters in SUB-MRZ-P3 and SUB-MRZ-P4.~~

~~Advice Note:~~

~~Service connections to the public stormwater network must comply with the Palmerston North Stormwater Bylaw 2022, service connections to the public wastewater network must comply with the Palmerston North Wastewater Bylaw 2019 and service connections to the public water supply network must comply with the Palmerston North Water Supply Bylaw 2024.~~

~~Notification:~~

~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.~~

23. Activity status: Restricted Discretionary

Where:

- a. Compliance with one or more of the standards in SUB-MRZ-R1.1 (~~a~~)-(c) is not achieved.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-S1-MRZ-S20;
2. The matter(s) control for any infringed standard in SUB-MRZ-R1.1 (~~a~~)(ii)-(v) and (b)-(c);
3. Subdivision design and layout and the size, shape and arrangement of proposed allotments;
4. The safe and efficient operation of the roading network;
5. The effect of earthworks on on-site and off-site flooding and overland flow paths, hazard risk and erosion and sedimentation; and
6. The relevant matters in SUB-MRZ-P1, SUB-MRZ-P2, SUB-MRZ-P3, SUB-MRZ-P4 and SUB-MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

An application under this rule is precluded from being limited notified in accordance with section 95B of the Resource Management Act 1991 except in relation to the width of a site access* and earthworks.

SUB-MRZ-R1A Subdivision within the Stormwater Overlay

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1. Activity status: Restricted Discretionary

Council's* discretion is restricted to:

- a. The effect of earthworks on on-site and off-site flooding and overland flow paths, hazard risk and erosion and sedimentation;
- b. Setting of minimum floor levels;
- c. Setting of maximum impervious surface area;
- d. Subdivision design and layout and the size, shape and arrangement of proposed allotments;
- e. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy
- f. Whether the subdivision design and layout meet the requirements of the Council's* Engineering Standards for Land Development; and
- g. The relevant matters in SUB-MRZ-P3 and SUB-MRZ-P4.

Advice Note:

Service connections to the public stormwater network must comply with the Palmerston North Stormwater Bylaw, service connections to the public wastewater network must comply with the Palmerston North Wastewater Bylaw and service connections to the public water supply network must comply with the Palmerston North Water Supply Bylaw.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

SUB-MRZ-R2 Subdivision that creates any vacant allotment

1. Activity status: **Controlled**

Where:

- b. Compliance with the following standards is achieved:
 - i. Standard MRZ-S11,
 - ii. SUB-MRZ-S1 – Access*;
 - iii. SUB-MRZ-S2 – Vehicle crossings;
 - iv. SUB-MRZ-S3 – Essential services*;
 - v. SUB-MRZ-S4 – Street trees;
- c. Accesses* comply with R20.4.2
 - i. 20.4.2(a) (i)-(v);
 - ii. 20.4.2(a) (vi) (b-j);
 - iii. 20.4.2(a) (vii)-(viii); and
- d. Earthworks comply with R6.3.6.1 (b).
- e. Where it is demonstrated that the vacant allotment/s can comply with MRZ-S1-S5, MRZ-S7-S9 and MRZ-S16-S17;

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Council's* control is restricted to:

1. The provision of practical, physical and legal access* from each *allotment* directly to a formed legal road or by a registered right of way;
2. *Subdivision* design and layout and the size, shape and arrangement of proposed *allotments*;
3. The *effect of earthworks* on flooding and overland flow paths, hazard risk and erosion and sedimentation;
4. Whether the *subdivision* design and layout meets the requirements of the Council's* Engineering Standards for Land Development; and
5. Whether a residential unit can be contained within the allotment which complies with MRZ-S1 – S5, MRZ-S7 - S9, MRZ-S16 – S17. The relevant matters in SUB-MRZ-P2.

Advice Note:

Service connections to the public *stormwater* network must comply with the Palmerston North Stormwater Bylaw [2022](#), service connections to the public *wastewater* network must comply with the Palmerston North Wastewater Bylaw [2019](#) and service connections to the public water supply network must comply with the Palmerston North Water Supply Bylaw [2024](#).

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act.

SUB-MRZ-R3 Cross lease, company lease, boundary adjustment or unit title subdivision around existing buildings or buildings under construction

1. Activity status: **Controlled**

Where:

- a. There are no new undeveloped separately disposable allotments ~~lot~~, cross leases, company areas or any units created; and
- b. Compliance with the following standards is achieved:
 - i. SUB-MRZ-S1 – Access*;
 - ii. SUB-MRZ-S2 – Vehicle crossings;
 - iii. SUB-MRZ-S3 – *Essential services**; and
 - iv. SUB-MRZ-S4 – Street trees.

Council's* control is restricted to:

1. The matter(s) of control for any infringed standard in SUB-MRZ-R1.1(b);
2. *Subdivision* design and layout and the size, shape and arrangement of proposed *allotments*; and
3. The design and location of any *site access**.

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Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A or limited notified in accordance with section 95B of the Resource Management Act 1991.

SUB-MRZ-R4 Subdivision involving construction of a road

1. Activity status: **Restricted Discretionary**

Council's* discretion is restricted to:

1. Connectivity with the surrounding road network;
2. Safe and efficient operation of the roading network;
3. Location and design of any *site access**;
4. Integration with *essential services**; and
5. *Natural hazards*.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A or limited notified in accordance with section 95B of the Resource Management Act 1991.

SUB-MRZ-R5 All other subdivision

1. Activity status: **Discretionary**

Where:

1. The *subdivision* is not listed as a Controlled Activity or a Restricted Discretionary Activity in Section 7B of the District Plan; and
2. *Subdivision* occurs outside the Air Noise Contour identified on Map 10.6.6.1; or
3. *Subdivision* within the Air Noise Contour identified on Map 10.6.6.1 is for the purpose of accommodating any *network utility** or for a *boundary adjustment*.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

2. Activity status: **Non-complying**

Where:

- a. The *subdivision* occurs inside the Air Noise Contour identified on Map 10.6.6.1.

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Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

SUBDIVISION IN THE MEDIUM RESIDENTIAL ZONE - STANDARDS

SUB-MRZ-S1 – Access*

1. Each *allotment* must have practical, physical and legal access* to a public road. ~~by way of either~~
2. Access* to a rear allotment must be by way of either:
 - a. an access leg* at least 3 metres wide forming part of the ~~allotment lot~~; or
 - b. a shared access* consisting of up to six access strips* lying adjacent to one another and giving access* to no more than five other ~~allotments lots~~, and in respect of which reciprocal rights-of-way are granted or reserved; or
 - c. an access strip* held in common ownership with the allotment and up to five other allotments; or
 - d. any right-of-way running with and appurtenant to the land in which the allotment is comprised.
3. No two or more access strips* to allotments may lie adjacent to one another unless easements are granted over each access strip* in a manner which enables joint use of a single driveway, and a single point of access* to a public road.

Except that SUB-MRZ-S1 does not apply to allotments for:

- Infrastructure to vest in Palmerston North City Council;
- Network utilities*; or
- Access strips* serving other allotments.

Matters of control where the standard is infringed:

1. Connectivity with the surrounding road network;
2. Whether any alternative access* arrangement is located, formed and constructed in a manner that is suited to the development* or activity it serves;
3. Safe and efficient operation of the roading network; and
4. Location and design of any site access*.

SUB-MRZ-S2 Vehicle Crossings

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<p>1. The maximum number of vehicle crossings per <i>site</i> is 1 per 8m of total frontage, with no more than two accesses* per <i>site</i>.</p>	<p>Matters of discretion where the standard is infringed:</p> <p>1. Safety <i>effects</i> on the <i>land</i> transport network and pedestrians.</p>
<p>SUB-MRZ-S3 Essential Services*</p>	
<p>1. All <i>essential services*</i> must be available for connection within 30 metres of the nearest point of the <i>land</i> being <i>subdivided</i>.</p> <p>2. All new <i>allotments</i> must have <i>wastewater, stormwater</i> and water supply services that are connected to <i>essential services*</i>.</p> <p>3. All new <i>essential services*</i> proposed in a <i>subdivision</i> must be located in <i>public service corridors*</i> either where they are to vest in <i>Council*</i> or service in excess of six <i>allotments</i>.</p>	<p>Matters of control where the standard is infringed:</p> <p>1. The layout and design of services and service connections to <i>essential services*</i>.</p>
<p>SUB-MRZ-S4 Street Trees</p>	
<p>1. The layout of the <i>subdivision</i> and the location of any associated new or altered vehicle crossing does not require:</p> <p>i. the removal of any tree planted on any <i>public road</i>, or</p> <p>ii. modification, excavation or construction within the area directly beneath the <i>dripline*</i> of the tree.</p>	<p>Matters of control where the standard is infringed:</p> <p>1. Health and maturity of the tree;</p> <p>2. Provision of a replacement tree; and</p> <p>3. Feasibility of alternative <i>access*</i> arrangements.</p>

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Introduction

The purpose of the Medium Density Residential Zone is to increase housing supply and provide for housing choice by enabling attached and detached dwellings* and low-rise apartments at higher densities up to three storeys. The built form, appearance and amenity of the Zone will change over time as housing supply and choice increases and those living within the Zone are able to provide for their social, economic and cultural wellbeing.

The Medium Density Zone supports the physical and spiritual health of our Māori whānau, enabling them to practice their culture and provide for their *tikanga**. This includes providing safe access* to the landscapes and urban waterways valued by their tīpuna, enabling the *development** of *papakāinga** and recognising and celebrating our cultural connections with te taiao and Rangitāne whakapapa through urban design.

Properties within the Zone are connected to the city's public transport, walking and cycling networks. This facilitates mode shift from private vehicles to public or active modes of transport and supports access to a range of housing, jobs, community services, natural spaces and *public open space**.

The efficient use of *land* within the Medium Density Residential Zone is important to meet the *Council's** strategic objective of a compact and connected urban form and the planned built form of the Zone reflects the anticipated change in character for the Zone. *Development** within the Zone is expected to incorporate the principles of good urban design, manage the potential *effects* of intensification and contribute to streetscape character, public safety and visual amenity.

The Medium Density Residential Zone provides for a range of compatible non-residential uses that support the needs of local communities, where these do not undermine the city's existing business zone hierarchy. Any non-residential activities that are incompatible with the Zone's planned built form and predominantly residential use are discouraged and directed to more appropriate zones such as the Business and Industrial zones.

*Development** within the Medium Density Residential Zone must manage the *effects* of residential intensification on the health, well-being and *mauri** of water bodies and freshwater, including by reducing *contaminants* from building materials, managing *stormwater*, reducing flood risk and incorporating *water sensitive design** methods into *development** design.

Palmerston North's climate is changing – in the future the city will be warmer and drier, and rainfall events will be more intense. Denser residential *development**, which is connected to active and public transport, and energy efficient housing, which optimises solar access, provides shade, manages *on-site stormwater* and incorporates appropriate landscaping, will help reduce greenhouse gas emissions and create resilient housing and communities.

Objectives
MRZ-O1 Purpose of the Medium Density Residential Zone

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The Medium Density Residential Zone:

- a. Enables *residential activities* and *buildings*, including *papakāinga**, to support provision of a variety of housing types and sizes that respond to housing needs and demand, and
- b. Provides for non-residential activities and *buildings* that are compatible with the predominantly residential use of the Zone, reflect the planned built form and do not compromise the existing hierarchy of business zones within the city.

MRZ-O2 Built development* in the Medium Density Residential Zone

Built *development** in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban *environment* that:

- a. Comprises well-designed *buildings*, *sites*, *streets*, and *neighbourhoods*;
- b. Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED) principles;
- c. Is characterised by an increased *building* density, a mix of *building* typologies, and *building heights* up to (and including) three storeys;
- d. Is adaptable and healthy;
- e. Provides a reasonable level of amenity for residents, adjoining residential properties and the street;
- f. Enables mode shift to public transport and active transport modes;
- g. Integrates with existing and planned infrastructure;
- h. Connects with open space and the *natural environment*;
- i. Is resilient to the *effects* of climate change and *natural hazards*; and
- j. Is energy efficient.

MRZ-O3 Protecting water bodies and freshwater ecosystems

Subdivision and *development** in the Medium Density Residential Zone contributes to an improvement in the health and wellbeing (including *mauri**) of the Manawatū Awa and its lagoons and tributaries.

MRZ-O4 Effects of flooding in the Medium Density Residential Zone

Avoid residential intensification unless the *on-site* and *off-site effects* of flooding (including from *stormwater*) on people, property and the *environment* as a result of residential intensification are appropriately mitigated.

MRZ-O5 Mitigate effects of development* adjacent to infrastructure

Mitigate the adverse *effects*, including reverse sensitivity *effects*, of *subdivision*, use and *development** which is located adjacent to infrastructure.

MRZ-O6 Whenua Māori

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*Tangata whenua** are able to protect, develop and use whenua Māori in a way that is consistent with their cultural values and aspirations.

Policies

MRZ-P1 Enabled activities

Enable:

1. *residential activities* and *buildings*, including *papakāinga**, that are compatible with the planned built form of the zone, and
2. non-residential activities and *buildings* that are compatible with the purpose of the Zone and at a scale and intensity which is compatible with the predominantly residential use of the Zone.

MRZ-P2 Residential activities and buildings, including papakāinga*, which do not meet the permitted activity standards

Provide for *residential activities* and *buildings*, including *papakāinga**, that do not meet the permitted activity standards, where they are well-designed and compatible with the planned built form of the zone.

MRZ-P3 Planned built form

Residential buildings and *structures*, including *papakāinga**, are compatible with the planned built form of the Zone when:

1. *Site* layouts are coherently planned and the layout responds to the characteristics of the *site* and context, including adjacent waterways and *public open space**;
2. *Site* layouts provide a good level of pedestrian access and amenity and achieve legible, visually attractive *access** to the *development**;
3. Site layouts provide adequate rubbish/recycling collection and storage facilities.
4. *Residential units* have appropriately sized and located private *outdoor living space* with a reasonable level of privacy and sunlight;
5. *Building* designs and *site* layouts provide a reasonable level of privacy and access to sunlight for *residential units* on the *site* and for those on neighbouring *sites*;
6. *Development** frontages provide a legible connection to the street through orientation, entrance location, fencing and glazing, and they are not dominated by garages;
7. *Developments** integrate landscaping with *building* and *access** design;
8. They provide visual interest through the modulation and articulation of *façades* and roof forms.

MRZ-P4 – Transport

Enable *residential activities* and *buildings* when:

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1. The safety and efficiency of the land transport network is maintained, including by providing for safe vehicle turning and manoeuvring where off-street parking is provided; and
2. On-site bicycle parking and storage is provided to support mode shift.

MRZ-P5 Non-residential activities and buildings

Only allow non-residential activities and *buildings* where they:

1. Support the needs of local communities;
2. Are compatible with the purpose of the Zone, with a compatible scale and intensity of use;
3. Are compatible with the planned built form for the Zone;
4. Support mode shift by providing on-site bicycle parking and storage;
5. Maintain the safety and efficiency of the transport network, including by allowing for safe vehicle turning and manoeuvring where off-street parking is provided; and
6. Do not affect the City's business zones hierarchy.

MRZ-P6 Adverse effects of flooding and stormwater

On-site mitigation measures are incorporated into *subdivision, use and development** in the zone, including by requiring:

1. Minimum *permeable surface** areas to assist with reducing the rate and volume of *stormwater* run-off and improve water and soil quality;
2. *Stormwater* attenuation;
3. Adoption of minimum floor levels; and
4. That off-site *stormwater* peak flows following intensification of a *site* are maintained at pre-*development** levels.

MRZ-P7 – Development* in the Stormwater Overlay

Avoid *development** in the Stormwater Overlay unless the *Council** is satisfied that a *site-specific stormwater* management plan prepared by a suitably qualified *stormwater* design consultant (preferably with experience in *water sensitive design** concepts and elements) **identifies:**

1. **identifies** the location, scale and nature of the *development** proposed for the *site*;
2. **identifies** the extent of flood and/or overland *stormwater* flow hazards;
3. **identifies** the on-site and off-site *effects* of the proposed *development** on people, property and the *environment*;
4. recommends **sed** mitigation measures to remedy or mitigate the on- and off-site *effects* of the *development**; and
5. demonstrates that the on- and off-site *adverse effects* will be appropriately mitigated.

MRZ-P8 Water Sensitive Design*

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*Water sensitive design** methods are incorporated into new *subdivision and development** and they are designed, constructed and maintained to:

1. Improve the health and well-being of water bodies and freshwater ecosystems;
2. Avoid or mitigate *off-site effects* from surface water runoff;
3. Demonstrate best practice approach to the management of *stormwater* quality and quantity; and
4. Reduce demand on water supplies.

MRZ-P9 Building materials

The *effects* on water quality of copper and zinc entering the *stormwater* system from use as roofing, guttering and building materials are mitigated through the use of appropriate treatment.

MRZ-P10 Energy efficiency

Encourage the adoption of energy efficient design and *site* layouts that optimise solar access and manage solar gain.

MRZ-P11 Effects on buildings and activities near infrastructure

Manage the *effects* on new or altered *buildings* and *noise sensitive activities** near existing infrastructure, including by requiring:

1. Appropriate setbacks and design controls where necessary to achieve appropriate protection of infrastructure and mitigation of *effects* on adjacent *noise sensitive activities**.
2. All future *buildings*, *earthworks* and construction activities maintain safe electrical clearance distances in compliance with the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34:2001).

MRZ- P12 Vegetation and landscaping

Encourage the retention and incorporation of existing vegetation into the required landscaped areas. Encourage replacement planting to:

- a. Be of equal or better quality in terms of species, form, scale and texture;
- b. Use locally sourced species.

MRZ-P13 – Enabling *tangata whenua to provide for their cultural, social and economic well-being**

*Tangata whenua** are enabled to provide for their cultural, social and economic well-being including by:

1. *Development** of *papakāinga**; and
2. *Marae** where they are by and for Rangitāne o Manawatū.

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Rules

Note: There may be a number of provisions that apply to an activity, *building*, *structure* or *site*. Resource consent may therefore be required under rules in this section as well as other sections of the District Plan. For example, rules relating to:

- Signs, noise, earthworks - Section 6: General Rules
- Subdivision - Section 7B: Subdivision in the Medium Density Residential Zone
- Scheduled trees and heritage buildings – Section 17: Cultural and natural heritage
- Access* and parking – Section 20: Land Transport; and
- Natural hazards – Section 22: Natural hazards.

The information requirements for a *land* use consent can be found in Chapter 5.

Definitions: unless an *italicised* term is denoted with an * (representing a definition in Section 4 of the District Plan), definitions can be found in Section 4A of the District Plan.

Rules in Section 10: Residential Zone which apply in the Medium Density Residential Zone

The following rules apply in the Medium Density Residential Zone:

Air Noise Control

- R10.6.1.1(h) – acoustic treatment and ventilation requirements
- R10.6.4.2 – *Building* alterations and addition in Air Noise Contour if established before 2 Sept 1998
- R10.6.5.2 – *Dwellings** in Inner and Outer Control Contours
- R10.6.6.1 - Prohibited activities in Air Noise Zone
- R10.7.4.9 – *Building* Alterations and additions in Air Noise Contour
- R10.7.5.2 – Non-residential *buildings* in Inner or Outer Control Contour without noise reduction
- R10.7.6.1 - Prohibited activities in the air noise contour

Awatea Stream and Jensen Street Ponding Areas

- R10.6.3.5 - Awatea Stream and Jensen Street Ponding Areas

Construction, development*, maintenance or replacement of flood protection works by Manawatū Whanganui Regional Council

- R10.7.1.8 – *Structural maintenance of flood protection works** by MWRC
- R10.7.2.1 - Construction, *development** or replacement of flood protection works by MWRC

Temporary Military Training Activities

- R10.7.1.9 - Minor Temporary Military Training Activities

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<p>- R10.7.4.10 - <i>Temporary Military training activities</i> which do not comply with the Performance Standards, Extended Military Training Activities, and activities including live firing of weapons, firing of blank ammunition, single or multiple explosive events, and which comply with the following Performance Standard, are Discretionary Activities.</p>
RULES – LAND USE ACTIVITIES IN THE MEDIUM DENSITY RESIDENTIAL ZONE
MRZ-R1 Residential activities, including papakāinga*
1. Activity status: Permitted
MRZ-R2 Home businesses, excluding home-based childcare services
1. Activity status: Permitted Where: a. The <i>site</i> is occupied by a residential <i>building</i> (including <i>papakāinga*</i>) and used for <i>residential activities</i> by at least one person who is an employee or equivalent engaged in the <i>home business</i> , and who lives on the <i>site</i> as their principal place of residence; b. No more than the equivalent of three full time persons in total work in the <i>home business</i> at any one time; c. No more than 1/3 of the <u>gross floor area of a residential building, including any accessory building or external storage area, (up to a maximum of 40m² and including gross floor area and external storage areas but (excluding any car parking areas)-must can</u> be used for the <i>home business</i> ; d. Activities do not create <i>dust</i> nuisance; e. The <i>home business</i> does not involve the use of trucks or other heavy vehicles; f. The <i>home business</i> does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting or motor vehicles, excluding the residents' motor vehicles; g. Any external storage associated with the activity must be screened so they are not visible from a <i>public road</i> or space; h. Hours of operation are limited to 7.00 am to 10.00 pm Monday to Saturday; i. Any goods sold on the <i>site</i> must have been substantially made, repaired, renovated or restored on the <i>site</i> ; j. All exterior lighting must comply with AS Standard 4282; k. <i>Signs*</i> comply with R6.1.5; l. <i>Noise</i> complies with R10.8.1; and m. <i>Storage*</i> of hazardous substances complies with R14.5.1.
2. Activity status: Restricted Discretionary Where: a. There is a non-compliance with one or more of the standards in MRZ-R2.1.

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*Council's** discretion is restricted to:

1. The extent and *effects* of non-compliance with any standard in MRZ-R2.1 which has not been met, ~~including any relevant assessment criteria for MRZ-R2.1(k) (m)~~; and
2. The relevant matters in Policy MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R3 Home-based childcare services

1. Activity status: **Permitted**

Where:

- a. The maximum number of children enrolled does not exceed four;
- b. The hours of operation are between 7.00 am to 7.00pm Monday to Friday;
- c. *Signs** comply with R6.1.5;
- d. *Noise* complies with R10.8.1; and
- e. All exterior lighting complies with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R3.1.

*Council's** discretion is restricted to:

1. The extent and *effects* of non-compliance with any standard in MRZ-R3.1 which has not been met, ~~including any relevant matters of discretion or assessment criteria for MRZ-R3.1 (c) and (d)~~; and
2. The relevant matters in Policy MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R4 Conversion of a residential unit to a community house*

1. Activity status: **Permitted**

Where:

- a. Not more than the equivalent of three full time persons shall be employed on the *site*;

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- b. Air noise control – compliance with R10.6.1.1(h);
- c. Parking and access* comply with following standards in Rule 20.4.2;
 - i. 20.4.2(a) – Vehicle access*;
 - ii. 20.4.2(b)(i) – Parking spaces for people with disabilities;
 - iii. 20.4.2(c) – Car park landscape design;
 - iv. 20.4.2(d) – Formation of parking spaces;
 - v. 20.4.2(e) and (f) – Loading space provisions and design;
- d. Noise – complies with R10.8.1;
- e. Signs* – complies with R6.1.5; and
- f. Exterior lighting must comply with AS Standard 4282; and

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R4.1.

Council's* discretion is restricted to:

- 1. The extent and effects of non-compliance with any standard in MRZ-R4.1 which has not been met, ~~including any relevant matters of discretion or assessment criteria for MRZ-R4.1 (b)-(e)~~; and
- 2. The relevant matters in MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R5 Conversion of an existing residential unit to a Health facility*

1. Activity status: **Permitted**

Where:

- a. There are no more than three health practitioners, including a practice nurse;
- b. Parking and access* comply with the following standards in R20.4.2;
 - i. 20.4.2(a) Vehicle Access*;
 - ii. 20.4.2(b)(i) Parking Spaces for People with Disabilities;
 - iii. 20.4.2(c) Car Park Landscape Design;
 - iv. 20.4.2(d) Formation of Parking Spaces;
 - v. 20.4.2(g) Cycle Parking Provision and Design;
 - vi. 20.4.2(h) Cycle Parking End of trip Facilities.
- c. Landscape Amenity – complies with R10.7.1.2(g);
- d. Signs* comply with R6.1.5;
- e. Noise complies with R10.8.1;
- f. Air noise control complies with R10.6.1.1(h); and
- g. All exterior lighting must comply with AS Standard 4282.

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2. Activity status: **Restricted Discretionary**

Where:

a. There is a non-compliance with one or more of the standards in MRZ-R5.1.

Council's* discretion is restricted to:

1. The extent and *effects* of non-compliance with any standard in MRZ-R5.1 which has not been met, including any relevant assessment criteria for MRZ-~~R5.1(c) (b) – (f)~~; and
2. The relevant matters in MRZ-P5.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

RULES – BUILDINGS AND STRUCTURES IN MEDIUM DENSITY RESIDENTIAL ZONE

MRZ-R6 – Repair, *demolition or removal of buildings and structures**

1. Activity status: **Permitted**

Advice Note:

This rule does not apply to heritage buildings

MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. MRZ-S1 – Maximum *building height*
- ii. MRZ-S2 – *Height in relation to boundary*
- iii. MRZ-S3 – Setbacks
- iv. MRZ-S4 – *Building coverage*
- v. MRZ-S5 – Landscaped areas
- vi. MRZ-S6 – Shade
- vii. MRZ-S7 – *Outdoor living space*
- viii. MRZ-S8 – Outlook space
- ix. MRZ-S9 – *Permeable surfaces**
- x. MRZ-S10 – *Stormwater attenuation device*
- xi. MRZ-S11 – Minimum floor levels
- xii. MRZ-S12 – Front façade glazing
- xiii. MRZ-S13 – Front door orientation

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<ul style="list-style-type: none">xiv. MRZ-S14 – Garagesxv. MRZ-S15 – On-site carparkingxvi. MRZ-S16 – Vehicle crossingsxvii. MRZ-S17 – On-site vehicle manoeuvringxviii. MRZ-S18 – On-site bicycle parkingxix. MRZ-S19 – On-site rubbish storage and collectionxx. MRZ-S20 – Fences and standalone walls <p>b. Parking and access* comply with the following standards in Rule 20.4.2</p> <ul style="list-style-type: none">i. R20.4.2(a)(ii);ii. R20.4.2(a)(vi)b,d-j);iii. R20.4.2(a)(vii), (ix) and (xii);iv. R20.4.2(a)(viii) – applies to each <i>residential unit</i> where carparking provided;v. R20.4.2 (d); andvi. R20.4.2(f).
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. There is a non-compliance with one or more of the standards of MRZ-R7-1.</p> <p>Council's* discretion is restricted to:</p> <ul style="list-style-type: none">1. The matter(s) of discretion for any infringed standard in MRZ-R7.1(a);2. The extent and effects of non-compliance with any standard in MRZ-R7.1(b) which has not been met, <u>including any relevant matters of discretion or assessment criteria</u>; and3. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12. <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.</p>
<p>MRZ-R8 Construction of four or more residential units and papakāinga (including relocatable and prefabricated residential units)</p>
<p>1. Activity status: Restricted Discretionary</p> <p>Council's* discretion is restricted to:</p> <ul style="list-style-type: none">1. <u>The extent and effects of non-compliance with standards MRZ-S1 – S20; and</u>2. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6, <u>MRZ-P8</u> and MRZ-P12. <p>Notification:</p>

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An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R9 - Addition or alteration of buildings and structures

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. MRZ-S1 – Maximum *building height*
- ii. MRZ-S2 – *Height in relation to boundary*
- iii. MRZ-S3 – *Setbacks*
- iv. MRZ-S4 – *Building coverage*
- v. MRZ-S5 – *Landscaped areas*
- vi. MRZ-S6 – *Shade*
- vii. MRZ-S7 – *Outdoor living space*
- viii. MRZ-S8 – *Outlook space*
- ix. MRZ-S9 – *Permeable surfaces**
- x. MRZ-S10 – *Stormwater attenuation device*
- xi. MRZ-S11 – *Minimum floor levels*
- xii. MRZ-S12 – *Front façade glazing*
- xiii. MRZ-S13 – *Front door orientation*
- xiv. MRZ-S14 – *Garages*
- xv. MRZ-S15 – *On-site carparking*
- xvi. MRZ-S16 – *Vehicle crossings*
- xvii. MRZ-S17 – *On-site vehicle manoeuvring*
- xviii. MRZ-S18 – *On-site bicycle parking*
- xix. MRZ-S19 – *On-site rubbish storage and collection*
- xx. MRZ-S20 – *Fences and standalone walls; and*

b. Parking and access* comply with the following standards in Rule 20.4.2

- i. R20.4.2(a)(ii)
- ii. R20.4.2(a)(vi)b,d-j)
- iii. R20.4.2(a)(vii), (ix) and (xii)
- iv. R20.4.2(a)(viii) – if on-site parking is provided
- v. R20.4.2 (d) and
- vi. R20.4.2(f).

2. Activity status: **Restricted Discretionary**

Where:

a. There is a non-compliance with one or more of the standards in MRZ-R9.1.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R9.1(a);
2. The extent and effects of non-compliance with any standard in MRZ-R9.1(b) which has not been met, ~~including the relevant matters of discretion or assessment criteria~~; and

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3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R10 – Construction, alteration or addition of buildings and structures within the Stormwater Overlay

1. Activity status: **Restricted Discretionary**

*Council's** discretion is restricted to:

1. The extent to which any *effects*, both on-site and off-site, are avoided or mitigated;
2. Whether the proposed mitigation measures can be effectively implemented and maintained;
3. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy; and
4. The relevant matters in MRZ-P6, and MRZ-P7-~~and MRZ-P8~~.

Advice Note:

A site-specific stormwater management plan prepared to meet the requirements of SUB-MRZ-R1.2 may be sufficient to meet the requirements of this rule, subject to the management plan being prepared based on the most up to date flood data.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R11 Construction, addition, and alteration of accessory buildings

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*
 - ii. MRZ-S2 – *Height in relation to boundary*
 - iii. MRZ-S4 – *Building coverage*
 - iv. MRZ-S9 – *Permeable surfaces**; and
 - v. MRZ-S10 – *Stormwater attenuation device*.

2. Activity status: **Restricted Discretionary**

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Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R11.1.

*Council's** discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R11.1; and
2. The relevant matters in MRZ-P3, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R12 Educational facility (including kohanga reo* and kura kaupapa*)

1. Activity status: **Permitted**

Where:

- a. The *educational facility* has *access** from a Minor Arterial or Collector Road, listed as such in 20.6.1.2 and 20.6.1.3;
- b. Any *building* used for educational purposes is offset from an adjacent residentially-used property by 6 metres;
- c. *Building coverage* must not exceed 40% of the *site*;
- d. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*;
 - ii. MRZ-S2 – *Height in relation to boundary*;
 - iii. MRZ-S9 – *Permeable surfaces**;
 - iv. MRZ-S10 – *Stormwater* attenuation device;
 - v. MRZ-S11 – Minimum floor levels; and
- e. Air Noise Control – compliance with R10.6.1.1 (h)
- f. Landscaping and fencing – complies with R10.7.1.3(g)
- g. Parking and *access** comply with following standards in Rule 20.4.2:
 - i. 20.4.2(a) – *Vehicle access**;
 - ii. 20.4.2(b)(i) – Parking spaces for people with disabilities;
 - iii. 20.4.2(c) – Car park landscape design;
 - iv. 20.4.2(d) – Formation of parking spaces;
 - v. 20.4.2(e) and (f) – Loading space provisions and design;
 - vi. 20.4.2(g)- Cycle parking provisions and design; and
 - vii. 20.4.2(h) – Cycle parking end-of-trip facilities.
- h. Noise complies with R10.8.1;
- i. Signs comply with Rule 6.1.5; and
- j. Exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

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- a. There is a non-compliance with one or more of the standards in MRZ-R12.1.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R12.1(d); and
2. The extent and *effects* of non-compliance with any requirement in MRZ-R12.1 ~~(e)-(f)~~ which has not been met, including any relevant assessment criteria for MRZ-R~~2~~12.1 ~~(f)(e)-(f)~~; and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R13 Construction of a new *community house**

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:

- i. MRZ-S1 – *Maximum building height*
- ii. MRZ-S2 – *Height in relation to boundary*
- iii. MRZ-S3 – *Setbacks*
- iv. MRZ-S4 – *Building coverage*
- v. MRZ-S5 – *Landscaped areas*
- vi. MRZ-S6 – *Shade*
- vii. MRZ-S7 – *Outdoor living space*
- viii. MRZ-S8 – *Outlook space*
- ix. MRZ-S9 – *Permeable surfaces**
- x. MRZ-S10 – *Stormwater attenuation device*
- xi. MRZ-S11 – *Minimum floor levels*
- xii. MRZ-S12 – *Front façade glazing*
- xiii. MRZ-S13 – *Front door orientation*
- xiv. MRZ-S14 – *Garages*
- xv. MRZ-S15 – *On-site carparking*
- xvi. MRZ-S16 – *Vehicle crossings*
- xvii. MRZ-S17 – *On-site vehicle manoeuvring*
- xviii. MRZ-S19 – *On-site rubbish storage and collection*
- xix. MRZ-S20 – *Fences and standalone walls; and*

- b. Air noise control – compliance with R10.6.1.1(h)

- c. Parking and access* comply with following standards in Rule 20.4.2;

- i. 20.4.2(a) – *Vehicle access**;
- ii. 20.4.2(b)(i) – *Parking spaces for people with disabilities;*
- iii. 20.4.2(c) – *Car park landscape design;*
- iv. 20.4.2(d) – *Formation of parking spaces;*
- v. 20.4.2(e) and (f) – *Loading space provisions and design;*

- d. Noise – complies with R10.8.1

- e. Signs – complies with R6.1.5; and

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- f. Exterior lighting must comply with AS Standard 4282.

2. Activity status: **Restricted Discretionary**

Where:

- a. There is a non-compliance with one or more of the standards in MRZ-R13-1.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R13.1(a)
2. The extent and effects of non-compliance with any requirement in MRZ-R13.1(b)-(f) which has not been met, ~~including any relevant matters of discretion assessment criteria for MRZ.R13.1(b)-(e)~~; and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R14 Visitor accommodation

1. Activity status: **Permitted**

Where:

- a. *Visitor accommodation* is located on properties with a frontage and the main entrance from a street listed as a Major Arterial or Minor Arterial Road in 20.6.1.1 and 20.6.1.2 in Section 20 of the District Plan.
- b. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*;
 - ii. MRZ-S2 – *Height in relation to boundary*;
 - iii. MRZ-S3 – Setbacks;
 - iv. MRZ-S4 – *Building coverage*;
 - v. MRZ-S9 – *Permeable surfaces**;
 - vi. MRZ-S10 – *Stormwater* attenuation device;
 - vii. MRZ-S11 – Minimum floor levels;
 - viii. MRZ-S20 – Fences and standalone walls;
- c. Landscape/fencing – complies with R10.7.1.2(g)
- d. Parking and access* comply with R20.4.2;
 - i. 20.4.2(a) Vehicle Access*;
 - ii. 20.4.2(b)(i) Parking Spaces for People with Disabilities;
 - iii. 20.4.2(c) Car Park Landscape Design;
 - iv. 20.4.2(d) Formation of Parking Spaces;
 - v. 20.4.2(g) Cycle Parking Provision and Design;
 - vi. 20.4.2(h) Cycle Parking End of trip Facilities; and
- e. All exterior lighting must comply with AS Standard 4282.

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2. Activity status: **Restricted Discretionary**

Where:

- f. Compliance with one or more of the standards of MRZ-R14-1 is not achieved.

Council's* discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R14.1(b);
2. The extent and effects of non-compliance with any standard in MRZ-R14.1(c)-(e) which has not been met, including any relevant assessment criteria for MRZ-R14.1 ~~(c)(b)-(d)~~; and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R15 Construction of a new Health facility*

1. Activity status: **Permitted**

Where:

- a. There are no more than three health practitioners, including a practice nurse;
- b. Compliance with the following standards is achieved:
 - i. MRZ-S1 – Maximum *building height*;
 - ii. MRZ-S2 – *Height in relation to boundary*;
 - iii. MRZ-S3 – *Setbacks*;
 - iv. MRZ-S4 – *Building coverage*;
 - v. MRZ-S9 – *Permeable surfaces**;
 - vi. MRZ-S10 – *Stormwater attenuation*;
 - vii. MRZ-S11 – *Minimum floor levels*;
 - viii. MRZ-S12 – *Front façade glazing*;
 - ix. MRZ-S14 – *Garages*;
- c. Parking and access* comply with R20.4.2:
 - i. 20.4.2(a) *Vehicle Access**;
 - ii. 20.4.2(b)(i) *Parking Spaces for People with Disabilities*;
 - iii. 20.4.2(c) *Car Park Landscape Design*;
 - iv. 20.4.2(d) *Formation of Parking Spaces*;
 - v. 20.4.2(g) *Cycle Parking Provision and Design*;
 - vi. 20.4.2(h) *Cycle Parking End of trip Facilities*
- d. *Landscape/fencing* – complies with R10.7.1.2(g)
- e. *Signs* comply with R6.1.5;
- f. *Noise* complies with R10.8.1;
- g. *Air noise control* complies with R10.6.1.1(h); and
- h. All exterior lighting must comply with AS Standard 4282.

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2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with one or more of the standards of MRZ-R15.1 is not achieved.

*Council's** discretion is restricted to:

1. The matter(s) of discretion for any infringed standard in MRZ-R15.1(b)
2. The extent and *effects* of non-compliance with any requirement in MRZ-R15.1(c)-(h) which has not been met, including any relevant assessment criteria for MRZ-R15.1(d)(c)-(g); and
3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R16 *Marae**

1. Activity status: **Restricted Discretionary**

*Council's** discretion is restricted to:

1. The *effects* on pedestrian safety and the safe and efficient movement of vehicles and other *road* users;
2. The extent to which *site* layout and any proposed landscaping helps avoid or minimise *effects* from *building* bulk and form on surrounding residential areas, the streetscape, and adjoining public space in relation to *building* dominance, privacy and shading;
3. The matter(s) of discretion in MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6 and MRZ-S17; and
4. The relevant matters in MRZ-P4, MRZ-P5, MRZ-P6, MRZ-P8, MRZ-P10, MRZ-P11 and MRZ-P12.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991. Rangitāne o Manawatū must be limited notified in accordance with section 95A of the Resource Management Act 1991 of an application under this rule if the applicant is an *iwi**, *hapū**, *whānau*, Māori or other entity other than Rangitāne o Manawatū.

MRZ-R17 *Retirement Villages and Residential Centres, *Visitor Accommodation with frontage to a Major Arterial or Minor Arterial Road as listed in Appendix 20A, Community Facilities, Places of Worship**, *Training Facilities**, *Health Centres** and *Hospitals and Early Childhood Facilities****

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<p>1. Activity status: Discretionary</p>
<p>MRZ-R18 Fences and standalone walls</p>
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with MRZ-S206 is achieved:</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R18-1 is not achieved.</p> <p>Council's* discretion is restricted to:</p> <p>1. The matters of discretion for MRZ-S206.</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.</p>
<p>MRZ-R19 – Buildings, accessory buildings or structures adjacent to overhead electricity lines*</p>
<p>2. Activity status: Permitted</p> <p>Where:</p> <p>a. any <i>building, accessory building or structure</i> is set back from an overhead electricity <i>line*</i> in accordance with the New Zealand Electrical Code of Practice for Electrical Safe Distances – NZECP 34:2001.</p> <p>Advice note:</p> <p>This rule applies where a <i>site</i> contains or adjoins an overhead electricity <i>line*</i> (e.g. on legal road).</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R19-1. is not achieved;</p> <p>Council's* discretion is restricted to:</p>

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1. Whether the *building, accessory building or structure* will interfere with the safe and efficient operation, maintenance or *minor upgrading** of the overhead electricity *lines**; and
2. The risk of electrical hazards and/or faults.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

Powerco Limited (or its successor) must be given limited notification of an application under this rule, in accordance with section 95B of the Resource Management Act 1991, unless they have provided written approval.

MRZ-R20 New *buildings or alterations or additions to buildings* within 50m of the state highway

1. Activity status: **Permitted**

Where:

- a. any alteration or addition to a *building* does not increase the floor area by more than 10% and the addition or alteration does not increase the number of bedrooms or sleeping rooms; and
- b. *habitable rooms* are:
 - i. Designed, constructed and maintained to achieve a maximum indoor design noise level of 40 dB LAeq (24hr) inside any new or altered *habitable room*;
 - ii. For *buildings* which require windows to be closed to achieve the relevant noise levels in (a), MRZ-S21 – Ventilation Standard can be met; and
- c. A report, prepared by an *acoustical consultant**, is submitted to the *Council** demonstrating compliance with (b).

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with MRZ-R20-1 is not achieved;

*Council's** discretion is restricted to:

1. The extent to which noise generated by use of the state highway will adversely affect the health and wellbeing of people;
2. The extent to which noise will detract from *amenity values* expected for the zone; and
3. Reverse sensitivity effects on the safe and efficient operation of the state highway.

Notification:

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An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

The New Zealand Transport Agency Waka Kotahi (or its successor) must be given limited notification of an application under this rule unless they have provided written approval.

MRZ-R21 Building setback from rail corridor for construction, addition and alteration of any building

1. Activity status: **Permitted**

Where any *building, accessory building or structure* is:

- a. Set back at least 5m from the *rail corridor*.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with MRZ-R21-1 is not achieved;

*Council's** discretion is restricted to:

1. The location and design of the *building or structure* as it relates to the ability to safely use, access and maintain *buildings* without requiring access on, above or over the rail designation boundary; and
2. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including *rail corridor* access and maintenance.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

KiwiRail Limited (or its successor) must be given limited notification of an application under this rule unless they have provided written approval.

MRZ-R22 New buildings or alterations or additions to buildings within 100m of the rail corridor

1. Activity status: **Permitted**

Where:

- a. any alteration or addition to a *building* does not increase the floor area by more than 10% and the addition or alteration does not increase the number of bedrooms or sleeping rooms; and
- b. *noise sensitive activities**:

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- i. Are designed, constructed and maintained to achieve the indoor design noise levels in Table 1 or:

Building Type	Occupancy/activity	Maximum railway noise level LAeq(1h)
Residential	Sleeping spaces	35dB
	Other habitable rooms	40dB
Visitor Accommodation	Sleeping spaces	35dB
	Other habitable rooms	40dB
Education Facility	Lecture rooms/theatres, music studios, assembly halls	35dB
	Teaching areas, conference rooms, drama studies, sleeping areas	40dB
	Libraries	45dB
Health	Overnight medical care, wards	40dB
	Clinics, consulting rooms, theatres, nurses' stations	45dB
Cultural	Places of worship, marae	35 dB

- ii. It can be demonstrated by way of prediction or measurement that the noise at all exterior façades of the listed activity is no more than 15dB above the relevant noise level in Table 1; and
- iii. For *buildings* which require windows to be closed to achieve the relevant noise levels in (a), MRZ-S21 – Ventilation Standard can be met; and

- c. A report, prepared by an *acoustical consultant** is submitted to the *Council** demonstrating compliance with (b).

Advice Note:

Buildings, structures and activities within 100m of the designated *rail corridor* may be subject to *vibration effects* from rail activities. There are no rules or standards which apply to vibration.

1. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with one or more of the standards in MRZ-R22-1 is not achieved;

*Council's** discretion is restricted to:

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1. The extent and *effect* of non-compliance with MRZ-R22-1; and
2. The extent of *effects* on health and wellbeing for occupants of the *building* to which the rule applies.
3. The relevant matters in MRZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

KiwiRail Limited (or its successor) must be given limited notification of an application under this rule unless they have provided written approval.

MRZ-R23 Copper and zinc *building materials* – all residential and non-residential *buildings*

1. Activity status: **Permitted**

Where:

- a. new *buildings* and *structures*, or additions and alterations to existing *buildings* and *structures*, use copper or zinc cladding and/or roofing materials (including guttering and spouting) these materials are sealed or otherwise finished to prevent water runoff which contains copper or zinc.

2. Activity Status: **Restricted Discretionary**

Where:

- a. The standard in MRZ-R23.1 is not met.

Matter of discretion are restricted to:

1. How *stormwater* from copper or zinc cladding or roofing materials will be treated to prevent these *contaminants* from entering the stormwater network.

Notification:

An application under this rule is precluded from being publicly or limited notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R24 *Stormwater treatment for parking and manoeuvring areas, and access ways* ~~four or more carparks (including garages)~~

1. Activity status: **Permitted**

Where:

The cumulative area of any parking area, manoeuvring area and access ways on a site is less than 100m².

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2.4. Activity status: **Restricted Discretionary**

Where:

a. MRZ-R24.1(a) is not met

Council's* discretion is restricted to:

1. The extent to, and method(s) by, which stormwater runoff from the carparks, including any manoeuvring areas and access ways, is captured and directed to a *stormwater* treatment device;
2. The suitability of the *stormwater* treatment device for treating the predicted volume of *stormwater*, potential *contaminants* and *site* conditions; and
3. The proposed approach to ongoing maintenance of the *stormwater* treatment device to secure ongoing operation.

Advice Note:

The Council prefers the use of bioretention systems for stormwater treatment, for example raingardens, filter strips or swales. Further information is available in Council's Residential Bioretention Design Guide.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

MRZ-R25 Any activity or the construction, alteration or addition of buildings or structures not provided for in rules MRZ-R1-R24 is a discretionary activity.

MEDIUM DENSITY RESIDENTIAL ZONE STANDARDS

MRZ-S1 Maximum building height

1. Buildings or structures ~~(excluding garages and accessory buildings)~~ may not exceed a maximum *height* of 11 metres above *ground level*.

Except that:

- 50% of a *building's* roof in elevation, measured vertically from the junction between wall and roof, may exceed this *height* by 1 metre, where the entire roof slopes 15° or more, as illustrated in MRZ-Figure 1 below.

Matters of discretion where the standard is infringed:

1. Dominance *effects* on adjoining residential *sites*.

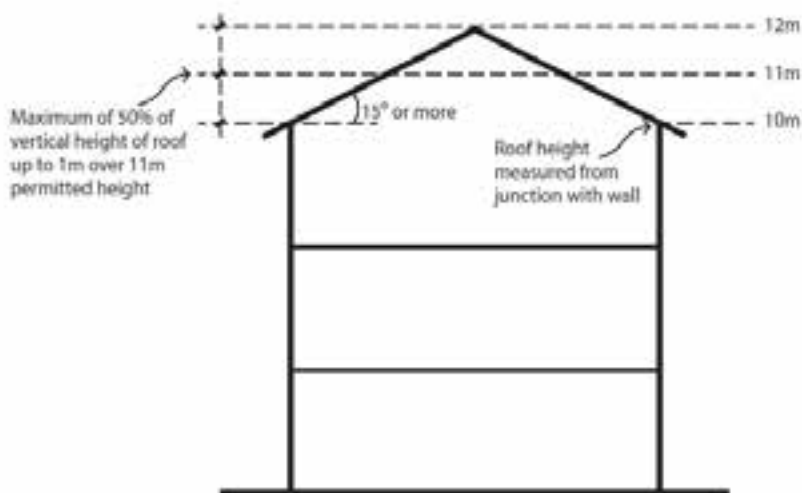
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~~2. Garages or accessory buildings may not exceed a maximum height of 2.8m above ground level.~~

MRZ-S1 does not apply to:

- Fences and standalone walls (refer MRZ-S20);
- Solar panel and heating components attached to a *building* provided these do not exceed the *height* by more than 500mm; or
- Satellite dishes, *antennas**, aerials, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1m in diameter and do not exceed the *height* by more than 2 metres measured vertically.

MRZ-Figure 1 Diagram showing maximum building height



MRZ-S2 Height in relation to boundary

1. All *buildings* and *structures* (excluding garages and accessory buildings) must be contained beneath recession planes, inclined inwards at right angles, of:
 - a. 45° measured from a point ~~of~~ 5.0 metres above *ground level* and perpendicular to the boundary, for the greater distance of either 15 metres, or the first two-thirds of the *site*, from the boundary with a public road; and

Matters of discretion where the standard is infringed:

1. Shading *effects* on adjoining residential *sites*;
2. Loss of privacy *effects* on adjoining residential *sites*; and
3. Dominance *effects* on adjoining residential *sites*.

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b. 45° measured from a point ~~of~~ 2.8 metres above *ground level* and perpendicular to the boundary for the remainder of the *site*.

2. Garages and accessory buildings must be contained beneath a 45° measured from a point 2.8 metres above ground level and perpendicular to the boundary.

MRZ-S2.1 does not apply:

- To a boundary with a public road;
- Existing or proposed internal boundaries within a *site*;
- *Site* boundaries where there is an existing or proposed common wall;
- Solar panel and heating components attached to a *building* provided these do not exceed the *height* by more than 500 mm; and
- Satellite dishes, *antennas**, aerials, chimneys, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1 metre in diameter and do not exceed the *height* by more than 2 metres measured vertically.

2. For rear *sites*, where the site does not contain any boundaries with a public road other than for an *access strip**; all *buildings* and *structures* must be contained beneath a *line** of 45° measured from a point ~~of~~ 2.8 metres above *ground level* and perpendicular to the boundary. ~~inclined inwards at right angles.~~

Where the *site* boundary forms part of a legal right of way, *access strip**, or pedestrian *access strip**, MRZ-S2 applies from the farthest boundary of that legal right of way, *access strip** or pedestrian *access strip**.

MRZ-S2 does not apply to:

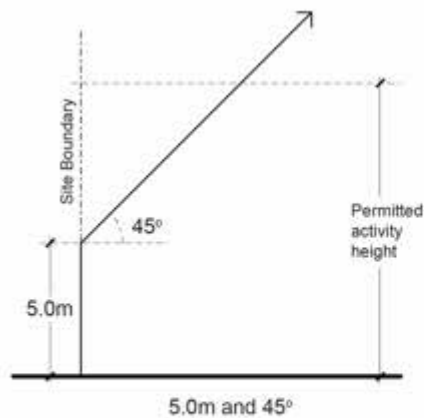
- Existing or proposed internal boundaries within a *site*.
- *Site* boundaries where there is an existing or proposed common wall.

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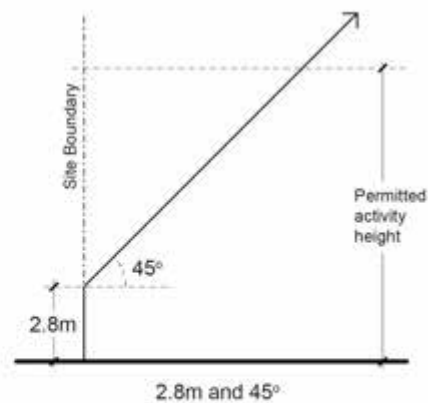
- Solar panel and heating components attached to a *building* provided these do not exceed the *height* by more than 500 mm.
- Satellite dishes, *antennas**, aerials, chimneys, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1 metre in diameter and do not exceed the *height* by more than 2 metres measured vertically.

See Figure MRZ-Figure 2 which demonstrates how the *height in relation to boundary* is to be measured.

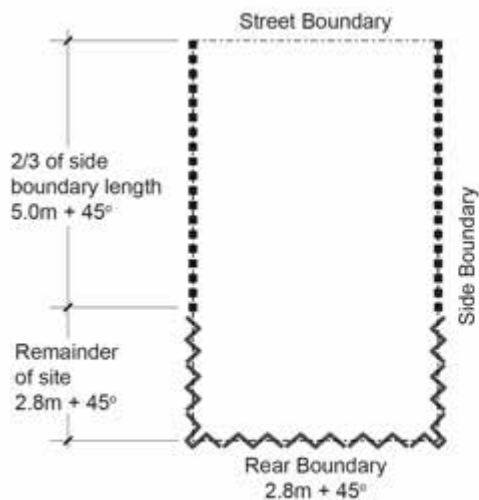
MRZ-Figure 2 Diagram showing *height in relation to boundary*



[HIRB AT FRONT]

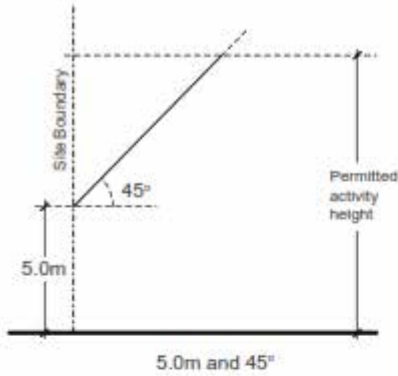


[HIRB AT REAR]

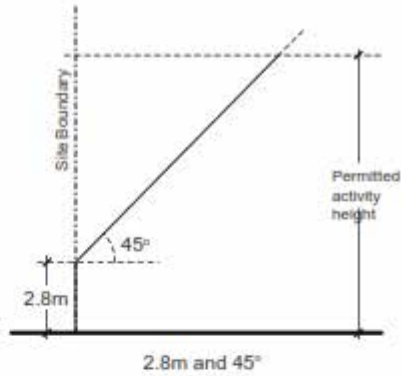


[HIRB LOCATION]

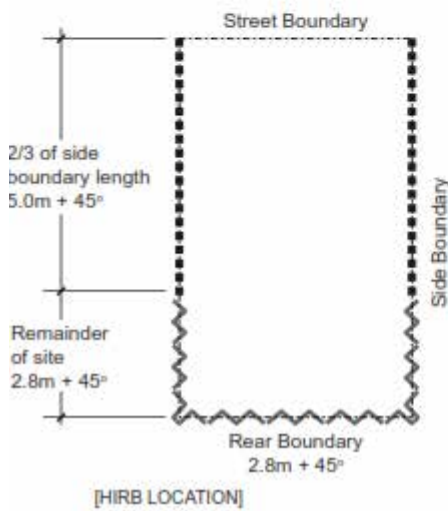
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[HIRB AT FRONT]



[HIRB AT REAR]



MRZ-S3 Setbacks

- Any building (including a garage) must be set back from the relevant boundary by the minimum depth listed in the following Yards table. ~~For a corner site* with frontages to two public roads, the front yard requirement applies to the primary frontage.~~

Yard	Minimum Depth
Front	1.5 metres from a public road where there is no vehicle crossing to the site, parking in the front yard.
Front	5.5 metres for that part of the frontage where a parking

Matters of discretion where the standard is infringed:

- Shading effects on adjoining sites;
- Loss of privacy effects on adjoining residential sites;
- Dominance effects on adjoining residential sites, and
- Safety effects on the land transport network and pedestrians.

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		space is provided but no garage (internal or standalone). from a public road, for the width of any vehicle crossing to the site.	
Side		1 metre	
<u>Rear</u>		<u>1 metre</u>	

~~2. A front-facing garage must be set back in accordance with the following Garage Setback table~~

Boundary	Depth
With public road, where no parking is provided in front of the garage	2.5 metres
With public road where parking is provided in front of garage	At least 5.5 metres
Side and rear	1 metre for that part of a garage which is longer than 7 metres

2. A side entry garage must be set back a minimum of 1.5 metres from a boundary fronting a public road.

MRZ-S3 does not apply to:

- *Accessory buildings* up to a maximum of 2m in height, which are located in the side or rear yards.
- *Site boundaries* where there is an existing or proposed common wall.
- Fences or standalone walls.
- Uncovered deck and uncovered *structures* no more than 1 metre in *height* above ground level.
- Eaves up to 600 mm wide. ~~For eaves wider than 600mm only the additional width~~

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beyond 600mm is included in the site coverage calculation.	
MRZ-S4 Building coverage	
<p>1. Maximum <i>building coverage</i> must not exceed 50% of the <i>net site area</i>.</p> <p>MRZ-S4 does not apply to:</p> <ul style="list-style-type: none"> • Uncovered deck and uncovered <i>structures</i> no more than 1 metre in <i>height</i> above <i>ground level</i>. • Eaves up to 600 mm wide. For eaves wider than 600mm only the additional width beyond 600mm is included in the <i>site coverage calculation</i>. 	<p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The <i>effects</i> of increased <i>building coverage</i> on <i>stormwater discharges</i> from the <i>site</i> and <i>flows</i>; 2. <i>Shading effects</i> on adjoining <i>sites</i>; 3. <i>Loss of privacy effects</i> on adjoining residential sites; and 4. <i>Dominance effects</i> on adjoining residential sites.
MRZ-S5 Landscaped area	
<ol style="list-style-type: none"> 1. A ground floor <i>residential unit, papakāinga*</i> or <i>community house*</i> must have a landscaped area of grass and/or plants covering at least 20% of the <i>site</i>; 2. Where a <i>site</i> fronts a <i>public road</i>, at least 30% of the required landscaped area must be located in the front yard, for a depth of at least 1m; 3. At least one specimen tree capable of growing to a minimum <i>height</i> of four metres after five years must be provided for each ground floor <i>residential unit, papakāinga*</i> or <i>community house*</i>. 4. The specimen tree must be located in the <i>outdoor living space</i> required by MRZ-S7(2) where this is provided at the street frontage <u>located in the front yard</u> of a <i>residential unit, papakāinga*</i> or <i>community house*</i>. 	<p>Matters of discretion if the standard is infringed:</p> <ol style="list-style-type: none"> 1. <i>Effect</i> of increased hard standing on visual amenity; 2. The contribution of landscaping to visual interest; and 3. Integration of landscaping and <i>building and access*</i> design.
MRZ-S6 Shade	
1. <u>Every residential unit, papakāinga* or community house* must be provided with an outdoor space which is shaded between December and March.</u>	<p><u>Matters of discretion if the standard is infringed:</u></p> <ol style="list-style-type: none"> 1. <u>Whether a proposed alternative solution for shading will achieve</u>

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<p>2. Where the shaded outdoor space is provided at ground level, at midday it must provide:</p> <p style="margin-left: 20px;">a. a minimum area of 15m² for a residential unit, papakāinga* or community house* with two or more bedrooms; or</p> <p style="margin-left: 20px;">b. a minimum area of 10m² for a residential unit, papakāinga* or community house* with one bedroom.</p> <p style="margin-left: 20px;">6</p> <p>3. Where the shaded outdoor space is provided above ground level, or the residential unit or papakāinga* is a ground floor apartment, at midday it must provide:</p> <p style="margin-left: 20px;">a. a minimum area of 2.5m² for a one bedroom residential unit or community house*; or</p> <p style="margin-left: 20px;">b. a minimum area of 4m² for a two or more bedroom residential unit or community house*.</p> <p>Advice Note: Where a tree is the mechanism to provide shade, the mature canopy size at year four can be used to determine the minimum area.</p>	<p>the same outcome within a reasonable timeframe.</p>
<p>MRZ-S7 Outdoor living space (per unit)</p>	
<p>1. Every residential unit, papakāinga* or community house* must be provided with an outdoor living space.</p> <p>2. Where the outdoor living space is provided at ground level it must provide:</p> <p style="margin-left: 20px;">a. a minimum area of 30m² which can accommodate a 4.5 metre diameter circle for a residential unit or community house* with two or more bedrooms; or</p> <p style="margin-left: 20px;">b. a minimum area of 20m² which can accommodate a 4 metre diameter circle for a residential unit or community house* with one bedroom; and</p> <p style="margin-left: 20px;">c. a gradient no greater than 1 in 20.</p>	<p>Matters of discretion if the standard is infringed:</p> <p style="margin-left: 20px;">1. Whether other on-site factors compensate for a reduction or change in the size, location or dimension of the outdoor living space; and</p> <p style="margin-left: 20px;">2. Availability of public open space* in proximity to the site.</p>

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<p>3. Where the <i>outdoor living space</i> is provided above <i>ground level</i>, or the <i>residential unit</i> is a ground floor apartment, it must provide:</p> <ul style="list-style-type: none"> a. a minimum area of 5m² for a one bedroom <i>residential unit</i> or <i>community house*</i>; or b. a minimum area of 8m² for a two or more bedroom <i>residential unit</i> or <i>community house*</i>; and c. be no less than 1.5 metres wide. <p>4. All individual <i>outdoor living spaces</i> must be located to the north, east or west of the <i>residential unit</i> or <i>community house*</i> and have direct contact with, and a connection via a door to, the main kitchen, dining or living area.</p> <p>5. Any communal <i>outdoor living space</i> must</p> <ul style="list-style-type: none"> a. be oriented to face north, east or west; b. be accessible to all <i>residential units</i>; and c. be overlooked by related <i>residential units</i>, <i>papakāinga*</i> or <i>community house*</i>. <p>Advice Note: An <i>outdoor living space</i> may include some or all of the landscaped area required by MRZ-S5.</p>	
MRZ-S8 Outlook space (per unit)	
<p>1. An outlook space must be provided for every <i>residential unit</i>, <i>papakāinga*</i> or <i>community house*</i> which meets the following minimum dimensions (measured from the centre point of the applicable window):</p> <ul style="list-style-type: none"> a. 6 metres in depth x 4 metres in width outlook space for a <i>main living area</i>; and b. 3 metres in depth x 3 metres in width outlook space for the primary bedroom; and c. 1 metre in depth x 1 metre in width outlook space for all other <i>habitable rooms</i>. 	<p>Matters of discretion where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Extent of loss of privacy; and 2. Extent of visual dominance and reduction in sense of space.

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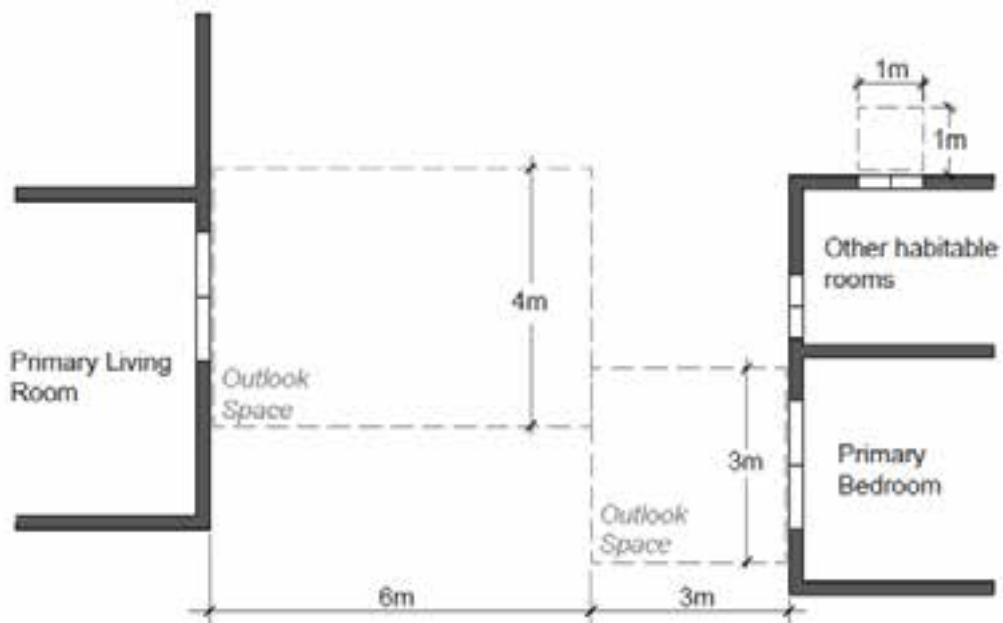
2. Outlook space must:
 - a. be clear and unobstructed by *buildings*; and
 - b. not extend over an outlook space or *outdoor living space* required by another *residential unit*. This requirement does not apply to *papakāinga**
3. Outlook space may
 - a. extend over a *public road*, *public open space** or driveways and footpaths within the *site*;
 - b. extend over another outlook space required within the same *residential unit* or *community house**; or
 - c. be under or over a balcony.

MRZ-S8 ~~9~~ does not apply to:

- Deck balustrades, pergolas, verandas, porches and other *building overhangs*.

See MRZ-Figure 34 below which demonstrates the required outlook space.

MRZ-Figure 34 Diagram showing outlook space



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MRZ-S9 Permeable surfaces*	
<p>1. Every <i>site</i> must contain a minimum 30% <i>permeable surfaces*</i>, as a percentage of the <i>net site area</i>.</p> <p>Advice Note:</p> <p><i>Permeable surfaces*</i> can include:</p> <ul style="list-style-type: none"> • Interlocking PVS cellular systems with loose aggregates. • permeable paving – see Auckland Council 'Permeable Pavement Construction Guide'. • landscape planting and grassed areas. • decks provided the surface material allows water to drain directly through to a <i>permeable surface*</i>. 	<p>Matters of discretion if the standard is infringed:</p> <p>1. <i>Effects of increased impervious surfaces on stormwater discharges from the site and stormwater flows.</i></p>
MRZ-S10 Stormwater attenuation device	
<p>1. Every <i>site</i> must include a <i>stormwater</i> attenuation device which is sized to contain a minimum 18 litres of water per 1m² of new impervious area.</p> <p>2. Each <i>stormwater</i> attenuation device must be maintained on an ongoing basis.</p> <p>3. Any above-ground <i>stormwater</i> attenuation tank must be located in a side or rear yard.</p>	<p>Matters of discretion if the standard is infringed:</p> <p>1. <i>Effects of reduced on-site stormwater attenuation; and</i></p> <p>2. <i>Whether a proposed alternative solution will attenuate stormwater to the same extent and whether an alternative solution can be maintained on an ongoing basis.</i></p>
MRZ-S11 Minimum floor levels	
<p>1. The minimum floor level (finished floor) and ground level for all residential buildings, accessory buildings and structures must be at least at the required freeboard for the 2% AEP flood extent for the site (including an allowance for climate change).</p> <p>2. Access* to occupied <i>buildings</i> and <i>structures</i> must be above the 2% AEP flood extent.</p>	<p>Matters of discretion where the standard is infringed:</p> <p>1. <i>The effect on the site and on upstream and downstream properties of floor and ground levels which are below the required standards.</i></p>

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Advice Note: The required ~~freeboard~~ minimum floor level will be provided by Palmerston North City Council.

MRZ-S12 Front Façade Glazing

1. Any building must meet the following minimum façade glazing requirements:

Façade	Minimum glazing requirement
Street-facing Front façade facing a street	20% glazing as windows and/or doors
For any corner site or a site that has frontage to two streets	One street facing facade 20% as windows and/or doors
Side boundary facing facade Secondary frontage for a corner site* OR side façade fronting street	The other street facing facade 10% as windows and/or doors 10% glazing as windows and/or doors
Where street-facing <u>façade primary frontage</u> includes a garage door	12.5% as windows and/or doors

This standard does not apply:

- To residential units located 15 metres or more from the ~~primary~~ street frontage.

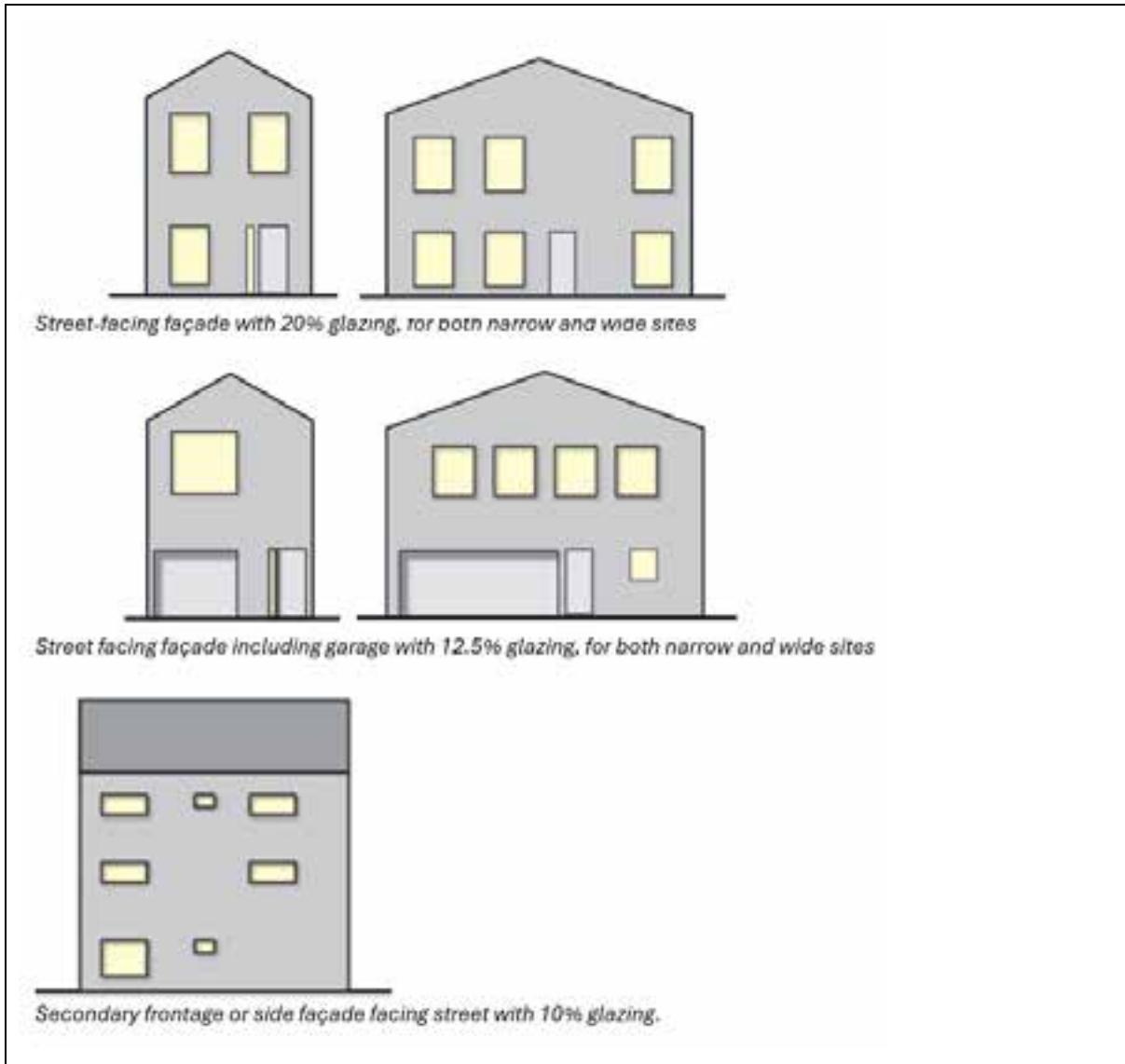
See MRZ-Figure ~~4.3~~ which demonstrates ~~the front façade~~ glazing requirements ~~and exceptions~~.

Matters of discretion where the standard is infringed:

1. The contribution of windows on a front façade or secondary or side façade to passive surveillance, safety and visual interest.

MRZ-Figure 4.2 Diagram showing front façade glazing requirements

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MRZ-S13 Front door orientation

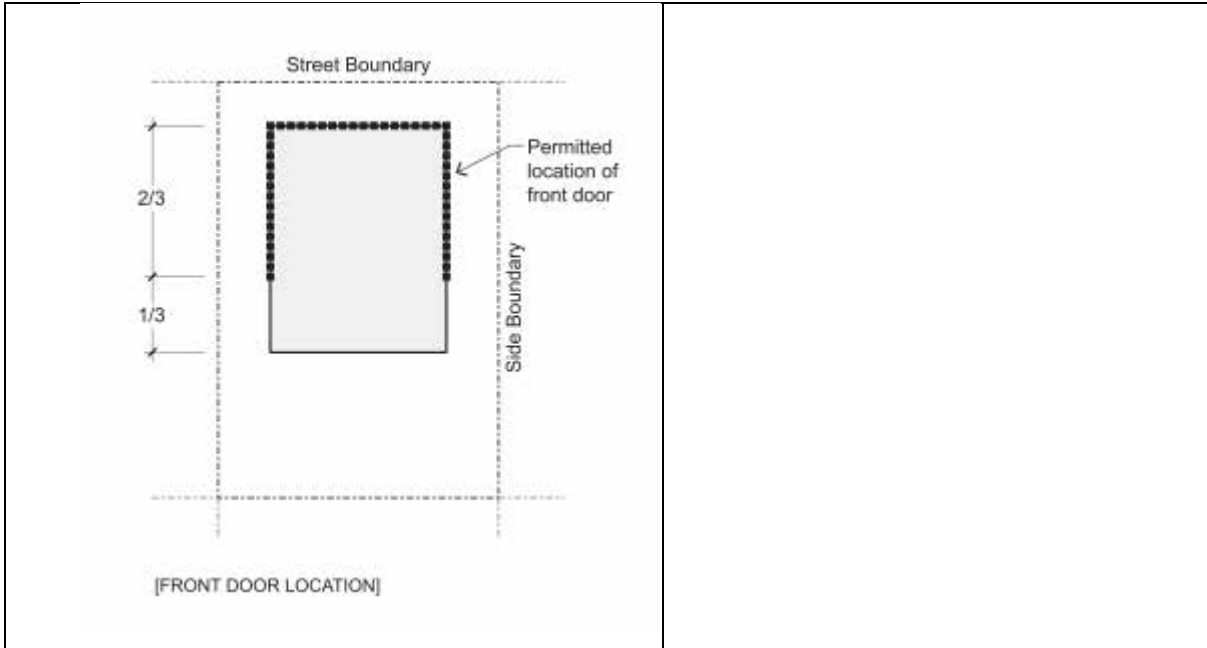
1. The front door of any *residential unit*, *papakāinga** or *community house** located adjacent to a public road must either be:
 - a. located on the front façade if this faces the road; or
 - b. if located on a side façade facing an access way, be located no more than 2/3 along this façade, ([See figure 5 below](#))

MRZ Figure 5 – Front door orientation

Matters of discretion where the standard is infringed:

1. The contribution made by a front door to passive surveillance, safety and visual interest.

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MRZ-S14 Garages

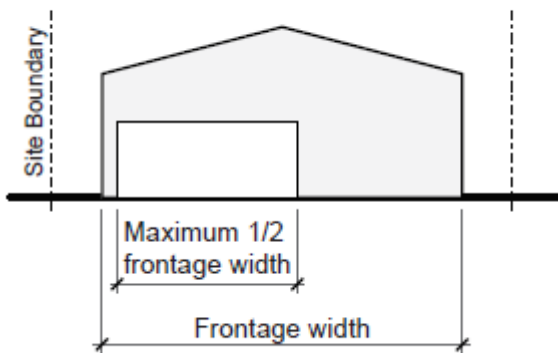
1. Any garage door facing a public road or an access way must not occupy more than half the width of the *building* façade to which it relates.
2. Multiple garages facing a public road or access way must not comprise more than half the width of the frontage for that *site*.

See MRZ-Figure 7 below which demonstrates the standard requirements for garages on a *site*.

Matters of discretion where the standard is infringed:

1. The visual dominance *effect* of garage(s) on the streetscape or access way.

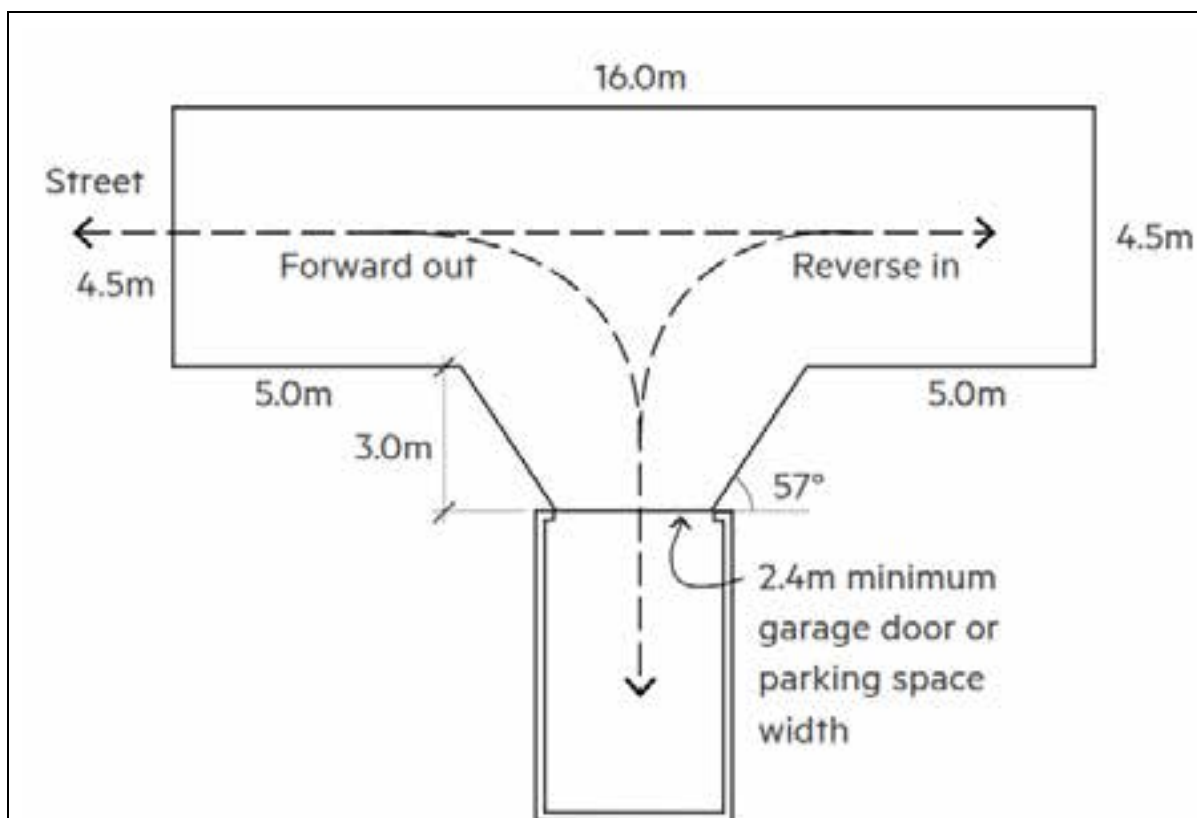
MRZ-Figure 7 Diagram showing required garage standards



SO 166-90

MRZ-S15 On-site carparking - location	
<p>1. Any on-site carparking within 6 metres of a boundary adjoining a public road:</p> <ul style="list-style-type: none"> a. must not comprise more than 50% of the width of the residential unit's façade to which it relates; b. must be located directly in front of the garage if the residential unit to which it relates has a street-facing garage door; and c. must be a minimum of 5.5 metres in length. 	<p>Matters of discretion where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians. 2. Effects on the safe internal site circulation and manoeuvring areas, including for pedestrians;
MRZ-S16 Vehicle Crossings	
<p>1. The maximum number of vehicle crossings per site is 1 per 8m of total frontage, with no more than two accesses* per site.</p>	<p>Matters of discretion where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians.
<p>2. <u>The location of any associated new or altered vehicle crossing must not require:</u></p> <ul style="list-style-type: none"> i. <u>the removal of any tree planted on any public road, or</u> ii. <u>modification, excavation or construction within the area directly beneath the dripline* of the tree</u> 	<p><u>Matters of discretion where the standard is infringed:</u></p> <ul style="list-style-type: none"> 1. <u>Health and maturity of the tree;</u> 2. <u>Provision of a replacement tree; and</u> 3. <u>Feasibility of alternative access* arrangements</u>
MRZ-S17 On-site vehicle manoeuvring	
<p>1. On-site vehicle manoeuvring must comply with MRZ-Figure 6.8 where there is a side-entry garage or parking space.</p>	<p>Matters of discretion where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians. 2. Effects on the safe internal site circulation and manoeuvring areas, including for pedestrians;
MRZ-Figure 6.8 Diagram showing required on-site vehicle manoeuvring requirement	

SO 166-91



Advice Note: This diagram accommodates an 85th percentile single movement swept path as per AS/NZS 2890.1 The Australian/New Zealand Standard Parking Facilities – Part 1- Off-street Car Parking

MRZ-S18 On-site bicycle parking

1. Bicycle parking must be provided for all residential units at a **minimum** rate of 1 bicycle park per residential unit;
2. Bicycle parking must be provided either within each residential unit or within a secure structure (which may be communal);
3. Any external bicycle parking must not impede pedestrian thoroughfares, accessible routes*, vehicle circulation or manoeuvring areas; and
4. The number of bicycle parks provided within a communal structure must meet or exceed the number of residential units on-site.

Matters of discretion where the standard is infringed:

1. Effect of reduced bicycle parking on supporting mode shift
2. Effects on the safe internal site circulation and manoeuvring areas, including for pedestrians

MRZ-S19 On-site rubbish storage and collection

SO 166-92

<ol style="list-style-type: none"> 1. Each <i>residential unit</i> must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate. 2. <u>A communal rubbish storage area must be provided for developments of four or more residential units.</u> 3. Communal rubbish storage areas must be screened or located so as not to be visible from a public road. 4. Where there are more than 20 <i>residential units</i> on one <i>site</i>, and the <i>site</i> fronts an Arterial or Collector Road, on-site turning for trucks is required. 	<p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Safety effects on the land transport network and pedestrians; 2. Effects on the safe internal <i>site</i> circulation and manoeuvring areas, including for pedestrians; and 3. Location and size of rubbish storage area.
--	--

MRZ-S20 Fences and standalone walls

<ol style="list-style-type: none"> 1. Any fence or standalone wall, or combination of these <i>structures</i>, must not: <ol style="list-style-type: none"> a. Exceed a maximum <i>height</i> of 1.8 metres above <i>ground level</i>; or b. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 2. On a front boundary with a public road any fence or standalone wall, or combination of these <i>structures</i>, <u>the following applies must not:</u> <ol style="list-style-type: none"> a. <u>A maximum height of 1.1 metres applies except that solid fencing may be erected to 1.8 metres over not more than 1/3 of the frontage width, and</u> b. <u>No part of a solid fence above 1.1 metres in height shall be located within 1.8 metres of a driveway, except for gate posts relating to a fence of open construction;</u> c. <u>If the fence is of open construction, the fence must not exceed 1.8 metres in height.</u> 	<p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The visual dominance effect of the fence on the streetscape; 2. Dominance effects on adjoining residential sites; and 3. Safety effects on the land transport network and pedestrians.
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SO 166-93

<p>d. Exceed a maximum height of 1.8 metres above ground level; and</p> <p>e. For any part of a fence or standalone wall above 1.1 metres in height, at least 2/3 of the fence must be of open construction.</p> <p>Except that:</p> <ul style="list-style-type: none"> Where a fence is erected on the road frontage of a corner site*, the requirements of MRZ-S16.2 only apply to one road frontage. <p>Advice Note: Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.</p> <p>3. Within 2.5 metres of any boundary adjoining a public road, any fence or standalone wall on a side boundary next to a vehicle access leg* must be no more than 1.1 metre high.</p> <p>MRZ-S16 does not apply to existing fencing within a site.</p>	
<p>MRZ-S21 Mechanical Ventilation</p>	
<p>1. Any mechanical ventilation system must:</p> <ol style="list-style-type: none"> Be adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 1 air change per hour; Provide relief for equivalent volumes of spill air; Provides cooling and heating that is controllable by the occupant, which can maintain the inside temperature between 18°C and 25°C; and Not generate more than 35 dB $L_{Aeq(30s)}$ when measured 1 metre away from any grille or diffuser. 	<p>Matters of discretion if the standard is infringed:</p> <ol style="list-style-type: none"> The extent of non-compliance with the standard Effects on the health and wellbeing of people Reverse sensitivity effects on the rail or state highway network

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at
4pm, 4 February 2025.

To **Palmerston North City Council**

Email to **submission@pncc.govt.nz**

Subject **Submission on Plan Change I**

Post **Private Bag 11034, Manawatu Mail Centre, 4442**

Delivery **32 Te Marae o Hine, The Square, Palmerston North 4410**

SUBMITTER CONTACT DETAILS

Full name **Christie Matthews**

Company / Organisation name (if applicable)

Contact person

Email address for service **matthewsm@xtra.co.nz**

Address **276 A Park Road
Palmerston North**

Mail address for service (if different)

Phone **06 356 9291**

Mobile **021 112 5508**

Home

Work

TRADE COMPETITION - you must select the box that applies to you

I could

I could not

gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.

I am

I am not

directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

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Attendance and wish to be heard at a hearing

I wish

I do not wish

to be heard in support of my submission.

I will

I will not

consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

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

PRIVACY NOTE

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Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature		Date	2/2/25
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A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 167-3

SUBMISSION TABLE

We recommend using this submission table for your submission points.

Each individual submission point should be made on a new row.

You can attach documents or extra pages of writing in support of your submission points.

The examples in italics are examples only to show how submission points could be made and must be deleted.

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Example 1 <i>Medium Density Residential Zone Chapter - MRZ-S2 11m height in relation to boundary</i>	<i>Support</i>	<i>Retain MRZ-S2 – height in relation to boundary.</i>	<i>This height limit in relation to a boundary is suitable. It means people in this area won't be affected by shading from tall buildings.</i>
Example 2 <i>Medium Density Residential Zone Chapter - MRZ-7 Construction of up to three residential units</i>	<i>Oppose</i>	<i>Reduce the number of permitted residential units to two.</i>	<i>Three is too many to be permitted. It will create density issues such as increased traffic and lack of open space.</i>
General ratepayer feed back	Oppose	See attached document.	See attached document.



How did you find out about this opportunity to have your say?

Select as many as apply

- Council website
- Letter or email
- Social media
- Radio
- Newspaper
- City councillor
- Family or friends
- School, church or other community group or network, eg newsletter
- Booklet in my mailbox
- Poster, sign or billboard
- Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc
- Other

Please hand this in at our Customer Service Centre at 32 The Square or scan and email it to submission@pncc.govt.nz

For more information
pncc.govt.nz



SO 167-5

In this submission I will be commenting on five areas of concern. Most importantly though, I will also comment on my experience of the city council actually enacting the requirements of their own district plan. The district plan is supposed to mitigate potential adverse effects for residences and businesses, and ensure that Palmerston North is a positive, healthy place for all to live and work. In practice, because of the actions of the council or rather, lack of action by the council, this is not always the reality.

It is difficult to retrospectively develop existing urban environments into denser, comprehensively planned, walkable and more sustainable communities with efficient public transport connections. However, with careful planning to ensure it is done well, it is possible to develop existing urban environments that will facilitate the creation of more homes with easy access to employment opportunities, public transportation, and community amenities.

There are important factors that must be considered when introducing denser housing within existing residential environments, to ensure that the environment and lifestyle of existing residents is not adversely affected. These factors include:

- Storm water
- Public Transport
- Car parking
- Privacy
- Shading

Storm water - The proposed plan recognises that this is a potential issue, and work has been done to evaluate current storm water infrastructure and to identify steps that must be taken to mitigate the potential adverse effects of median density housing within existing residential zones. The example of the Auckland Anniversary flooding in 2023 shows how important it is that Palmerston North City Council (PNCC) gets this right. Much heartache occurs, and even loss of life, when councils fail to do what they should and fail to require businesses and companies to do what they should. I am not confident that our council will implement their own plans and do what they say they will do to ensure we do not suffer with such events as what happened in Auckland.

Public Transport – Public transport, in particular the current bus network is the responsibility of the Horizons Regional Council. It is imperative that the PNCC works closely with the regional council to ensure that the bus network will meet the potential needs of residents within the proposed median density housing zone. If not, then PNCC will miss an opportunity to lessen the pressure on the inner city roading network.

Car Parking – Although it is no longer a requirement for councils to impose car parking requirements on future developments, with the exception of the provision of accessible car parking for disabled members of the community, it is important that the council consider the need for off street car parking for residents. Without the provision of spaces for off street car parking, considerable congestion is likely to occur, having adverse effects on the roading network, and causing difficulty for the movement of buses in these areas. As public transport is a necessary component for the success of inner city development, council must give consideration to this issue. I am also concerned about high density housing developments that have occurred within the city close to schools. Examples of this are the developments in Linton Street and South Street, very close to Palmerston North Intermediate Normal. The additional on-street parking of cars that occurs as a result of these developments introduces a safety risk to students of this school as there is now little

SO 167-6

access for the dropping off and picking up of children before and after school. The on-street parked vehicles also obstructs the view of the children and the drivers to the movement of other vehicles.

Privacy – New Zealanders tend to value their privacy. Both visual and acoustic privacy within and around our homes is important to us. Therefore, it is important that the proposed denser living spaces should be designed to provide a sense of privacy and security. It is imperative that the council develop building guidelines that will uphold the privacy of existing residents. However, designs should not impede the fostering of a sense of community so that residents feel connected to their neighbours.

Shading – Higher residential buildings (up to three stories) results in an increase of shading to adjacent properties. This has a direct effect on the health and well-being of those who live next door to such developments. The height of the proposed dwellings also reduces the view of blue sky, which has an adverse effect on one's mental health.

The design standards in the proposal require an area of open space outdoors for residents to use for each house. The design standard states that these will need to meet minimum size, have access to sunlight and be connected to the main living area. No such standard is being met in many of the current high density developments such as in North Street. The lack of forethought on the residences ongoing well-being makes it risky that these developments will generate social concerns as seen in many medium and high density developments such as those in the United Kingdom. I don't want to see that happening in our city.

I have discussed five factors that I believe the council must give heed to if the proposed changes to the district plan go ahead in order to enhance the availability of housing within our city. The councils proposed plan and the report on the evaluation of the plan gives recognition to these issues. However, I have no faith in the council to uphold any of their own requirements to mitigate these issues. I have personal experience of the council's failure to implement the requirements of its own district plan. The well-being of my family and that of my neighbours was destroyed by the lack of action by the council in upholding the district plan requirements, despite two complaints we made to the Ombudsman's Office in 2010 and 2011 regarding their inaction. In the end we, along with most of our neighbours, sold our properties and moved elsewhere in the city or in some cases to another city or country entirely. Although my current residence does not fall within the proposed zone where these changes apply, I cannot predict the future and I may well be directly affected by the proposed changes if the zone is extended or I move to another location that is within the zone. Therefore, it is important to me that the council shows some integrity in its application of district plan requirements.



PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



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Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410

SUBMITTER CONTACT DETAILS

Full name Ivan Johnstone

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Palmerston North

Mail address for service (if different)

Phone

Mobile 0274462799

Home

Work

TRADE COMPETITION - you must select the box that applies to you

I could I could not gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.

I am I am not directly affected by an effect of the subject matter of the submission that:
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Attendance and wish to be heard at a hearing

I wish I do not wish to be heard in support of my submission.

I will I will not consider presenting a joint case with other submitters who make a similar submission at a hearing.

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- ⊗ it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- ⊗ it contains offensive language; and/or
- ⊗ it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

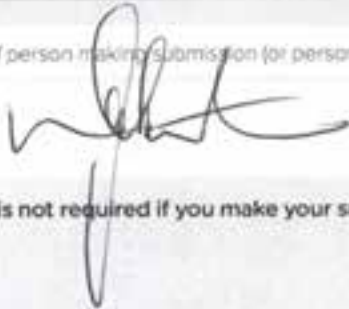
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Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature



Date

2nd February 2025

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 168-3

SUBMISSION TABLE

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Example 2 <i>Medium Density Residential Zone Chapter - MRZ-7 Construction of up to three residential units</i>	<i>Oppose.</i>	<i>Reduce the number of permitted residential units to two.</i>	<i>Three is too many to be permitted. It will create density issues such as increased traffic and lack of open space.</i>
General ratepayer feedback	Oppose	see attached document	see attached document

SO 168-4

High to Medium Density Housing

Medium density housing is for larger cities that have transport hubs like inner city rail and buses centres like in Wellington, Hutt Valley, Kapiti Coast, Auckland and maybe Hamilton and Tauranga. Decent sized cities such as London with its underground rail services, would be a great example of what I am talking about.

There is an old saying "not in my back yard" and this high density policy is a prime example of this. Would anyone knowingly want a two to three story home accommodation towering over their home close to their boundary taking away their sun or smaller houses jammed together with no parking on these properties and all cars from these high density housing projects parked on the street. In some streets we also have proliferation of yellow lines to allow for cycle lanes, but they are not utilised and so there is no parking allowed there anyway. City planners need to realise we are a small to medium size provincial city and we do not need this rubbish planning for our city at this time. We are ok for now and the medium future as we are. City planners should keep their big city ideas to themselves. They have already exhibited the fact that they do not listen to the public of Palmerston North and just carry on with introducing big city ideas that are a waste of ratepayer's money and cause public anguish and despair.

Our city fathers had the foresight and gave us many wide streets to transport us around the city but what does this lot of city planners do, they have done their very best to narrow these nice wide streets in all sorts of ways such as making entrances and exits of our nice wide streets smaller so only one car can exit at a time. No longer is there ability for one turning left and one turning right. Not even in big cities were they that stupid, but our planners appear to be so.

As I have said above, my opinion is this, this housing policy is not for our backyard and not for our city. The council should focus on the important things that will make P.N. grow and prosper and to provide our young people and the community with employment. This focus should be planning for more water storage to service a bigger city to encourage industries to be developed here.

Replacing worn out infrastructure and continually updating, planning and building larger over capacity waste water and sewage facilities to meet future needs. The council should be making representations to central government on an ongoing basis for our share of regional development funds, but this is not happening at the moment. We have missed the boat on this recently. The council should be planning for the services we must have to grow and not the nice frilly things they would like. Council focus and culture is currently out of balance, council needs to come back to reality and the basics.

No to high and medium housing for Palmerston North from me at this point of time. The city's focus should be else where in areas I have mentioned above.



SO - 169-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jennifer
Last name	Orange
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	68 Fitzroy St
Email	norman.orange@inspire.net.nz
Phone Please provide a daytime contact number	02102710783
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of	Boundary of Medium Density Residential Zone

SO - 169-2

<p>Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend the Medium Residential Zone to include, 68 Fitzroy St, Terrace End, LOT 2 DP 47044, in the same zone as its adjoining Ferguson St neighbours: LOT 1 DP 47258; LOT 2 DP 47258; Lot 1 DP 4332; Lot 5 DP12688.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Under the proposition in Plan Change 1, number 68 Fitzroy St becomes an island between Fitzroy St properties where infill has already occurred and Ferguson St properties in the MRZ zone. This property is part of a 1940's development on the corner of Ferguson and Fitzroy streets. The boundary on the river side is defined by the drive to the colonial homestead which originally had a very large property with boundaries running along Fitzroy and East streets. Infill occurred on the river side of that drive, including removal of the original house, 1970'S-1984. Number 70 Fitzroy was subdivided off 68 in 1977 and has an easement on about half of this drive. The first part of the designated drive to 70 has been left grassed with large trees. This has protected the original oak trees which flank the entrance to numbers 70, 72, 74, 74A, 76, Fitzroy St and number 78. Please consult the map. Number 68 Fitzroy is obviously part of the Ferguson St parcel of land which is understandably being considered for medium density housing. It would be illogical, impractical and, most of all, limiting from a city planning perspective, for 68 not to be zoned the same as its Ferguson St neighbours.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email Booklet in my mailbox</p>

SO 170-1

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



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Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

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Address	260B Mill Road, Otaki
Mail address for service (if different)	
Phone	Mobile 027 6654592
Home	Work

TRADE COMPETITION – you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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Attendance and wish to be heard at a hearing

<input checked="" type="checkbox"/> I wish	<input type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

SO 170-2

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PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature

JEW White

Date 4 February 2025

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 170-3

SUBMISSION TABLE

We recommend using this submission table for your submission points.

Each individual submission point should be made on a new row.

You can attach documents or extra pages of writing in support of your submission points.

The examples in italics are examples only to show how submission points could be made and must be deleted.

Specific part/provision State the specific part of Plan Change 1 that your submission point relates to	Support? Oppose? Amend? Choose one	Relief sought What decision are you seeking from the Council? Retain? Amend? Delete? Please specify	Reasons Include reason(s) for your submission point
Example 1 <i>Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	<i>Support</i>	<i>Retain MRZ-S2 – height in relation to boundary.</i>	<i>This height limit in relation to a boundary is suitable. It means people in this area won't be affected by shading from tall buildings.</i>
Example 2 <i>Medium Density Residential Zone Chapter - MRZ-7 Construction of up to three residential units</i>	<i>Oppose</i>	<i>Reduce the number of permitted residential units to two.</i>	<i>Three is too many to be permitted. It will create density issues such as increased traffic and lack of open space.</i>

Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
MRZ-S1 Maximum building height	Amend	<p>Support the first part of the rule regarding buildings or structures without any amendments.</p> <p>Please amend the second part of the standard (assume an error as it states 1. as well as follows (delete in its entirety).</p> <p>2. Garages or accessory buildings may not exceed a maximum height of 2.8m above ground level.</p> <p>We also support any consequential changes to the plan as a result of our relief sought.</p>	<p>There are situations where a ‘granny flat’ or studio may be located above e.g a garage (attached or detached) which would be caught by this rule and should be subject to MRZ-S1.1 height.</p> <p>We should be trying to encourage ‘granny flats’ i.e minor residential units.</p> <p>If it is not the intention that this be captured by MRZ—S1.2 then the standard should be updated to make this clearer as I understand the intention may be to manage the impact of taller utilitarian type buildings on the residential character and amenity values.</p> <p>MRZ-S1.1 should be sufficient for mitigating any ‘dominance effects’ as it applies to the entire dwelling which would be used as the ‘permitted baseline’ for effects purposes.</p> <p>In addition, your supporting Urban Design Report by McIndoe Urban has not</p>

Submission Table											
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons								
			recommended a lower height limit for garages or accessory buildings.								
MRZ-S2 – Height in relation to boundary	Support	Retain proposed wording of this standard with the diagrams without any changes.	<p>This standard is supported by the Urban Design Report by McIndoe Urban which provides a more nuanced approach to the MDRS standards for Palmerston North.</p> <p>The HIRB location diagram better expresses the intent of the Urban Design Report with respect to applying the less permissive HIRB at the rear of the site.</p>								
MRZ-S3– Setbacks	Amend	<p>Please amend the wording as follows:</p> <table border="1"> <tr> <td>Yard</td> <td>Minimum Depth</td> </tr> <tr> <td>Front</td> <td>1.5 metres from a public road where there is no parking in the front yard</td> </tr> <tr> <td>Front</td> <td>5.5 metres for that part of the frontage where a parking space is provided but no garage (internal or standalone)</td> </tr> <tr> <td>Side and Rear</td> <td>1 metre</td> </tr> </table> <p>We also support any consequential changes to the plan as a result of our relief sought</p>	Yard	Minimum Depth	Front	1.5 metres from a public road where there is no parking in the front yard	Front	5.5 metres for that part of the frontage where a parking space is provided but no garage (internal or standalone)	Side and Rear	1 metre	<p>Supportive of the standard as a whole as it takes into account the amenity effects of garages dominating the street frontage and also the issue of parking spaces in front of garages being inadequate to accommodate the length of vehicles whereby vehicles encroach into the footpath and force pedestrians onto the grass verge or road.</p> <p>Also supportive of garages being allowed closer than 1m from a boundary where they are 7m or less in length as this will allow smaller sites to make better use of all available land to create better urban design outcomes for aspects such as outdoor living and room to provide</p>
Yard	Minimum Depth										
Front	1.5 metres from a public road where there is no parking in the front yard										
Front	5.5 metres for that part of the frontage where a parking space is provided but no garage (internal or standalone)										
Side and Rear	1 metre										

Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
			<p>stormwater devices (which would need to be appropriately setback from buildings and boundaries i.e zone of influence issues).</p> <p>For consistency, the requested amendment to the standard has included the word 'rear' as this is the wording of the MDRS and 'rear' is also included in table two and might have been accidentally left out?</p>
MRZ-S4 Building coverage	Support	Retain the proposed wording of this standard.	It is generally in line with the MDRS standards and will allow greater building coverage for greater housing density needs in Palmerston North whilst still mitigating amenity effects and effects relating to stormwater.
MRZ-S5 Building coverage	Amend	<p>Retain the proposed wording of this standard except for the changes requested below:</p> <p>3. At least one specimen tree capable of growing to a minimum height of four metres after five ten-years must be provided for each ground floor residential unit, papakāinga* or community house*.</p> <p>In addition:</p>	The reasoning provided in the Landscape Report by Dave Charnley gave a detailed analysis of the flaws of the current MDRS provisions and I support the intent of what this standard is trying to achieve. The standard does need to be amended to be in line with the advice given in the Landscape Report as the 'five years' for the specimen tree growth is not supported in the Landscape Report which recommends 10 years.

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Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
		<p>The Council should consider providing more guidance to applicant's about suitable 'specimen trees' in a non-regulatory urban design and landscape design guideline.</p> <p>We also support any consequential changes to the plan as a result of our relief sought</p>	<p>Like all these standards, it will require more active compliance monitoring to ensure landscaping and the specimen tree is maintained after code compliance/224c is approved.</p> <p>I would encourage the Council to produce a non-regulatory 'urban design and landscape guideline' to aid applicant's with potential suitable specimen trees (maybe produce a list for people to consider which grow well in Palmerston North soils and climate?).</p>
MRZ-S6	Oppose	<p>Delete entire standard.</p> <p>We also support any consequential changes to the plan as a result of our relief sought</p>	<p>This standard would be difficult to enforce, show compliance with (i.e costs associated with modelling shading for building consent/resource consent purposes) and will add additional expense for housing. People can manage their own shading requirements for outdoor living and entertaining.</p> <p>The standard is also unclear in terms of the type of shade:</p>

Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
			<ul style="list-style-type: none"> - Can you rely on shade from nearby buildings/structures and trees not on the same property? - Does the shading method have to be a more permanent solution? E.g a patio cover rather than a few outdoor umbrellas or a pop up gazebo? - Outdoor umbrellas are a common shading solution which often provide adequate shade around a table which is less than 15sqm. - Seems onerous to require a resource consent for not providing enough shade for outdoor living purposes when this can be adequately managed by the people living in the building.
MRZ-S7 – Outdoor living space (per unit)	Amend	<p>Amend as follows:</p> <p>Where the outdoor living space is provided at ground level it must provide:</p> <p style="margin-left: 40px;">a. a minimum area of 30m² which can accommodate a 4.5 metre diameter circle for a residential unit or community house* with two three or more bedrooms;</p> <p>or</p>	Support larger outdoor living areas for houses which can accommodate larger households. Granny flats of up to 60 sqm can contain up to two bedrooms and to be enabling of this for infill housing - 20sqm outdoor living spaces would be sufficient for these types of minor dwellings.

Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
		<p>b. a minimum area of 20m² which can accommodate a 4 metre diameter circle for a residential unit or community house* with one bedroom up to two bedrooms; and</p> <p>We also support any consequential changes to the plan as a result of our relief sought.</p>	<p>You could also add an advice note to the standard which more clearly states that ‘outdoor living areas’ must be clear of parking spaces and cannot overlap (if this is your intent).</p>
MRZ-S8 Outlook space (per unit)	Amend	<p>Amend as follows:</p> <p>An outlook space must be provided for every residential unit, papakāinga* or community house* which meets the following minimum dimensions (measured from the centre point of the applicable window):</p> <p>a. 6 5 metres in depth x 4 metres in width outlook space for a main living area; and</p> <p>b. 3 metres in depth x 3 metres in width outlook space for the primary bedroom; and</p> <p>c. 1 metre in depth x 1 metre in width outlook space for all other habitable rooms.</p> <p>We also support any consequential changes to the plan as a result of our relief sought.</p>	<p>The suggested amendments better align with the MDRS standards. Furthermore, there may be no ‘primary bedroom’ in a house layout and bedrooms do not generally require the same amount of light and privacy as living spaces as occupants do not spend the same amount occupying these spaces for entertainment/leisure purposes. In addition, bedrooms can benefit from less sunlight and more shade given their primary purpose is for sleeping whereby issues of ‘overheating’ can be an issue.</p>

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Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
MRZ-S9 Permeable surfaces	Support	Retain proposed wording of standard with advice note.	30% permeable surface is a threshold that has been adopted by a number of other Councils.
MRZ-S10 Stormwater attenuation device	Support	Retain proposed wording of standard.	<p>Clear and easy to understand and calculate.</p> <p>Will require a soakpit design report to demonstrate compliance if this is the attenuation method proposed as depends on soakage rate of soils. This information would need to be provide up-front. This could be added as a 'note'.</p>
MRZ-S11 Minimum floor levels	Oppose	<p>Delete this standard in its entirety.</p> <p>More evidence is needed to support recommended minimum floor level stated in standard. Other Council's use the 1 in 100 year ARI for minimum floor levels.</p> <p>You also need to consider whether raising the ground levels and infilling in these areas will worsen or cause any flood effects for neighbouring properties. A report on the effects of raising ground levels and more buildings in these areas (flood water displacement effects) should be undertaken.</p>	<p>Stormwater Servicing Assessment report only seem to rely ion PNCC's current level of service for FFL as per their PNCC ESLD.</p> <p>The Tonkin and Taylor supporting stormwater report states that <i>"This assessment does not specifically consider whether the flood depths within the proposed intensification areas are acceptable or require any mitigation measures or infilling to raise floor levels above the floodplain, in order to be developed."</i></p>

Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
		We also support any consequential changes to the plan as a result of our relief sought.	It would seem like more work needs to be undertaken to provide a robust FFL for new builds based on an appropriate ARI event level with all effects considered.
MRZ-S12 – Front Façade Glazing	Support	Retain the wording of this standard as proposed.	The rule provides a more nuanced approach to the MDRS standard which anecdotally is not flexible enough for different scenarios – creating the need for unnecessary resource consents.
MRZ-S13 Foot door orientation	Support	Retain the wording of this standard as proposed.	Contributes to good urban design outcomes.
MRZ-S14 Garages	Oppose	Delete this standard in its entirety. We also support any consequential changes to the plan as a result of our relief sought.	Some houses are designed so that the garage door occupies the bottom of the building with the living accommodation mostly upstairs. This can also help with managing flood risk for the habitable rooms in the house. When the garage door is integrated into the house design, despite taking up the bottom half of the house façade, it can look aesthetically pleasing.
MRZ-S15 – On site carparking – location	Amend	Amend as follows: 1. Any on-site carparking within 6 metres of a boundary adjoining a public road: a. must not comprise more than 50% of the width of the residential unit's façade to which it relates;	Point a of the standard does not appear to relate to other of the matters of discretion and appears to be an 'amenity' matter. This point a. also seems to discourage parking perpendicular to the road frontage which has benefits such as on-site

Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
		We also support any consequential changes to the plan as a result of our relief sought.	maneuvering so you can exit the site in a forwards manner.
MRZ-S16 – Vehicle crossings	Support	Retain the wording of this standard as proposed.	Supports safety for pedestrians, reduces the number of vehicle crossings which also remove on-street car parking spaces.
MRZ-S17 – On-site vehicle maneuvering	Support	Retain the wording of this standard as proposed.	With more residential units sharing an access, internal circulation becomes more important for safety reasons.
MRZ-S18 – On-site bicycle parking	Support	Retain the wording of this standard as proposed.	I support the intent of this rule. You will have people just showing that they could wheel their bike into their living room though and lean it up against the wall.
MRZ-S19 On-site rubbish storage and collection	Amend	<p>1. Each residential unit must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate <u>and is screened if visible from a public place, shared accessway or communal area.</u></p> <p>We also support any consequential changes to the plan as a result of our relief sought.</p>	For rear properties which do not front the street or a shared accessway, it would be unnecessary to have to screen the bin storage area as it would not be visible from a public or shared/communal area.
MRZ-S20 Fences and standalone walls	Amend	Amend as follows:	You could re-word this to include a certain amount of the fence has to be 'permeable'

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Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
		<p>2. On a front boundary with a public road any fence or standalone wall, or combination of these structures, must not:</p> <p>a. Exceed a maximum height of 1.8 metres above ground level; and</p> <p>b. For any part of a fence or standalone wall above 1.1 metres in height, at least 2/3 of the fence must be of open construction.</p> <p>We also support any consequential changes to the plan as a result of our relief sought.</p>	but as worded I don't think this would work for people who have dogs in their front yard and need to contain the dogs from escaping.
MRZ-S21 Mechanical Ventilation	Support	Retain the wording of this standard as proposed.	Helps to provide a pleasant living environment without needing to open windows and doors for ventilation when outdoor noise levels are high.
MRZ-R1 to MRZ-R5	Support	Retain the wording of these rules as proposed.	Clear wording and intent and manages adverse effects on residential amenity
MRZ-R6 to MRZ-R9	Support	Retain the wording of these rules as proposed.	Clear wording and intent and manages adverse effects on residential amenity
MRZ-R10 to MRZ-R24	Support	Retain the wording of these rules as proposed.	Clear wording and intent and manages adverse effects on residential amenity and stormwater effects.

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Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
			Advice notes makes the rule clearer as well. How often does the flood information get updated? Might be an issue if it is not in the planning maps and you have prepared an application on flood information provided to you that has been updated since you prepared your resource consent application. Sometimes resource consent applications can take up to a year to prepare and lodge with Council depending on the complexity.
MRZ-R24 – Stormwater treatment for four or more car parks (including garages)	Amend and oppose	<p>MRZ-R24 Stormwater treatment for <u>Provision of</u> four or more carparks (including garages) <u>per site</u></p> <p>We also support any consequential changes to the plan as a result of our relief sought.</p>	<p>So is the intent here that if you are providing a double garage with two car parking spaces outside that you get captured by this rule and require a Restricted Discretionary Activity Resource Consent?</p> <p>Could this not be addressed by a well worded permitted activity rule or standard so that people who are providing four on-site car parks for residential living do not require a resource consent?</p> <p>This will likely mean that the development of three houses on one site under your standards may be permitted except where</p>

SO 170-15

Submission Table			
Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
			they provide more than three car parking spaces. This rule may capture a lot of developments which adds to the expense and time of getting houses developed and could be addressed by suitably worded permitted activity standards.
General - activity status	Support	Retain	I support the use of the restricted discretionary activity status for the new MDRS chapter standards as it provides applicant's and plan users with clarity and scope when applying for resource consents. The use of notes in the plan also adds to clarify and interpretation as well as notification clauses.

SO - 171-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Anne
Last name	Allan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	26 Surrey Crescent
Email	anneallan95@gmail.com
Phone Please provide a daytime contact number	+64211482705
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	

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<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media Radio Family or friends Booklet in my mailbox Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc</p>

SO 171-3

Anne Allan

26 Surrey Crescent

Palmerston North

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Palmerston North High Density Housing submission.

- I think the criteria used to designate areas for high density housing is flawed. Specifically, the criteria of proximity to bus stops and shops. Bus stops come and go as we have recently seen and most people, families especially, cannot afford to do most of their shopping at the local four square or dairy therefore travelling to the nearest supermarket.
- In my opinion I think the council should restrict the area designated for high density housing to the inner-city area. This would allow the council to assess demand and affordability of such housing without changing the character of the rest of the city by dotting high density housing throughout a large part of the city. This area should be bounded approximately by College St, Victoria Ave, Featherston St and Cook street. Some of the housing within this rough boundary is quite rundown and untidy and this would provide the opportunity to upgrade these areas. This approximate area fulfils all your zoning criteria- schools, shops, transport, green space.
- Your plan states that after consultation you have reduced the number of buildings per site from 6 to 3 but does not specify

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what a site size is. This needs to be specific to have any meaning.

- Your plan says it suits Palmerston North's identity and needs. I disagree. I think Palmerston North's identity means leafy suburbs of homes of mixed eras and styles. The ability to have a back yard for your children and to have a garden to grow your own vegetables etc. Needs vary within populations, and I don't think Palmerston North needs high density housing spread across the city. A well designed, high density, housing area would enhance the city but spread across the city willy nilly will spoil the character that is drawing people to the city. Restricting high density housing to a particular area in the first instance would allow the infrastructure upgrading to be staged and lessen the burden on the rate payer. Developers should have to contribute a significant amount to any infrastructure upgrade required to support any new high-density development.
- The council would need to change the rating system to capital value to make rating equitable so that all users are paying an equal share.
- I ask all councillors and staff involved in the decision making around high-density housing to consider the following- Would you honestly be happy if a 3 story multi-dwelling building was constructed one and half meters from your current boundary? Have you really considered the impact this could have on a home owner- the reduced value of their property, the decrease in privacy, the increase in noise and therefore complaints to noise control (already happening in Auckland), the increase in shade and loss of light and views/vistas, increased congestion in the streets with extra cars and therefore removing parking for

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visitors , restricting access to emergency vehicles such as fire and ambulance, the removal of trees and reduction in green space for outdoor play for children, If you have said no then you need to rethink this plan.

How would you feel if a decision to allow high density housing lead to serious mental health outcomes for neighbours due to the above outcomes?

- Some quite exclusive areas have been omitted from these zones. I would like to know the reason for this? These properties then become even more exclusive pushing up the price whereas others see the value of their houses go down because of some relatively arbitrary criteria. Make the zoning fair on all. The councillors and or council employees making these decisions should not be those unaffected by HDH-Quote:” It’s hard to imagine a more stupid or dangerous way of making decisions than by putting those decisions in the hands of people who pay no price for being wrong”.
- These zoning decisions should not be about 15-minute cities, a philosophical view not held by all. The councils desire to get more people on buses and riding bikes seems so far to be an expensive exercise in in futility. A cost benefit analysis of cost per segment of travel per person would make interesting reading and would be welcome as all I see are large empty buses driving around the city clogging up the roads and making cycling even more dangerous. If the council were serious about cycling they would have cycle only lights on all intersections controlled by traffic lights and widen footpaths so that they can be a shared foot /cycle way.

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- To say that this proposal could reduce our climate emissions is pure guesswork and you need to provide more real data rather than use emotive guesswork- removing mature trees and reducing green space does not help to reduce our emissions.
- Once you have destroyed the character of the city by dotting HDH throughout the city rather than focussing on a particular area and doing it well it is too late to say oops that didn't work, and the decision makers have moved on.

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Warren
Last name	Walton
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	48 Royal Oak Drive
Email	wandswalton@outlook.com
Phone Please provide a daytime contact number	0212203590
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	Medium Density Residential Zone Chapter

SO – 172-2

<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>I am opposed to the two streets Royal Oak Drive & Rosebank Ave, Palmerston North 4414 to become medium density housing.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I notice that Rodeo Dr, Palmerston North 4414 is not in the new plan. Royal Oak Dr & Rosebank Ave should also be excluded for the same reason that Rodeo Dr is excluded. Houses on both these streets are on average bigger and cater to a different market than the rest of Kelvin Grove.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Family or friends</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Vanesa
Last name	Gonzalez Freijo
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	108 monrad Street
Email	vanegfreijo@yahoo.com.ar
Phone Please provide a daytime contact number	0210487052
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
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State the specific part of Plan Change I that your submission	All of it.

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<p>point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>In general, I don't think that our city's infrastructure ready to these changes. Is not just water... it's parking, health, schools (all levels), safety, roads, etc. Can we really afford to change density? Are we considering the impact on other services areas. Also, these changes to the density and building heights will.impact on neighboring properties privacy, lifestyle and value.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email Booklet in my mailbox</p>

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District Plan Change I – Medium Density Housing

Your contact details	
First name	Connie and Kerry
Last name	Zuppicich
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	6 Dampier Avenue, Palmerston North, 4412
Email	zuppicich@xtra.co.nz
Phone Please provide a daytime contact number	0275266643
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
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State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please	

SO – 174-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The neighbours must still be taken into account. Their right to privacy, sunlight, green space must still be taken into account
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Social media

SO - 175-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Deana
Last name	Garstang
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	81 Guy Avenue, Palmerston North
Email	DeeMaree1@gmail.com
Phone Please provide a daytime contact number	0279164369
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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<p>You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium Density Residential Zone Chapter</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<ul style="list-style-type: none"> - Increase the distance between houses - Lower height control - Change borderlines
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>As someone who borders properties that are zoned for medium density, I feel the rules and regulations allow houses to be too close to one another and we would lose a lot of privacy. We have a young child and the noise from having a house close to us would be quite disruptive. I also feel the height regulations are too high and our property would be at risk of losing all sun in our backyard, as well as privacy. Our property is not zoned for medium density yet the houses behind us are able to build up and we feel this is unfair and will impact the value of our property.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Family or friends</p>

SO - 176-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Kim
Last name	Mclean
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	6 ilford place palmerston north
Email	kimmcl@outlook.com
Phone Please provide a daytime contact number	027 2065320
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Keep as existing

SO – 176-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	These new proposed boundary height allowances are too high, blocks out natural sunlight, and invades neighbouring properties privacy
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Family or friends

SO - 177-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Michelle
Last name	Herbert
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	6 Ilford Place, Awapuni, Palmerston North
Email	michelle.herbert10@gmail.com
Phone Please provide a daytime contact number	021 726 332
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please	Delete. keep as existing

SO – 177-2

specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	New proposed height is way too high for residential dwellings, strongly oppose as it invades privacy and blocks sunlight
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Family or friends

SO - 178

Palmerston North City Council

Proposed Plan Change 1 – Increasing housing supply and choice

Submission from:

Annette Nixon, 443 College Street, Hokowhitu, Palmerston North 4410

M 027 358 1035

I do not wish to speak to this submission.

I am a householder within the proposed Medium Density Residential Zone.

I do not have a commercial advantage from consideration of the proposed changes.

I support the revised maximum of 3 units per site, careful stormwater management, maintaining residential amenity and character.

SUB-MRZ-P1 Support for all noted with comment

#1 Optimum solar gain – does this also include encouragement to invest in solar power? PNCC has not promoted this development which appears to be of benefit to householders and community.

#8 Achieve high quality landscape outcomes with integration of mature trees - and other existing planting that enhances the environment. Encourage shading to mitigate heat effects with design and plantings.

#9 Providing for public gathering space such as communal courtyards, play areas, conversation spaces. These should be both within the residential development but also within the neighbourhood wherever such spaces can be developed.

SUB-MRZ-P2

#1 Encourage joint applications for subdivision and land use - In Palmerston North the developments at North St and with Soho using multiple sites, park / reserve / street or commercial boundaries, especially those commercial areas presenting a plain or spacious façade, have the best appearance and blend with their neighbourhoods in terms of height, space for landscaping and outdoor residential activity. I support Summerhays and PNCC Depot site developments

SUB-MRZ-S4 Street Trees – Essential to maintain or add this amenity and environmental addition for shading and city “greening” along with berm gardens, residential and public food production areas.

Proposed Design Standards for new homes – My question here relates to Stormwater Control. Apart from an attenuation device on site, are there likely to be other S/W controls such as swales (creating a biodiversity area) or rainwater collection for other use?

Huia Street Reserve - Please ensure the setback from the Fitzherbert Ave / Park Road corner allows excellent visibility for traffic flow, including pedestrian traffic. This area adjoining the tennis courts and school can be an invitation gateway to the parks. Please develop this access, encouraging recreational activity and links between the existing residential neighbourhood, the new development and the public areas away from the road.

From: Submission
Subject: FW: Submission on Plan Change I

From :
Rosemary Watson
dkidd@xtra.co.nz
27 Tilbury Avenue, Hokowhitu, Palmerston North 4410.
(06) 3585365

I could not gain an advantage in trade competition through this submission.
I wish to be heard in support of my submission.
I will consider presenting a joint case with other submitters who make a similar submission at a hearing.

Submission points

My apologies, but I have not managed to study in depth all the documents that PNCC has made available for this consultation/Plan Change, so these points are general rather than specific. Many of my points relate to the Plan Change in general, rather than individual parts thereof. I don't support wholesale 'free-for-all' medium density development enabled across the indicated areas, but I do recognise the need for more affordable housing in the city. So please consider 'Amend' as my response to most of the points raised - i.e. PNCC please reconsider, think carefully about whether this/these provisions/proposals are really the right answer for our city. And please consider how not to alienate the current population and 'ruin' existing neighbourhoods and communities in the process. Note the large amount of negative points raised on social media, as well as the positives you yourselves envision.

Personally, if I were to move homes within Palmerston North, I would now never consider moving anywhere within the boundaries of this proposed Plan Change I, as I would not want to risk the possibility of being 'built out', i.e. "boxed in", by future multi-unit multi-storey developments on neighbouring sections.

1) Overall extent/amount of area included in Plan Change I

Amend

Relief - Reconsider - do we as a city really want/need this much medium density?

Reasons -

- Area seems larger than in pre-consultation. Suppose this is to make up for reduction from 6 buildings per section to 3 after that preconsultation? Yes, Govt says must supply more, LTP says balanced growth scenario, but do we really want this 'growth'? What other solutions might there be to meeting central government requirements? What options for push-back to central government where the city and its residents do not want this level/type of 'growth'.

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- Other options for encouraging use of empty floors of existing commercial buildings in city centre for housing etc. as partial solution? People who want to live in dense housing often those who want to be in the city centre... how to facilitate this?
- Consider impact on struggling existing infrastructure such as hospitals, GPs and schools; if central Govt. dictates more people, PNCC should counter with need to first upgrade hospital and recruit more GPs to cope. Surely if the city values the health and well-being of all its residents, this is a battle worth fighting?

2) Specific areas included in Plan Change I

Amend

Relief - Reconsider - areas with specific issues which need addressing might be omitted/phased in as issues addressed? Better outcomes for all...

Reasons -

- Obvious example is stormwater issues. Yes, marked stormwater overlay areas require consent under current Plan Change I rules. How about holding back on medium density in these areas until suitable stormwater upgrades are done? i.e. 'releasing' the yellow-only areas for medium density sooner than the yellow plus blue overlay areas, which would then become available gradually as planned stormwater upgrades are completed - staggered development.
- I understand desire for mode shift to public and active transport, but please consider also safety issues with narrow roads and amount of extra on-road parking generated by denser development. I realise at present Council cannot require developers to provide off-street parking, but most residents will not want to give up their vehicles - bus, bike and walk are not the answer to all travel needs/destinations, and anyway bus routes are subject to change by a third party. Extra parking on road means narrower streets for traffic, poorer access for tradies etc., safety issues for children playing and other pedestrians, more opportunity for vehicle theft/break-ins. Consider how Council can deal with this - either leave 'narrow' streets out of the Plan Change area, or work out how, in those streets, to only allow developments which do include off-road parking/garaging. (Surely there is also a wider issue here too, possibly to be answered at a national level - given that most people won't give up their cars, and given the push towards electric vehicles, should there even be the 'out' for developers not to have to include off-road parking, with suitable charging points, so that vehicles can be charged 'at home'?)
- Special interest /heritage areas - noted that Savage Crescent is not included in the yellow area. What about also 'protecting' other housing areas of historic/architectural interest such as the railway cottages around Milson, and Joseph Street by also excluding them?
- I note that Roxburgh Crescent development (Plan Change E) is proposed to be medium density area even though it does not meet one of the main criteria for such (i.e. within 800 m of a shopping centre) under this Plan Change I. This indicates that Council can change/adapt 'rules' if 'required'...

3) Housing styles etc.

Amend

Relief - Reconsider - what does "The need to maintain residential amenity and character", as identified by responses to pre-consultation, really mean?

Reasons -

- Many new subdivision developments, including the Council's own Tamamuku Terrace, have design guidelines and covenants etc. to ensure cohesive character within the area involved. Yet

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this Plan Change does not seem to recognise the need for this. Ok, there are some 'design standards' for individual new buildings, but nothing to ensure they are a good 'fit' stylistically or otherwise for the area they are built in. A section containing 3 three-storey concrete boxes just doesn't 'belong' in an area of old villas for instance. Two storeys is enough (if not too much...) in an area where the existing homes are primarily single storey, three storeys (in suitable style) may be appropriate where the majority of homes are already 2-storey. Close-packed three-storey concrete 'boxes' might just be appropriate next to existing industrial buildings... Think of the overall 'look' of our city with this potential for 'hotch-potch' building styles, even if you don't think of the existing residents in the area.

4) Boundary distances, building envelopes, building heights etc. - neighbour effects

Amend

Relief - Reconsider the effects on nearby/next-door neighbours specific to proposed development site

Reasons -

- As well as basic aesthetics, amenity value for existing residents needs to be considered on an individual basis. As well as increased people/traffic, shading, privacy/overlooking/overhearing, noise, views etc. are all factors in enjoyment or otherwise of one's home. What is "a reasonable level of amenity for adjoining residential properties"? What is deemed reasonable by Council might be (likely is) very different from what is deemed reasonable by an existing neighbour, especially when privacy is lost and views/sunlight are blocked. Design standards take into account requirements for new site, but don't adequately address neighbours in neighbouring sections with different lifestyles and homes with different compass aspects etc.

5) Building designs - resident effects

Amend

Relief - Reconsider social and amenity aspects of proposed housing, variety to best suit most potential residents

Reasons -

- Affordability. Yes, provide choice, but also ensure overall affordability matched to perceived buying market so that developed homes will actually sell and be used instead of lingering for sale for long periods.
- Accessibility. Upper level apartments and multi-level homes not suitable for disabled and many elderly without lifts to access other than ground floor, which effectively shuts these demographics out of the market for these properties.
- Overcrowding. Possibility for social issues and 'ghetto' formation in multi-apartment developments.
- Space limitations. Limited space for kids to play on site, increased possibility of playing on roads and road safety issues. Limited space for adult outdoor recreation, limited space for gardening efforts.
- Overheating. Ensure building design appropriate to avoid summer overheating of housing units e.g over-insulation in 'middle of sandwich' e.g. 2nd storey in 3-storey block, and overglazing, as currently experienced in some new AKL dense-build situations.

6) Greenspace considerations

Amend

Relief - Reconsider importance of greenspace and access to greenspace in overall plan

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Reasons -

- Greenspace does not just mean public greenspace. Private greenspace, an important part of overall greenspace in a neighbourhood, will be lost in this 'densification' process, and once lost, will never likely be regained.
- Heed the huge importance of green vistas/environment on psychological well-being.
- Yes, public parks and reserves may not change in area, but greater need for increased community garden space in these to meet lack of food production space at home.
- A 'minimum amount of landscaping required on all sites', a 'minimum 30 % permeable surface on all sites' - will there be enough space to plant trees and other greenery to ensure sufficient cooling etc. to mitigate not only all the extra concrete but also climate change?

Thanks for taking the time to read and consider this submission.

Rosemary Watson

SO - 180-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Richard
Last name	Houlahan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	121 Vogel St, Roslyn
Email	r.houlahan@gmail.com
Phone Please provide a daytime contact number	+64221324500
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO – 180-2

You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	MRZ-S1, 2.
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend to increase the height of accessory buildings from 2.8m maximum to 3.8m.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	<p>Setting a garage height maximum from ground level at 2.8m is impossible to achieve in design or construction. A typical garage has a stud height of 2.455m and min. floor slab level above cleared ground of 225mm. The minimum roof pitch (from E2/AS1) using metal roof cladding is 3° which for a typical 6m x 6m garage would equal a roof rise of 160mm to the midway ridge for a pitched gable roof. Low pitch 3° roofs with trusses require heel heights added to the truss which raises the roof again by approx. 90-240mm depending on the span of truss. Add the approx. 150mm typical roof framing depth above the wall frame, the total height of a 6mx6m garage equals $225+2455+150+160 = 2990\text{mm}$ plus any heel height required by a truss. Even if the garage was half the width (e.g 3m) the building height would be still over the 2.8m maximum height even without a truss heel height increase. A resource consent would therefore be required for all garages.</p> <p>As an LBP Design 2 Architectural Designer of 22 years my advice is it's impossible to achieve the 2.8m maximum height. Even for a flat membrane roof which still requires 2° roof pitch and roof framing in the form of rafters that could be between 190-290mm thick depending on span. In this case the height calc would be $225+2455+290+200$ (roof rise) = 3170mm, An even higher figure than the trussed 3° pitch option.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	<p>Council website Letter or email Booklet in my mailbox</p>

SO - 181-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Steve
Last name	Allan
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	26 Surrey Crescent, Hokowhitu
Email	anneandsteve@xtra.co.nz
Phone Please provide a daytime contact number	+6421393458
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	Process of implementation misrepresented by PNCC . PNCC have miss represented the act as allowing / requiring consideration of housing density more than three homes per section

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<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>where as the act "Allows councils to change planning rules to allow up to three homes per section and three stories high" To claim that "The main change we've made in response to public feedback is to reduce the number of buildings proposed to be allowed on each site, from six to three" . purely identifies that the scaremongering was being employed to misrepresent the extent of what the act allows. This is not a more considered or reasonable approach , the Act allowed no more.</p> <p>Further the Act proposes that "Councils will be required to vote on whether to retain, alter, or remove the rule ". If the council has already voted to implement the opportunities for high density housing proposed in the Act, the Act has effectively been undemocratically implemented already.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend the PNCC narrative to align with the actual intention of the Act.</p> <p>Implement an opportunity for city resident to vote as to whether the implementation of the Act should be supported in Palmerston North. Follow the lead of Christchurch to reject the need for urban intensification.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>PNCC's insistence for the requirement for intensification has been delivered as a fate comply when the Act provides avenue for rejection.</p> <p>Many of the factors identified as reason / justification for increased future population are actually in decline. Educational institutions, government departments and the loss of many supports to industry due to technology,. examples being banking, insurance, ACC, remote working. The NZDF, a major employer in the region is also in decline. Palmerston North has seen significant numbers of immigrant arrivals sustain population number but net population gains are decreasing significantly. It is reasonable to expect a lessening of immigrant number here.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Reduction of subdivision overhead costs for subdivision of residential properties. Help remove development and subdivision cost barriers to traditional infill 2 story maximum housing.</p>
<p>What's your attitude</p>	

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towards this specific part of Plan Change I?	
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Cost is major impediment for traditional subdivision where aging residents wish to remain in their dwelling but cannot afford to retain or do not require extensive amounts of land. Lower cost would conceivably make more sub dividable property available for development.
You can attach documents in support of your submission point	
Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Oppose 3 dwelling; 3 story per property. Reduction of maximum number of dwellings to two and allow only two-story buildings. As per now strict adherence to minimum land area per dwelling and with minimum of 2 vehicle on property parking.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend to a 2 dwelling maximum per property for intensification.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Living in a suburban street with infill housing, and in observing others, it is my experience that Palmerston North suburbs have coped with infill housing without significant social upheaval, overloading of council provided infrastructure and services. It is reasonable to expect housing intensification impact will be significantly more and that non council provided services such as electricity will become an issue. The arrival of E vehicles has already challenged the suburban power distribution networks. As a comparison, the intensive multi story housing that has been

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	<p>constructed adjacent to Pakuranga Shopping Plaza in Auckland, an area that satisfies all the requirements for a 15-minute city, has created traffic congestion and hazards around schools. The multi room apartment dwellings can only be afforded by multiple tenant residents who tend to be younger, each with a vehicle which there is insufficient parking for. The affordability and dynamic of the suburb have little appeal to families.</p> <p>As with the proposed hubs for Palmerston North these properties have very close proximity to the Auckland bus corridor. This is in development but at on other than for school days I have observed the buses to be significantly underutilised as are Palmerston North Bus services.</p> <p>Amend the focus of proposed plan change away from intensification that seeks to socially re-engineer existing harmonious gatherings of facilities, services, and neighborhoods that have organically developed over time into engineered conglomeration of people, services, transport and support services requiring significant financial input. This type of investment is not traditionally supported willingly by private enterprises and at this time and for possibly the next decade cannot be publicly afforded.</p> <p>It will be Less fractionating to social and neighborhood development to have a 100% focus on development where infrastructure to support intensification can be logically and affordably constructed. For example, storm water infrastructure development should focus on the outflow not the collection leading to further overloading of underperforming infrastructure. Intensification of areas with infrastructure that will cope should be pursued before focusing on existing harmonious community hubs.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email Social media Radio Newspaper Booklet in my mailbox</p>

SO - 182-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Vicki
Last name	worker
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	439 Albert Street, Hokowhitu
Email	workers@xtra.co.nz
Phone Please provide a daytime contact number	+64274591447
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to.	

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<p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Amend
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	I could see nowhere in the plan that a home/Apartment block has to provide garaging or parking?
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	I feel its important that they be required to supply some sort of offstreet parking to ensure streets arent clogged up with residents cars and also to provide residents with a place where they could potentially "charge" EV's
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	Amend
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	No Reference to building materials/maintenance on 3 storey developments
<p>Please tell us the reasons for your submission point. <i>For example, these height</i></p>	Concerned that in 20-30 years some of these 3 storey apartments will look like ghettos and like some of the old state housing apartment blocks if difficult and expensive to maintain, Unlikely high windows

SO - 182-3

<i>controls are set too low as they restrict development potential.</i>	would be washed often (if at all) and 3 storey is very expensive to paint so are blocks/brick a better material and less likely to require major maintenance. Can there be more direction around this to mitigate the maintenance & eyesore issue arising down the track
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email Radio Newspaper

SO - 183-1

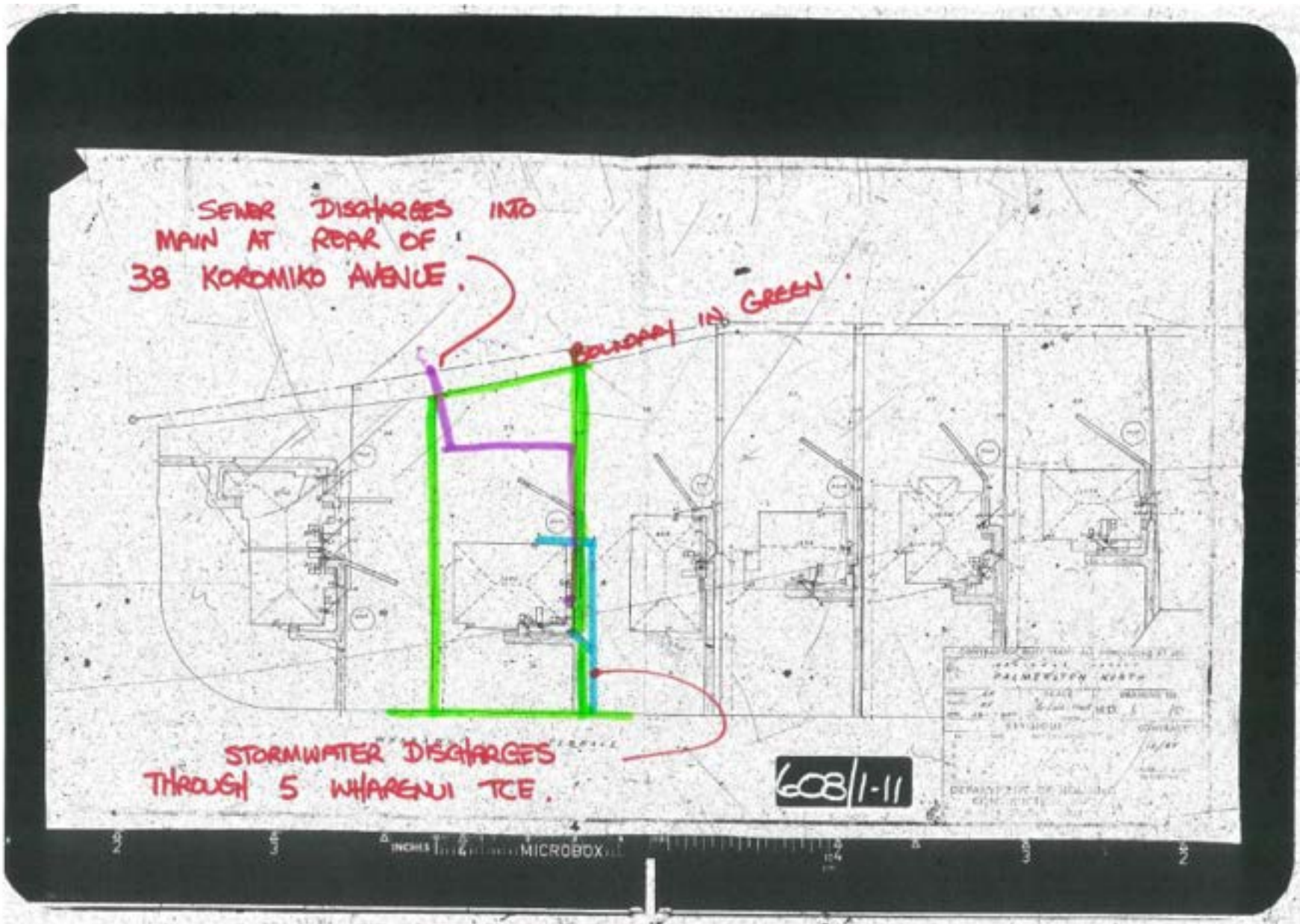
District Plan Change I – Medium Density Housing

Your contact details	
First name	Shivarn
Last name	Stewart
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	3 Wharenui Terrace, Roslyn
Email	shivarn.stewart@gmail.com
Phone Please provide a daytime contact number	+64272555040
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates	Having the area around Wharenui Terrace and parts of Rangiora Ave tagged as needing a case-by-case stormwater review before further housing is approved.

SO – 183-2

<p>to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Recommend that all properties on Wharenui Terrace and nearby properties on Rangiora Ave are required to have a case-by-case stormwater review before further housing can be approved to be built, similar to some other areas listed in the city.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Many properties on this street don't have their own stormwater and sewer access, instead, this goes through neighbouring properties. This poses a risk if housing in our area was significantly increased, given that more and more houses would be running through the same shared water systems.</p> <p>Further, the street drainage point in this street get blocked multiple times a year due to (public) trees' leaves and in heavy rain often floods the culdesac entranceway and makes it difficult for pedestrians and cars. As far as we're aware there's no plans to improve or better maintain this drainage, which would add to issues in storming situations.</p> <p>If my understanding of this issue is incorrect my apologies - I did email the Plan Change team more than two months ago asking for their advice on this issue so I knew if I needed to make this submission, but despite two emails and two calls over the two month period, I didn't hear back at any time. This was quite disappointing as I did want to engage in a way that was as accurate as possible.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO 183-3



SO 184-1

Submission on PNCC's Proposed Plan Change I – Increasing Housing Supply and Choice (Medium Density Residential Zone)

Name: Chris Teo-Sherrell

Address: 37 Oxford St, PN 4410

Email: carfreechris at inspire.net.nz

Telephone: 06-355-1816

Due date: 4pm, Tuesday 4/2/2025

Send to: submission@pncc.govt.nz (subject line - Plan Change I)

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

I am directly affected by an effect of the subject matter of the submission that a) adversely affects the environment and b) does not relate to trade competition or the effects of trade competition.

I wish to be heard in support of my submission.

I will consider presenting a joint case with other submitters who make a similar submission at a hearing.

SO 184-2

OBJECTIVES

Ref. No.	SPECIFIC PART / PROVISION	MRZ-O1 SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Insert / Add / Delete)	REASONS
1	<p>MRZ-O1 The Medium Density Residential Zone</p> <p>a) Enables residential activities and buildings, including papakāinga*, to support provision of a variety of housing types and sizes that respond to housing needs and demand</p>	Support	Retain	<p>There is too little choice in the type and size of housing currently being provided. Many of the dwellings in the city are too big for the small households that are now the norm. Also, need to provide an alternative to the sprawl that is currently occurring.</p>
2	<p>MRZ-O1 The Medium Density Residential Zone</p> <p>b) Provides for non-residential activities and buildings that are compatible with the predominantly residential use of the Zone, reflect the planned built form and do not compromise the existing hierarchy of business zones within the city</p>	Amend	Delete ‘and do not compromise the existing hierarchy of business zones within the city’	<p>The existing hierarchy of business zones is a highly car-centric one. The nature of work and commerce has changed dramatically in recent years. There is now both the ability for many occupations to be undertaken from anywhere and the desire of many people to work from home. Having quiet and clean retail, service and hospitality activities in the MRZ will result in more destinations being within walking distance of people’s homes contributing to both local community connectedness and the ability of resident to live car-light lives. However, activities currently limited to the industrial zone and other activities which are incompatible with the residential nature of the proposed MRZ</p>

SO 184-3

Ref. No.	SPECIFIC PART / PROVISION	MRZ-O1 SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Insert / Add / Delete)	REASONS
				should not be allowed in it.
3	<p>MRZ-O2 Built development* in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban environment that:</p> <ul style="list-style-type: none"> a. Comprises well-designed buildings, sites, streets, and neighbourhoods; b. Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED) principles; c. Is characterised by an increased building density, a mix of building typologies, and building heights up to (and including) three storeys; f. Enables mode shift to public transport and active transport modes; g. Integrates with existing and planned infrastructure; h. Connects with open space and the natural environment; i. Is resilient to the effects of climate change and natural hazards; and j. Is energy efficient. 	Support	Retain	<p>All these points will help to make the MRZ successful but they will also need to be accompanied by behavioural rules and enforcement especially concerning noise and vehicle use. These two factors are the major causes of conflict within medium density zones in other cities.</p>

SO 184-4

Ref. No.	SPECIFIC PART / PROVISION	MRZ-O1 SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Insert / Add / Delete)	REASONS
4	<p>MRZ-O2 Built development* in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban environment that:</p> <p>d. Is adaptable and healthy;</p>	Amend	Replace ‘adaptable’ with another word.	While ‘healthy’ is readily understood to mean something like ‘conducive to the good health of residents’, the meaning of ‘adaptable’ in this context is not clear. Does it refer to the buildings or the wider environment being able to be changed for use for different purposes, or the it will be able to cope with changes brought about by climate change or something else?
5	<p>MRZ-O2 Built development* in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban environment that:</p> <p>e. Provides a reasonable level of amenity for residents, adjoining residential properties and the street;</p>	Amend	Replace ‘reasonable’ with another word.	‘Reasonable’ is a highly subjective word, meaning different things to different people. Some people believe that it is reasonable to be able to walk along a footpath unimpeded by obstacles while others believe that it is reasonable for them to be able to park their vehicles in public space directly outside their homes – these two viewpoints frequently come into direct conflict in medium density zones in other cities.
6	<p>MRZ-O3 Subdivision and development* in the Medium Density Residential Zone contributes to an improvement in the health and wellbeing (including mauri*) of the Manawatū Awa and its lagoons and tributaries.</p>	Amend.M RZ-O1	Replace ‘Manawatū Awa’ with ‘Manawatu River (Manawatū Awa)’	Given this is a document overwhelmingly written in English, text should be in English with any Maori language being used parenthetically and defined

SO 184-5

Ref. No.	SPECIFIC PART / PROVISION	MRZ-01 SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Insert / Add / Delete)	REASONS
				in Chapter 4 where it isn't a direct translation of the preceding English word. I support the document also being produced in the Maori language using a parallel approach. Each document should be able to be fully understood in the main language in which it is written. This better gives effect to the Treaty of Waitangi than tokenistic insertion of a few Maori words.

SO 184-6

Ref. No.	SPECIFIC PART / PROVISION	MRZ-O1 SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Insert / Add / Delete)	REASONS
7	MRZ-O4 Avoid residential intensification unless the on-site and off-site effects of flooding (including from stormwater) on people, property and the environment as a result of residential intensification are appropriately mitigated.	Amend	Delete 'residential'. Replace 'the on-site and off-site effects of flooding (including from stormwater) on people, property and the environment as a result of residential intensification are appropriately mitigated.' with 'there is no net increase in stormwater yield or rate from a site compared with prior to intensification'.	Development enabling non-residential activities is also permitted (Ref. No. 11 MRZ-P1.2) so intensification of that should also be referred to in this provision. Deleting 'residential' achieves this as the sentence then covers both residential and non-residential intensification. 'Appropriately' mitigated is too vague and 'mitigated' only means lessened. Adverse effects are already occurring as a result of the intensification that has already occurred in the city, and with the increase in rainfall intensity that is predicted to occur over coming years these are only going to be exacerbated. Further intensification will make them still worse. A more measurable criterion than 'appropriately' is needed and the suggested wording does this. Also, the adverse effects are likely to be cumulative with many small increases in stormwater discharge from individual sites combining to increase adverse effects elsewhere. There is no way to tie these cumulative effects to individual sites unless stormwater discharge from the individual sites is measured or modelled. The wording I propose closely aligns with that in Ref. No. 18 (MRZ – P6 4)

SO 184-7

Ref. No.	SPECIFIC PART / PROVISION	MRZ-O1 SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Insert / Add / Delete)	REASONS
8	MRZ-O5 Mitigate the adverse effects, including reverse sensitivity effects, of subdivision, use and development* which is located adjacent to infrastructure.	Amend	Insert the types of infrastructure that is intended to be covered by this unless all public infrastructure is being referred to. If the latter is the case, insert 'any public' before 'infrastructure'.	Infrastructure isn't defined in Chapter 4. Roading and railways and airports, water and gas pipes, communications and energy cables are all infrastructure. Are all of these things meant by the use of this term here?
9	MRZ-O6 Whenua Māori - Tangata whenua* are able to protect, develop and use whenua Māori in a way that is consistent with their cultural values and aspirations.	Amend	Replace 'Whenua Maori' – 'Tangata whenua' and 'whenua' with the appropriate English words and include the Maori words parenthetically.	A. Same reason as for MRZ-O3 (see Ref. No. 6 above). Te Aka Maori online dictionary lists land, country, nation, state, ground, territory, domain and placenta as meanings of whenua, all of which make sense. Assuming 'whenua' is referring to 'land' in this instance, is 'whenua Maori' land that is Maori freehold land, Maori customary land or general land owned by one Maori person or a group of Maori people? (Office of the Maori Trustee)

SO 184-8

Ref. No.	SPECIFIC PART / PROVISION	MRZ-O1 SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Insert / Add / Delete)	REASONS
10	MRZ-O6 Whenua Māori - Tangata whenua* are able to protect, develop and use whenua Māori in a way that is consistent with their cultural values and aspirations.	Amend	I request that it be made clear how any differences between Maori cultural values and aspirations and the rest of the objectives, policies and rules of this Plan Change will be reconciled.	The way this objective is written could give rise to conflict between residents and undermine the integrity of the zone. For example, what if the owners of some Maori freehold land want to build a 5-storey building to accommodate all older members of their hapu. It might be important to the owners that all these members be housed together in one location. However, the site is not large enough to avoid the 5-storey building almost completely shading the neighbouring site. How will the difference in the interests of the Maori owners and the owners of the neighbouring site be reconciled?

POLICIES

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Delete)	REASONS
11	MRZ-P1 Enable: 1. residential activities and buildings, including papakāinga*, that are compatible with the planned built form of the zone, and	Support	Retain	I agree that the zone should enable primarily residential activity and buildings but also certain non-residential activity and buildings. People need

SO 184-9

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Delete)	REASONS
	2. non-residential activities and buildings that are compatible with the purpose of the Zone and at a scale and intensity which is compatible with the predominantly residential use of the Zone			somewhere to live and those places will be enriched by enabling some non-residential activity to be mixed in with the residential activity.
12	MRZ-P2 Provide for residential activities and buildings, including papakāinga*, that do not meet the permitted activity standards, where they are well-designed and compatible with the planned built form of the zone.	Amend	Amend by adding some words that would more clearly limit the degree of non-compliance with the permitted activity standards.	The critical words here are ‘well-designed and compatible’. These are quite subjective and so introduce a degree of uncertainty in the plan. Some limitation should be specified on the degree of non-compliance with the standards that is allowable.
13	<p>MRZ-P3 Residential buildings and structures, including papakāinga*, are compatible with the planned built form of the Zone when:</p> <ol style="list-style-type: none"> 1. Site layouts are coherently planned and the layout responds to the characteristics of the site and context, including adjacent waterways and public open space*; 2. Site layouts provide a good level of pedestrian access and amenity and achieve legible, visually attractive access* to the development*; 3. Residential units have appropriately sized and located private outdoor living space with a reasonable level of privacy and sunlight; 4. Building designs and site layouts provide a reasonable level of privacy and access to sunlight for residential units on the site and for those on neighbouring sites; 6. Developments* integrate landscaping with 	Amend	Use less subjective words.	This is good in that it provides greater specificity but it still includes lots of subjective words like ‘responds to’, ‘good level’, ‘appropriately-sized’. ‘reasonable level’. Whose opinion will count on what these mean? It would be better if words were used that more clearly state what is meant, e.g. ‘a good level of pedestrian access and amenity’ could be replaced by ‘..access and amenity which is easy, comfortable and safe to find and use, and provides visual interest ..’

SO 184-10

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Delete)	REASONS
	<p>building and access* design; 7. They provide visual interest through the modulation and articulation of façades and roof forms.</p>			
14	<p>MRZ-P3 Residential buildings and structures, including papakāinga*, are compatible with the planned built form of the Zone when:</p> <p>5. Development* frontages provide a legible connection to the street through orientation, entrance location, fencing and glazing, and they are not dominated by garages;</p>	Amend	Amend ‘Development* frontages provide a legible connection to the street’ by inserting ‘and direct visual’ after ‘legible’	The suggested insertion is to prevent the use of fences and vegetation inside the site to block view of street from the front facade (see Ref. No. ??)
15	<p>MRZ-P4 – Enable residential activities and buildings when:</p> <p>1. The safety and efficiency of the land transport network is maintained, including by providing for safe vehicle turning and manoeuvring where off-street parking is provided; and</p> <p>2. On-site bicycle parking and storage is provided to support mode shift</p>	Amend	Insert ‘on-site,’ after ‘safe’	It is unclear where the safe turning and manoeuvring is meant to occur. Other provisions (see Ref. No. ??) suggest turning and manoeuvring is supposed to be off-street rather than on-street to help maintain the safety and efficiency of the transport network.
16	<p>MRZ-P5 Only allow non-residential activities and buildings where they:</p> <p>1. Support the needs of local communities; 2. Are compatible with the purpose of the Zone, with a compatible scale and intensity of use; 3. Are compatible with the planned built form for the Zone; 4. Support mode shift by providing on-site bicycle</p>	Support	Retain	Non-residential activities are essential to create a zone in which people want to live and develop community. Without them, the zone will end up as a car-dependent sleeper zone which everyone has to leave to meet their daily needs and wants.

SO 184-11

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Delete)	REASONS
	<p>parking and storage; 5. Maintain the safety and efficiency of the transport network, including by allowing for safe vehicle turning and manoeuvring where off-street parking is provided; and</p>			
17	<p>MRZ-P5 Only allow non-residential activities and buildings where they: 6. Do not affect the City’s business zones hierarchy</p>	Oppose	Delete ‘6. Do not affect the City’s business zone hierarchy.’	See reasoning given above in Ref. No 2 (MRZ-O1)
18	<p>MRZ-P6 On-site (stormwater) mitigation measures are incorporated into subdivision, use and development* in the zone, including by requiring: 1. Minimum permeable surface* areas to assist with reducing the rate and volume of stormwater run-off and improve water and soil quality; 2. Stormwater attenuation; 3. Adoption of minimum floor levels; and 4. That off-site stormwater peak flows following intensification of a site are maintained at pre-development* levels</p>	Amend	Replace ‘ That off-site stormwater peak flows’ with ‘That peak flows of stormwater leaving a site’	‘Off site stormwater peak flows’ are those that occur in the street or on other land other than on the site in question. It is too difficult to tie off-site flows with development of single sites because the contribution of any single site to stormwater flows off-site is miniscule but the cumulative effect of many miniscule increases could be catastrophic. So needs to be the peak flow rate of stormwater leaving a site that is maintained at pre-development levels.
19	<p>MRZ-P7 – Avoid development* in the Stormwater Overlay unless the Council* is satisfied that a site-specific stormwater management plan prepared by a suitably qualified stormwater design consultant (preferably with experience in water sensitive design* concepts and elements) identifies: 1. the location, scale and nature of the</p>	Amend	Insert ‘6. That peak flows of stormwater leaving a site following intensification of a site are maintained at pre-development* levels.’	Should be at least the same as in parts of the MRZ not covered by the Stormwater Overlay , i.e. as in ref 18 (MRZ – P6.4). If anything, P6.4 is even more important in the Stormwater Overlay area.

SO 184-12

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Delete)	REASONS
	<p>development* proposed for the site;</p> <p>2. the extent of flood and/or overland stormwater flow hazards;</p> <p>3. the on-site and off-site effects of the proposed development* on people, property and the environment;</p> <p>4. recommended mitigation measures to remedy or mitigate the on- and off-site effects of the development*; and</p> <p>5. demonstrates that the on- and off-site adverse effects will be appropriately mitigated.</p>			
20	<p>MRZ-P8 Water sensitive design* methods are incorporated into new subdivision and development* and they are designed, constructed and maintained to:</p> <p>1. Improve the health and well-being of water bodies and freshwater ecosystems;</p> <p>2. Avoid or mitigate off-site effects from surface water runoff;</p> <p>3. Demonstrate best practice approach to the management of stormwater quality and quantity; and</p> <p>4. Reduce demand on water supplies</p>	Support	Retain	<p>This is best practice. The past approach has been good at providing and disposing of water but is less well-suited to protecting freshwater ecosystems, using water efficiently or coping with intense rainfall events so incorporating water sensitive design methods will be an improvement.</p>
21	<p>MRZ-P9 The effects on water quality of copper and zinc entering the stormwater system from use as roofing, guttering and building materials are mitigated through the use of appropriate treatment.</p>	Amend	Insert 'and plastic' after 'zinc'.	<p>Not only copper and zinc are having adverse effects on aquatic life – microplastics are too. These are likely to be produced by degradation of plastic building materials over time.</p>
22	<p>MRZ-P10 Encourage the adoption of energy efficient design and site layouts that optimise solar</p>	Support	Retain	<p>This is sensible both from the perspective of the comfort of</p>

SO 184-13

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Delete)	REASONS
	access and manage solar gain.			residents but also from economic and environmental perspectives. Both enabling enough solar access and preventing excessive solar exposure will be important as the climate changes and more longer periods of intense heat occur.
23	<p>MRZ-P11 Manage the effects on new or altered buildings and noise sensitive activities* near existing infrastructure, including by requiring:</p> <p>1. Appropriate setbacks and design controls where necessary to achieve appropriate protection of infrastructure and mitigation of effects on adjacent noise sensitive activities*.</p> <p>2. All future buildings, earthworks and construction activities maintain safe electrical clearance distances in compliance with the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34:2001).</p>	Support		But see reasons in Ref. No. 8 (MRZ - O5)
24	<p>MRZ- P12 Encourage the retention and incorporation of existing vegetation into the required landscaped areas. Encourage replacement planting to:</p> <p>a. Be of equal or better quality in terms of species, form, scale and texture;</p> <p>b. Use locally sourced species.</p>	Amend	Replace ‘b. Use locally sourced species’ with ‘b. use plants grown from locally-sourced seeds where native species are used.’	The way b. is currently written could be taken to mean that replacement plants must be grown locally or that they must be native species. I do not agree with this. Exotics must still be allowed as they are far more suitable in many cases because of their deciduous nature enabling winter sun access. Very few native species are deciduous. However, where native species

SO 184-14

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE/ AMEND	RELIEF SOUGHT (Retain / Amend / Replace / Delete)	REASONS
				are used, locally-sourced seeds should be used if possible to try to help prevent contamination of local gene pools which is important in maintaining biodiversity.
25	MRZ-P13 – Tangata whenua* are enabled to provide for their cultural, social and economic well-being including by: 1. Development* of papakāinga*; and 2. Marae* where they are by and for Rangitāne o Manawatū.	Amend	Replace ‘Rangitane o Manawatū’ with ‘the hapu with mana whenua over the land in question’	The proposed wording is more general and helps explain the reason for the provision.

SO 184-15

RULES – LAND USE ACTIVITIES in the Medium Density Residential Zone

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
26	MRZ-R1 Residential activities, including papakāinga* Activity status: Permitted	Support	Retain	This is the main purpose of the zone.
27	MRZ-R2 Home businesses, excluding home-based childcare services. 1. Activity status – Permitted where: d. Activities do not create a dust nuisance	Amend	Replace ‘do not create a dust nuisance’ with ‘must comply with R 10.7.1.5 Home Occupations (c)’	‘Dust nuisance’ is too vague. R 10.7.1.5 already provides a suitable standard that provides a measurable way to access an activity.
28	MRZ-R2 Home businesses, excluding home-based childcare services. 1. Activity status – Permitted where: f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting or motor vehicles, excluding the residents’ motor vehicles;	Amend	Change ‘or motor vehicles’ to ‘of motor vehicles’. Delete ‘excluding the residents’ motor vehicles’. Or Insert after ‘excluding’ the words ‘repair or maintenance activities listed in Appendix XX on’	I have a recent experience of neighbours repairing and painting vehicles which appear to be their own, creating noise and odour at all times of day and night. The adverse effects occur irrespective of whether vehicles are the residents’ or belong to other people. I’m not suggesting that people shouldn’t be allowed to do oil changes or top up windshield washing liquid but any activity likely to lead to noise of engines or from machinery used (whether fixed in place or not) or which produces odour beyond the site boundary shouldn’t be allowed. A list of allowable repair and maintenance activities could be compiled in an Appendix.

SO 184-16

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
29	<p>MRZ-R2 Home businesses, excluding home-based childcare services.</p> <p>1. Activity status – Permitted where:</p> <p>h. Hours of operation are limited to 7.00 am to 10.00 pm Monday to Saturday</p>	Amend	<p>Replace 7.00 am to 10.00 pm’ with ‘7.00 am to 7.00 pm’.</p> <p>Replace ‘Monday to Saturday’ with ‘Monday to Friday’.</p>	<p>This would make it the same as for home child care services and more appropriate for a residential area where young children and others may be trying to sleep or people may be wanting to have the quiet enjoyment of their own property after an active day or week away from it.</p> <p>Some provision could be made for hospitality businesses which might especially be wanted by residents at weekends, or perhaps parts of the zone such as along urban connector (arterial and collector) streets could allow longer hours and more days while local streets have tighter restrictions.</p>
30	<p>MRZ-R2 Home businesses, excluding home-based childcare services.</p> <p>1. Activity status – Permitted where:</p> <p>l. Noise complies with R10.8.1</p>	Amend	<p>Need to decrease the hours in R10.8.1 from 7am to 10pm and 10pm to 7am to 7 am to 7 pm and 7 pm to 7 am for L_{Aeq} (15mins) and night-time L_{max} . Also need a day-time (7 am to 7 pm) L_{max}.</p> <p>These limits should not apply only to fixed mechanical plant but also to non-fixed machines and the activities of people with short-term exclusions allowed for certain activities.</p>	<p>This is in recognition of the higher density of buildings and decreased vegetation providing less attenuation of noise and the increased number of people likely to be using the zone resulting in more noise. Also, a lot of noise is nowadays generated by mobile equipment. R10.8.1 doesn’t adequately address the noise of workers, radios etc.</p> <p>Need a day-time (7 am to 7 pm) L_{max} also in recognition of all the nightshift workers and others who may need to sleep in the daytime</p>

SO 184-17

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				as well as the increasing number of people working from home. R10.8.1 is good but not sufficient.
31	MRZ-R3 Home-based childcare services 1. Activity status: Permitted d. Noise complies with R10.8.1	Amend	Same should apply as to home businesses (Ref. No. 30 MRZ-P2) that are not home child care.	R10.8.1 doesn't adequately deal with the noise potentially generated by 4 children.
32	MRZ-R4 Conversion of a residential unit to a community house* 1. Activity status: Permitted where: c. Parking and access* comply with following standards in Rule 20.4.2; i. 20.4.2(a) – Vehicle access*;	Amend	Insert after 'access*' 'except that residential developments of three or less dwelling units with access onto a Local Road are not exempt from this requirement.'	20.4.2(a)((vi)(h) exempts residential developments of 3 or fewer dwelling units with access onto a Local Road from maintaining a pedestrian visibility splay. This exemption should not exist for community houses or any other development in the MRZ. With a higher density of pedestrians in the MRZ it is even more appropriate that pedestrian visibility splays be required.
33	MRZ-R4 Conversion of a residential unit to a community house* 1. Activity status: Permitted where: c. Parking and access* comply with following standards in Rule 20.4.2; iv. 20.4.2(d) – Formation of parking spaces;	Amend	Add a requirement for the front of any garage or carport facing a public road to be at least 6.5m away from the front boundary.	This is so as to achieve the same result as in R20.4.2.(e) Loading space provision (ii)(b) 'does not adversely affect traffic flow along the street frontage for pedestrians ...'. The 2024 Standards Australia / Standards NZ's Draft Standard for Off-Street Car Parking (https://consultations.standards.govt.nz/draft-standards/as-nzs-2890-1-parking-facilities-off-street-car-

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Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				<p>pa/user_uploads/105480-asnzs-2890.1-working-draft.pdf) Appendix B2 (p60) stated that the B85 (85th percentile) vehicle base dimension is 4.9m long and B99 (99th percentile) is 5.4m long. The base dimension excludes common attachments like tow bars and bull bars etc. These percentiles are increasing as the prevalence of long vehicles such as double cab utes increases. There needs to be at least 1m more than these lengths to allow for a person to walk between the vehicle and the building facade. Not providing this commonly results in impedance and/or endangerment of pedestrians by vehicles protruding over the footpath as people mostly seem to want to walk around the front of their vehicles not the rear.</p>
34	<p>MRZ-R5 Conversion of an existing residential unit to a Health facility*</p> <p>1. Activity status: Permitted Where:</p> <p>b. Parking and access* comply with the following standards in R20.4.2;</p> <p>iv. 20.4.2(d) Formation of Parking Spaces</p>	Amend	<p>Add a requirement for any parking space between garage /carport and front property boundary adjoining a public road or the accessway to the site to be at least 6.5m long .</p>	<p>Same as in Ref. No. 33 (MRZ-R4 (1)(c)(iv) above.</p>
35	MRZ-RX (appropriate numbering to replace X)	Amend	<p>Insert a further land use rule as follows:</p>	<p>This would provide the option for people to separate ownership of a</p>

SO 184-19

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	(isn't currently proposed by PNCC so no text from the proposed PC)		<p>‘MRZ-RX Erection of shared parking buildings. Activity status: Permitted where the following standards are complied with’ coupled with the development of a number of suitable standards.</p>	<p>dwelling from ownership of a parking space which could a) decrease the cost of a dwellings, b) encourage mode shift and c) enable more efficient use of land in the MRZ . It would also enable the creation of streets prioritising the place function, instead of ones dominated by motor vehicle movement and parking, while still enabling vehicle access at low speed. This would help create the space and conditions needed for the development of adequate, community-building public space that is so essential to making medium density development successful. Such parking buildings could be limited to specific locations (perhaps at the ends of streets classified as local streets in the One Network Framework classification) and be subject to both similar standards to other buildings concerning shading, dominance etc, but also have additional standards concerning things like lighting, windows, noise, the use of modern car-stacking technology etc. Currently it is unclear whether such land use would be considered compatible with the residential nature of the zone.</p>

SO 184-20

RULES – BUILDINGS AND STRUCTURES in the Medium Density Residential Zone

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
36	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. MRZ-S1 – Maximum building height</p> <p>1. Buildings or structures (excluding garages and accessory buildings) may not exceed a maximum height of 11 metres above ground level.</p> <p>Except that:</p> <ul style="list-style-type: none"> • 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as illustrated in MRZ-Figure 1 below. 	Amend	<p>Replace ‘11m’ with ‘10m’.</p> <p>Replace ‘50%’ by ‘5%’ in the exception.</p>	<p>A building’s height is a major determinant of not only its dominance effect but also of the amount of shade it creates. Only 2.4m (stud height) + 0.15m (ceiling to floor height) = 2.55m of height is required per storey (from floor surface to floor surface) of a residential building. Even allowing for a generous stud height of 2.7m such as in many early State houses and an extra 0.15m ceiling to floor height to accommodate HVAC means 3.0m/storey → 9m for 3-storeys. This would still provide for a roof height of 1m if there were a 10m height limit. For a 10m wide building with the roof apex half way across, this provides for a slope of 11°, which is similar to that on many more modern homes and ample for effective drainage. Old State houses had roof slopes of 32° which is steep. Flat or almost flat roofs are also perfectly fine with suitable waterproof liners as are available nowadays and would enable even higher internal room heights than</p>

SO 184-21

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				<p>mentioned above.</p> <p>Allowing up to 5% of the roof in elevation to exceed 10m still provides for antennae, satellite dishes, architectural features etc without risking creating excessive additional shading on neighbouring sites whereas 50% would cause shading for many hours each day in winter.</p>
37	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>2. Garages or accessory buildings may not exceed a maximum height of 2.8m above ground level.</p>	Amend	<p>Replace ‘Garages or accessory buildings may not exceed a maximum height of 2.8m above ground level.’ with ‘Garages attached to a dwelling may not exceed 4m above ground level while detached garages and accessory buildings on sites with a dwelling may not exceed 2.8m above ground level’.</p>	<p>This provides for car stacking, a way of more effectively using the ground area of a site, which will be important in the MRZ. See photo.</p>
38	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. MRZ-S1 – Maximum building height</p> <p>MRZ-S1 does not apply to:</p> <ul style="list-style-type: none"> • Fences and standalone walls; • Solar panel and heating components attached to a building provided these do not exceed the height by 	Amend	<p>Delete ‘ • Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;’</p> <p>Delete ‘ Satellite dishes, antennas*, aerials, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1m in diameter and do not</p>	<p>The limit of 10m I have proposed in MRZ-R7.1(i)(1) (Ref. No. 36) would still provide scope for solar panels angled appropriately for this latitude, and heating components, if positioned on the lower portion of the roof.</p> <p>Also, these days, panels can be affixed to external walls so they don’t have to be on roofs. So</p>

SO 184-22

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>more than 500mm; or</p> <ul style="list-style-type: none"> • Satellite dishes, antennas*, aerials, flues, architectural or decorative features (e.g. finials and spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 2 metres measured vertically. 		<p>exceed the height by more than 2 metres measured vertically.’</p> <p>Insert ‘Satellite dishes, antennas*, aerials, flues, chimneys, masts, architectural or decorative features (e.g. finials and spires) that protrude above 10m above ground must not exceed 1m in diameter and must not exceed the height by more than 2 metres measured vertically.’</p>	<p>removing this exception would still enable solar panels to be installed, consistent with the MRZ-O2 j. Is energy efficient.</p> <p>The deletion of the exception concerning satellite dishes etc would still provide for satellite dishes, antennae etc provided not more than 5% of the roof in elevation was above 10m while the proposed insertion would still limit them protruding no more than 2m above the roof.</p> <p>The overall effect of these proposals would be to decrease shading on adjacent properties, probably one of the major concerns of residents, while still providing for a small range of roof angles as well as for solar panels and other structures on the roof.</p>
39	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. MRZ-S1 – Maximum building height</p> <p>Matters of discretion where the standard is infringed:</p> <p>1. Dominance effects on adjoining residential sites.</p>	Amend	Insert ‘2. Shading effects on adjoining residential sites.’	Shading of neighbouring sites is likely to be one of the major adverse effects of intensification, especially when the sun elevation is low as it is from April to September so should be a matter that decision makers can consider.

SO 184-23

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
40	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>ii. MRZ-S2 – Height in relation to boundary</p> <p>1. All buildings and structures must be contained beneath recession planes, inclined inwards at right angles, of:</p> <p>a) 45° measured from a point of 5.0 metres above ground level for the greater distance of either 15 metres, or the first two-thirds of the site, from the boundary with a public road; and</p> <p>b) 45° measured from a point of 2.8 metres above ground level for the remainder of the site.</p>	Amend	<p>Replace the currently-proposed threshold values (i.e. 5m, 45°, 2.8m) with more appropriate ones.</p> <p>The exceptions be consistent with those for building height discussed above under MRZ-R7.1(a)(i) (Ref. No. 38).</p>	<p>The currently-proposed thresholds will result in massive shading of neighbouring sites although this will depend on the orientation of the boundaries. So it probably needs different thresholds on the northern and southern boundaries which may also be different from those for the eastern and western ones. I haven't done the work to calculate what height limits should exist in relation to the different boundaries at PN's latitude but they should be aimed at not blocking direct sunlight on a neighbouring site at a height of, say, 2m above ground at a distance of, say, 1m in from the boundary for more than, say, 4 hours on the day of the winter solstice or some similar criterion since this is how close to the boundary buildings will be able to be built in the MRZ and the sun is at its lowest angle on the solstice.</p> <p>Such a nuanced Rule is necessary because the MRZ is proposed to be created in already existing parts of the city, meaning that for many years there will be a mix of more intensely developed sites and less-intensely developed ones. Also, given that the streets and</p>

SO 184-24

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				<p>property boundaries are already layed out in these parts there is no scope for these to be adjusted to minimise the negative shading effects of more intensive development.</p> <p>These comments are based on my observations of the effect of my roof on my neighbour's access to direct sunlight. My roof apex is 5.6m above ground level 6.7m from the boundary and the roof angle is 32°. My neighbours windows are 2.8m from the boundary with their lower edge being 2m above ground. 5.5m is an outdated measure based on the length of cars that no longer reflects the NZ fleet. The 85th and 99th percentile vehicles are now 4.9m and 5.4m long (base dimensions i.e. without The boundary is my southern boundary and my neighbour's northern one. My neighbour's windows are almost completely shaded in winter. So having a building 6m tall 1m in from the property boundary (which would be on the plane angled 45° starting at a height of 5m at the boundary) as proposed by PC I in place of my house would likely shade my neighbours windows for most of the day most of the year. That 5.5m is an</p>

SO 184-25

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				<p>outdated measure based on the length of cars that no longer reflects the NZ fleet. The 85th and 99th percentile vehicles are now 4.9m and 5.4m long (base dimensions i.e. without should n 5.5m is an outdated measure based on the length of cars that no longer reflects the NZ fleet. The 85th and 99th percentile vehicles are now 4.9m and 5.4m long (base dimensions i.e. without ot be considered an acceptable consequence of intensification. 5.5m is an outdated measure based on the length of car 5.5m is an outdated measure based on the length of cars that no longer reflects the NZ fleet. The 85th and 99th percentile vehicles are now 4.9m and 5.4m long (base dimensions i.e. without s that no longer reflects the NZ fleet. The 85th and 99th percentile vehicles are now 4.9m and 5.4m long (base dimensions i.e. without</p>
41	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: iii. MRZ-S3 – Setbacks</p>	Amend	<p>a) Meaning of ‘primary’ needs to be made clear. b) Insert ‘from a public road’ after ‘5.5 metres’. c) Replace ‘Front - 5.5 metres for that part of the frontage where a</p>	<p>Is the primary direction that to which the longest side of the building or the living room or the driveway faces? I know of sites where the living room faces an urban connector street, while the laundry and washhouse and driveway face a local street.</p>

SO 184-26

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>1. Any building must be set back from the relevant boundary by the minimum depth listed in the following Yards table. For a corner site* with frontages to two public roads, the front yard requirement applies to the primary frontage.</p> <p>Yard - Minimum Depth Front - 1.5 metres from a public road where there is no parking in the front yard. Front - 5.5 metres for that part of the frontage where a parking space is provided but no garage (internal or standalone). Side - 1 metre</p>		<p>parking space is provided but no garage (internal or standalone).’ with ‘Front – where no garage (internal or standalone) or carport exists, 6.5 metres for that part of the frontage where a parking space is provided perpendicular to the public road and 5.5m where it is provided parallel to the public road.’</p> <p>d) Replace ‘1 metre’ with ‘1 metre or, if there are no windows or doors in the wall facing the side and the wall is non-flammable, 0 metres.’</p>	<p>Which is the primary frontage?</p> <p>For c) see reason given above in Ref. No. 33 (MRZ-R4). Making the setback 6.5m enables a vehicle to be parked entirely within the site without adversely affecting the flow of pedestrians along the street by jutting out over the footpath. The issue doesn’t arise when cars are parked parallel to the road.</p> <p>For (d) requiring a 1m setback wastes valuable space. It is of virtually no use except for walking along. It also seems to prevent the possibility of attached housing that is common in medium density zones overseas.</p>
42	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: iii. MRZ-S3 – Setbacks</p> <p>2. A front-facing garage must be set back in accordance with the following Garage Setback table. Boundary - Depth With public road, where no parking is provided in front of the garage - 2.5 metres</p>	Amend	<p>Replace ‘5.5 metres’ with ‘6.5 metres’</p> <p>Replace ‘1 metre’ with ‘1 metre or, if there are no windows or doors in the wall facing the side and the wall is non-flammable, 0 metres.’</p>	<p>See reasons stated above (Ref. No 33 and Ref. No. 41)</p>

SO 184-27

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>With public road where parking is provided in front of garage - At least 5.5 metres Side and rear 1 metre for that part of a garage which is longer than 7 metres</p>			
43	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: iii. MRZ-S3 – Setbacks</p> <p>3. A side entry garage must be set back a minimum of 1.5 metres from a boundary fronting a public road.</p>	Reject	<p>Replace ‘3. A side entry garage must be set back a minimum of 1.5 metres from a boundary fronting a public road.’ with ‘Note: Side entry garages and carports are not permitted on sites adjacent to public roads.’</p>	<p>Side entry garages on front parts of sites adversely affect the visual connection between the dwelling building and the street. They also increase the area of hard surface compared with garages and carports located to enable straight entry from the street.</p>
44	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: iv. MRZ-S4 – Building coverage</p> <p>1. Maximum building coverage must not exceed 50% of the net site area.</p> <p>MRZ-S4 does not apply to:</p> <ul style="list-style-type: none"> • Uncovered deck and uncovered structures no more than 1 metre in height above ground level. • Eaves up to 600 mm wide. For eaves wider than 600mm only the additional width beyond 600mm is included in the site coverage calculation. 	Amend	<p>Insert between ‘coverage’ and ‘must’ the words ‘of all buildings combined on the site.’</p> <p>Delete both of the exceptions listed.</p>	<p>This insertion would make it clear that coverage includes all buildings on the site so that garages and accessory buildings whether attached to the main dwelling or not are included in the calculation of coverage.</p> <p>Coverage has influence on both dominance and stormwater generation. So it should include both the entire area of non-permeable decks and the entire width of eaves as these act exactly like any other part of the building, preventing rain from entering the ground. Decks and eaves can significantly increase the coverage and consequent</p>

SO 184-28

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				<p>reduction in permeable surface on the site. For example, on a 15m wide x 10m deep site (150m²) 50% coverage = 75m². If a building with the maximum permissible coverage is built as a 9m x 8.33m rectangle, uniform eaves of 600mm would take the coverage from 50% to 57% and a 15m³ deck would take it up to 67% a very substantive increase over the 50% coverage. Building coverage should include any impermeable surface as all such surfaces prevent water infiltrating the ground.</p>
45	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>v. MRZ-S5 – Landscaped areas</p> <p>1. A ground floor residential unit, papakāinga* or community house* must have a landscaped area of grass and/or plants covering at least 20% of the site;</p>	Amend	Replace ‘20%’ with ‘30%’.	<p>The beneficial effects of vegetation on resident health and well-being is well recognised. The value of this is likely even greater the more intensively land is developed. The effects seem to come from removing contaminants from air and water as well as from dampening noise and cooling effects. There may also be less measureable causes of the positive effects. The more the better. 20% of a 150m² site is only 30m², a very small area hence the request to increase this proportion.</p>
46	MRZ-R7 Construction of up to three residential	Amend	Replace ‘30%’ with ‘50%’	The areas between buildings on

SO 184-29

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>v. MRZ-S5 – Landscaped areas</p> <p>2. Where a site fronts a public road, at least 30% of the required landscaped area must be located in the front yard, for a depth of at least 1m.</p>			<p>front sites and the public road is very important for creating the sort of streetscape which will invite people to walk along, and interact on, it. Such pedestrian activity is critical to a well-functioning urban area, especially if development is intensified.</p> <p>50% of 30% of a 150m² site is only 22.5m² which is not a lot of space. This compares with the minuscule 30% of 20% = 9m² proposed by PC I, which wouldn't even cover the entire area of a 1.5m setback that is required under MRZ-S3 (Ref. No. 41). This could result in that setback area being partly put into hard surface which wouldn't mitigate the hardness of the building at all and would create a less pleasant streetscape.</p>
47	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>v. MRZ-S5 – Landscaped areas</p>	Amend	<p>Add 'No vegetation may be used to interrupt the visual connection between windows and doors in the front facade of the ground floor of a building on a front site with a public road.' and 'Note: This means that there must be a direct line of sight, between 1.0m and 2.5m height, maintained from each window and door in the front facade to the</p>	<p>In some cases where the front fencing requirements included in this PC have been implemented in recent redevelopments, residents have planted hedges or other vegetation that has effectively blocked the sight of the street from the building closest to the street, largely defeating the purpose of the fencing requirement. Therefore, I</p>

SO 184-30

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
			street although short-term obstruction is permissible in the first 5 years after occupation while any trees planted grow above this height.’	propose the wording in the Relief Sought column as a way to ensure there is a direct line of sight maintained between ground floor windows and doors and the street between a height of 1.1m and 2.5m. Trees that grow higher than this could be grown as long as the visibility in this height range is maintained. If people don’t want such connection with the street then they should leave front sites for those who do.
48	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>vi. MRZ-S6 – Shade</p> <p>2. Where the shaded outdoor space is provided at ground level, at midday it must provide:</p> <p>a. a minimum area of 15m² for a residential unit, papakāinga* or community house* with two or more bedrooms; or</p> <p>b. a minimum area of 10m² for a residential unit, papakāinga* or community house* with one bedroom.</p> <p>And</p> <p>3. Where the shaded outdoor space is provided above ground level, or the residential unit or papakāinga* is a ground floor apartment, at midday</p>	Amend	Delete ‘ground level’ from 2. Delete 3.	<p>There seems to be a contradiction between 2 and 3. A ground floor residential unit requires either 10 or 15m² (under 2) or 2.5 or 4m² (under 3) . The apparent contradiction should be removed.</p> <p>The need for shaded area is the same whether provided at ground level or above ground level so I can’t see the rationale for having different requirements according to where the shade is provided. So could just delete 3.</p> <p>If 3 is retained, it doesn’t consistently specify community houses or papakainga in different parts of 3 and should do so parallel to the requirement under</p>

SO 184-31

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>it must provide:</p> <p>a. a minimum area of 2.5m² for a one bedroom residential unit or community house*; or</p> <p>b. a minimum area of 4m² for a two or more bedroom residential unit or community house*.</p>			2.
49	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>vii. MRZ-S7 – Outdoor living space</p> <p>2. Where the outdoor living space is provided at ground level it must provide:</p> <p>a. a minimum area of 30m² which can accommodate a 4.5 metre diameter circle for a residential unit or community house* with two or more bedrooms; or</p> <p>b. a minimum area of 20m² which can accommodate a 4 metre diameter circle for a residential unit or community house* with one bedroom; and</p> <p>c. a gradient no greater than 1 in 20.</p> <p>3. Where the outdoor living space is provided above ground level, or the residential unit is a ground floor apartment, it must provide:</p> <p>a. a minimum area of 5m² for a one bedroom residential unit or community house*; or</p> <p>b. a minimum area of 8m² for a two or more bedroom residential unit or community house*; and</p> <p>c. be no less than 1.5 metres wide.</p>	Amend	<p>Replace ‘2. Where the outdoor living space is provided at ground level it must provide’ with ‘2. The outdoor living space must be:’</p> <p>Replace 3 with ‘3. The minimum areas stated in 2 may be split across one or more storeys.’</p>	<p>The need for outdoor living space is the same whether it is provided at ground level or above ground so if the replacement of 2 obviates the need for the original 3.</p> <p>Further, outdoor living space should be able to be provided at any level or even be split across levels. There may be benefits in doing so in terms of ease of access for residents but also in residents being able to use the area where the temperature, amount of shade or wind is most to their liking.</p> <p>If 3 is retained then the omission of papakainga from 3 (as well as from 2) needs addressing so that the requirements apply to all three categories of dwelling as indicated by MRZ-S7 (1).</p>
50	MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and	Amend	It is not clear at what distance from the window the observer is	

SO 184-32

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: viii. MRZ-S8 – Outlook space</p>		<p>assumed to be, yet this determines the width of the outlook space.</p> <p>It is not clear how the part that says ‘MRZ-S9 does not apply to: • Deck balustrades, pergolas, verandas, porches and other building overhangs.’ applies to this standard. Has it been misplaced?</p>	
51	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: ix. MRZ-S9 – Permeable surfaces*</p> <p>1. Every site must contain a minimum 30% permeable surfaces*, as a percentage of the net site area.</p> <p>Advice Note: Permeable surfaces* can include:</p> <ul style="list-style-type: none"> • Interlocking PVS cellular systems with loose aggregates. • permeable paving – see Auckland Council ‘Permeable Pavement Construction Guide’. • landscape planting and grassed areas. • decks provided the surface material allows water to drain directly through to a permeable surface* 	Amend	Replace ‘30%’ with ‘50%’.	<p>This PC is very likely to lead to an increase in total non-permeable surface area because it proposes to increase the permissible building coverage to 50% from the 30-40% currently allowed. Also, the smaller sites (as low as 150m²) envisaged with intensification will result in more land being covered for accessways etc. So a higher percentage than the 30% proposed is needed to help counter the effect of the increase in impermeable area.</p> <p>If building coverage is limited to 50% (as discussed above in Ref. No. 44 – MRZ-S4) the relief I seek would require all of the site not covered by buildings to be permeable surfaces.</p> <p>The permeable surfaces listed in the advice note include enough</p>

SO 184-33

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				variation that the entire area that isn't part of building coverage can be permeable without any loss of usefulness for different purposes.
52	MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: x. MRZ-S10 – Stormwater attenuation device	Support	Retain	Such devices whether they are constructed tanks or swales or other things will be essential for helping to achieve no net increase in the peak flow of stormwater from sites.
53	MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: xi. MRZ-S11 – Minimum floor levels	support	Retain	These are sensible given the possibility of flooding cannot be completely removed.
54	MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units) 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: xii. MRZ-S12 – Front façade glazing	support	Retain	Having windows in any facade facing the road is important in creating the visual connection between the street and the site, enabling passive surveillance and the opportunity for interaction between people on site and those on the street. It also helps to decrease the dominance of the buildings, especially if they are close to the street.

SO 184-34

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
55	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xiii. MRZ-S13 – Front door orientation</p>	Support	Retain	
56	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xiv. MRZ-S14 – Garages</p> <p>1. Any garage door facing a public road or an access way must not occupy more than half the width of the building façade to which it relates.</p>	Amend	<p>Replace ‘Any garage door facing a public road or an access way must not occupy more than half the width of the building façade to which it relates.’ with ‘Any garage door facing a public road must not occupy more than a third of the width of the building façade in which it is located.’ and ‘Any garage door facing an accessway must not occupy more than half the width of the width of the building façade in which it is located.’</p>	<p>Half is too much for the facade facing the street. It would create a visually dominant effect at eye level. This is less a concern on accessways because those are mostly use by much smaller numbers of people.</p>
57	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xiv. MRZ-S14 – Garages</p> <p>2. Multiple garages facing a public road or access way must not comprise more than half the width of the frontage for that site.</p>	Amend	<p>Replace ‘Multiple garages facing a public road or access way must not comprise more than half the width of the frontage for that site.’ with ‘Multiple garages facing a public road must not comprise more than a third of the width of the frontage for that site.’ and ‘Multiple garages facing an accessway must not comprise more than a half of the width facade along that side of</p>	<p>Same reason as for Ref. No. 56 (MRZ-S14). Whether it is one garage or multiple garages is irrelevant - it is the proportion of the facade dedicated to the garage door that creates the dominant appearance of the facade.</p>

SO 184-35

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
			the site.	
58	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xv. MRZ-S15 – On-site carparking – location</p> <p>1. Any on-site carparking within 6 metres of a boundary adjoining a public road:</p> <p>a. must not comprise more than 50% of the width of the residential unit’s façade to which it relates;</p> <p>b. must be located directly in front of the garage if the residential unit to which it relates has a street-facing garage door;</p> <p>and</p> <p>c. must be a minimum of 5.5 metres in length.</p>	Amend	<p>Replace ‘a. must not comprise more than 50% of the width of the residential unit’s façade to which it relates;’ with ‘a. must not comprise more than a third of the width of the residential unit’s facade closest to the road’.</p> <p>Replace ‘5.5m’ with ‘6.5m’.</p> <p>Insert ‘d. Parking shall be provided for no more than 2 motor vehicles between the building and the public road’</p>	<p>The requested relief is to try to prevent front yards adjacent to public roads being turned into parking lots as has happened in the UK https://www.racfoundation.org/media-centre/spaced-out-press-release https://frontgardens.nationalparkcity.org/blog/crazy-paving-wholl-step-up-to-end-front-garden-loss/ and https://frontgardens.nationalparkcity.org/blog/crazy-paving-wholl-step-up-to-end-front-garden-loss/ Such use of the space with its hard surfaces and paucity of vegetation increases stormwater generation, the urban heating effect and decreases amenity. It would work contrary to idea that this PC is partly aimed at encouraging mode shift and at creating visually attractive streetscapes.</p> <p>Allowing 50% of the front area to be used for parking is too much. It should match the maximum proportion of the front facade that can be taken up by a</p>

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Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
				<p>garage door, i.e. 30%.</p> <p>The reason for the 6.5m rather than 5.5m is explained above in Ref. No. 33 (MRZ – R4).</p>
59	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xvi. MRZ-S16 – Vehicle crossings</p> <p>1. The maximum number of vehicle crossings per site is 1 per 8m of total frontage, with no more than two accesses* per site</p>	amend	Replace ‘8m’ with ‘15m except where access is required to rear sites in which case 1 additional crossing may be provided per total frontage’.	<p>The existing residential zone rule is 1 crossing per 30m of frontage which means the vast majority of properties can have only 1 vehicle crossing. Vehicle crossings pose a considerable challenge to pedestrians not only because of the danger of vehicles crossing footpaths without adequate regard for pedestrians (to whom they are legally required to give way) but also because after repeated use by vehicles footpaths often sink creating an uneven surface for pedestrians. This is a real trip hazard and is also uncomfortable for people using wheelchairs. So minimising the number of vehicles crossing is desirable from a pedestrian perspective.</p>
60	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xvii. MRZ-S17 – On-site vehicle manoeuvring</p>	Support	Retain	<p>I strongly support what looks in Fig 8 to be a requirement to enter a site frontwards and to exit a site frontwards because of the increase in visibility of the footpath and the rest of the street attained by doing so and the</p>

SO 184-37

Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	1. On-site vehicle manoeuvring must comply with MRZ-Figure 8 where there is a side-entry garage or parking space.			consequent increase in safety for pedestrians.
61	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xviii. MRZ-S18 – On-site bicycle parking</p> <p>1. Bicycle parking must be provided for all residential units at a rate of 1 bicycle park per residential unit</p>	Amend	<p>Insert ‘no less than’ between ‘of’ and ‘1’.</p> <p>Need to define what is meant by a bicycle park as it seems not to be defined anywhere.</p>	<p>The intention is surely to provide at least this number rather than only exactly that number of bicycle parks.</p> <p>Is a tree or a fence a bicycle park or does a bicycle park have to have some particular form?</p>
62	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xix. MRZ-S19 – On-site rubbish storage and collection</p> <p>1. Each residential unit must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate</p>	Amend	<p>Replace ‘Each residential unit must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate’ with ‘Each residential unit must have access to a rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate and which is screened so as not to be visible from a public road.’</p>	<p>This is especially important for the attractiveness of the front dwelling. Many people would regard the sight of rubbish receptacles from the street as undesirable.</p> <p>Currently only communal rubbish storage area have to be screened ‘so as not to be visible from a public road .’</p>
63	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is</p>	Amend	<p>Although ‘Arterial’ and ‘Collector’ match the terms used in DP section 20.6, they do not match the NZ system of road nomenclature, the One Network</p>	

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Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>achieved:</p> <p>xix. MRZ-S19 – On-site rubbish storage and collection</p> <p>3. Where there are more than 20 residential units on one site, and the site fronts an Arterial or Collector Road, on-site turning for trucks is required</p>		<p>Framework classification. The whole DP should be updated to reflect the national system.</p>	
64	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>xx. MRZ-S20 – Fences and standalone walls</p> <p>2. On a front boundary with a public road any fence or standalone wall, or combination of these structures, must not:</p> <p>a. Exceed a maximum height of 1.8 metres above ground level; and</p> <p>b. For any part of a fence or standalone wall above 1.1 metres in height, at least 2/3 of the fence must be of open construction</p> <p>Except that:</p> <ul style="list-style-type: none"> Where a fence is erected on the road frontage of a corner site*, the requirements of MRZ-S16.2 only apply to one road frontage. 	Amend	<p>Delete ‘must not’ from the lead in sentence for 2.</p> <p>In a. insert ‘Must not’ before ‘exceed’.</p> <p>In b. replace ‘For any’ with ‘Any’.</p> <p>In b. insert ‘; and’ after ‘construction’.</p> <p>Add ‘c. Any part of a fence or standalone wall within 2.0m of an access way must be no more than 1.1m tall or of open construction.’</p> <p>The reference to MRZ-S16.2 doesn’t make sense as there is no MRZ-S16.2. It is not clear what it should be.</p>	<p>The insertion of c. is consistent with R.20.4.2(a)(vi)(h) that requires visibility splays.</p>
65	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p>	Amend	<p>Replace ‘access leg’ with ‘access way’</p> <p>Add 4. ‘No more than 1 fence or</p>	<p>Access legs seem to refer only to access ways to rear sites (Chapter 4 – definitions).</p>

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Ref. No.	SPECIFIC PART / PROVISION	SUPPORT /OPPOSE / AMEND	RELIEF SOUGHT (Retain / Amend / Delete)	REASONS
	<p>a. Compliance with the following standards is achieved: xx. MRZ-S20 – Fences and standalone walls</p> <p>3. Within 2.5 metres of any boundary adjoining a public road, any fence or standalone wall on a side boundary next to a vehicle access leg* must be no more than 1.1 metre high</p>		standalone wall or other visual barrier may be erected between the front facade and the front boundary.’	The need for 4 is explained in Ref. No. 47 (MRZ – S5 Landscaped Areas)
66	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance with the following standards is achieved: MRZ-S21 Mechanical Ventilation</p> <p>b. Provide relive for equivalent volumes of spill air.</p>	Amend	Change ‘relive’ to a more commonly understood word.	Couldn’t find any definition of ‘relive’ in chapter 4 or online in connection with mechanical ventilation. Perhaps the wrong word has been inserted by the autofill function of the word processor.
67	<p>MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Permitted Where:</p> <p>b. Parking and access* comply with the following standards in Rule 20.4.2</p> <p>i. R20.4.2(a)(ii);</p> <p>ii. R20.4.2(a)(vi)b,d-j);</p> <p>iii. R20.4.2(a)(vii), (ix) and (xii);</p> <p>iv. R20.4.2(a)(viii) – applies to each residential unit where carparking provided;</p> <p>v. R20.4.2 (d); and</p> <p>vi. R20.4.2(f).</p>	Amend	<p>Delete R20.4.2(a)(vi)(d).</p> <p>Insert in ii) after j) ‘except the exemption from providing a pedestrian visibility splay for residential developments of three or less dwelling units with access onto a Local Road in R20.4.2(a)(vi)(h) will not apply in the MRZ.’</p>	<p>Delete R20.4.2(a)(vi)(d) doesn’t apply to any streets in the proposed zone as it only includes streets with posted speed limits of 70km/h or greater.</p> <p>The exemption in (h) is highly inappropriate in the MRZ where pedestrian numbers are expected to be greater and the number of times the footpath is crossed by vehicles each day is expected to be higher because of the intensification.</p>

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I make similar requests to those listed in the tables above, as are relevant, to the:

- construction of 4 or more residential units and papakainga in the MRZ (MRZ-R8)
- addition or alteration of buildings and structures (MRZ-R9)
- construction, alteration or addition of buildings and structures within the Stormwater Overlay (MRZ-R10)
- Construction, addition, and alteration of accessory buildings (MRZ-R11)
- Educational facility (including kohanga reo* and kura kaupapa*) MRZ-R12
- Construction of a new community house* (MRZ-R13)
- Visitor accommodation (MRZ-R14)
- Construction of a new Health facility* (MRZ-R15)
- Marae (MRZ-R16)
- Retirement Villages and Residential Centres*, Visitor Accommodation with frontage to a Major Arterial or Minor Arterial Road as listed in Appendix 20A, Community Facilities, Places of Worship*, Training Facilities*, Health Centres* and Hospitals and Early Childhood Facilities* (MRZ-R17)
- Fences and standalone walls (MRZ-R18)

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



SO 185-1

This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at 4pm, 4 February 2025.

To **Palmerston North City Council**

Email to **submission@pncc.govt.nz**

Subject **Submission on Plan Change I**

Post **Private Bag 11034, Manawatu Mail Centre, 4442**

Delivery **32 Te Marae o Hine, The Square, Palmerston North 4410**

SUBMITTER CONTACT DETAILS

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Home

Work

TRADE COMPETITION - you must select the box that applies to you

I could

I could not

gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.

I am

I am not

directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

I wish

I do not wish

to be heard in support of my submission.

I will

I will not

consider presenting a joint case with other submitters who make a similar submission at a hearing.

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NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

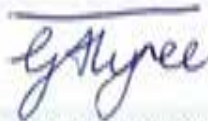
PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature



Date

4/02/2025.

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

MEDIUM DENSITY RESIDENTIAL ZONE

General Submissions Comments

Thank you for the opportunity to submit on the new Medium Density Residential Zone (MDRZ) provisions (Plan Change I) for the Palmerston North City. Phocus Planning is involved in the implementation of the Palmerston North District Plan on a daily basis and has over 20 years' experience with the current and previous iterations of the District Plan and therefore wishes to provide its views on provisions as they are proposed.

Overall, we support Plan Change I. However, as identified in the submission table below, we consider that a number of changes are required and need to be further explored to ensure that there are no unintended consenting consequences by the provisions as currently drafted and that the provisions are the most appropriate way to achieve the purpose of the RMA. The provisions and any consenting process that follows as a result need to be tested to ensure they are the most effective and efficient way of achieving the purpose of the Act and new MDRZ.

There is absolutely a place for medium density development within the city, however we do question the coverage that is being proposed (60% + of the current urban area) and whether that is attainable and necessary. A consequence of this is that a new layer of rules and performance standards will be applied to areas where medium density development may never take place, potentially hindering straight forward development with the number of performance standards and level of information that would need to be provided.

We are also concerned that as a result of these provisions, existing development may be 'caught up' and be made to comply with the standards when existing non-compliances are lawfully established.

We also consider that the provisions as drafted add additional regulation, and costs to consenting processes that should be straight forward, introduce elements that should be left up to landowner personal choice, and create interpretation issues with implementation that will likely hinder intended outcomes (i.e. affordable homes built in a timely manner for our community).

We would like to speak in support of our submission.

A handwritten signature in blue ink, appearing to read "Georgia Tyree".

Georgia Tyree
Senior Planner

A handwritten signature in blue ink, appearing to read "Phil Hindrup".

Phil Hindrup
Principal Planner | Director

Submission Table

Proposed Section 10A - Medium Density Residential Zone

Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
OBJECTIVES			
MRZ-O1 Purpose of the Medium Density Residential Zone	Support	Retain	
MRZ-O2 Built development* in the Medium Density Residential Zone	Support	Retain	
MRZ-O3 Protecting water bodies and freshwater ecosystems	Support	Retain	Aligns with One Plan & Rangitāne IMP
MRZ-O4 Effects of flooding in the Medium Density Residential Zone	Support	Retain	Appropriate, and allows for development where effects can be mitigated.
MRZ-O5 Mitigate effects of development* adjacent to infrastructure	Support	Retain	Appropriate to ensure effects are managed near infrastructure.
MRZ-O6 Whenua Māori	Support	Retain	
POLICIES			
MRZ-P1 Enabled activities	Support	Retain	Allows for and enables appropriate activities.
MRZ-P2 Residential activities and buildings, including papakāinga*, which do not meet the permitted activity standards	Support	Retain	
MRZ-P3 Planned built form	Support in part	Amend – 5. Development* frontages provide a legible connection to the street through a combination of orientation, entrance location, fencing, and glazing, and they are not dominated by garages;	Amended wording provides greater flexibility for the assessment of developments rather than being 100% prescriptive of what design elements are required. Not all allotment shapes and sizes will be suited to achieve the specified design elements. Affordability of implementing all of these design measures needs to

		<p>6. Developments* integrate <u>a reasonable amount of</u> landscaping with building and access* design;</p> <p>7. They provide <u>a reasonable amount of</u> visual interest through the modulation and articulation of façades and roof forms.</p>	<p>be balanced with being able to provide affordable housing supply.</p>
MRZ-P4 – Transport	Support in part	<p>Amend on-site bicycle parking. Wording changed to <u>“encourage on-site bicycle parking”</u>, rather than it “is provided”.</p>	<p>While we accept that bicycles and active modes of transport should be encouraged and provide a range of benefits, not everyone is able to use other modes of transport, such as bicycles, and it is illogical to require bicycles where this may be the case. It is onerous to require every development to provide on site bicycle parking. Needs to be left to individual choice.</p>
MRZ-P5 Non-residential activities and buildings	Support		
MRZ-P6 Adverse effects of flooding and stormwater	Support		
MRZ-P7 – Development* in the Stormwater Overlay	Support in Part	Amend	<p>Policy needs re-wording. It may be appropriate to not require a stormwater management plan for a small development where it clearly has no adverse effect (i.e. garden shed/pergola). Otherwise, there is a risk of developments falling foul of this policy. Onerous to by default require all development to be supported by an SMP.</p>
MRZ-P8 Water Sensitive Design	Support	Amend.	<p>Policy needs rewording so as to reflect that not all</p>

			Add in words <u>“to a scale commensurate with the scale of the subdivision or development”</u>	development will require water sensitive design, or that it may not be possible for some very small development (i.e garden shed)
MRZ-P9 Building materials	Support	Retain		
MRZ-P10 Energy efficiency	Support	Retain		
MRZ-P11 Effects on buildings and activities near infrastructure	Support	Retain		
MRZ-P12 Vegetation and landscaping	Support	Retain		
MRZ-P13 – Enabling tangata whenua* to provide for their cultural, social and economic wellbeing	Support	Retain		
RULES:				
MRZ-R1 Residential activities, including papakāinga* (Permitted)	Support	Retain rule as drafted		
MRZ-R2 Home businesses (Permitted)	Support	Retain rule as drafted.		Provides an excellent opportunity for small businesses and working from home to be lawful, provided specific criteria are met.
MRZ-R3.1 Home-based childcare services (Permitted)	Support	-		
MRZ-R3.2 Home-based childcare services (Restricted Discretionary)	Support	-		
MRZ-R4 Conversion of a residential unit to a community house*	Support	-		
MRZ-R5 Conversion of an existing residential unit to a Health facility* (Permitted)	Support	-		

MRZ-R7 Construction of up to three residential units and papakāinga* (including relocatable and prefabricated residential units)	Support	Retain	Provides opportunities for housing/multi-unit development where relevant performance standards can be met.
MRZ-R8 Construction of four or more residential units and papakāinga (including relocatable and prefabricated residential units) (Restricted Discretionary).	Support	-	
MRZ-R9 - Addition or alteration of buildings and structures (Permitted)	Support in part	Amend wording	Seems overly restrictive to capture all and any type of structure. Approach needs to be rethought for very small structures and buildings. Requiring them to comply with all performance standards will result in an unintended consequence of very minor activities requiring resource consent.
MRZ-R10 - Construction, alteration or addition of buildings and structures within the Stormwater Overlay (Restricted Discretionary)	Oppose	Amend to a permitted activity, with standards around ensuring adequate mitigations are imposed for development in these areas. E.g. FFL or attenuation. RDA pathway where these standards are not met.	Significant percentage of properties within this overlay. This will result in all new homes, alterations and garages (and other buildings) within these areas requiring RC, where effects can be managed via PA conditions.
MRZ-R11 Construction, addition, and	Support in part	Only requires compliance with height, HRB, Building	Could infringe on neighbours having no yard separation.

alteration of accessory buildings (Permitted)		coverage, permeable surfaces, and stormwater attenuation. Needs to also include yard setbacks.	
MRZ-R12 Educational facility (including kohanga reo* and kura kaupapa*) (Permitted)	Support	-	
MRZ-R13 Construction of a new community house* (Permitted)	Support	-	
MRZ-R14 Visitor accommodation (Permitted)	Support in part	Create new rule or amend rule/definition to accommodate smaller air bnb type arrangements. For example: HDC District Plan (REZ-GRZ-R4) provides a permitted activity pathway for visitor accommodation for up to 4 people per site, which would allow for those smaller/air bnb type visitor accommodations.	Permitted Activity Standard allows visitor accommodation where it has a frontage and entrance with a major arterial or minor arterial road. Definition captures those renting their properties/homes for short term air bnb type arrangements, which will require RC if they are not located within those areas. Smaller air bnbs type arrangements are likely to have similar effects to those using their property for residential activities.
MRZ-R14 Visitor accommodation (Restricted discretionary)	Support in part	Remove conflict with MRZ-R17.	Activity is permitted where: a. Visitor accommodation is located on properties with a frontage and the main entrance from a street listed as a Major Arterial or Minor Arterial Road in 20.6.1.1 and 20.6.1.2 in Section 20 of the District Plan.

			<p>RDA pathway provided where performance standards are not met. In contrast, MRZ-R17 requires a discretionary activity pathway for: 'Visitor Accommodation with frontage to a Major Arterial or Minor Arterial Road as listed in Appendix 20A'. These rules are therefore conflicting.</p>
MRZ-R15 Construction of a new Health facility* (Permitted)	Support	-	
MRZ-R16 Marae* (Restricted Discretionary)	Support in part	Amend to include the words "unless the written approval to the proposal is provided".	Avoids the need to limited notify an application if Rangitāne has provided their written approval.
MRZ-R17 Retirement Villages and Residential Centres*, Visitor Accommodation with frontage to a Major Arterial or Minor Arterial Road as listed in Appendix 20A, Community Facilities, Places of Worship*, Training Facilities*, Health Centres* and Hospitals and Early Childhood Facilities* (Discretionary.	Amend	Resolve conflict with MRZ-R14.	Rules are conflicting as visitor accommodation on arterial roads is both permitted and discretionary.
MRZ-R18 Fences and standalone walls (Permitted)	Support in part	Amend to remove performance standard relating to MRZ-S6.	Not clear the link or relationship to MRZ-S6 - Shade.
MRZ-R19 – Buildings, accessory buildings or structures adjacent to overhead electricity lines*	Support	-	Rule logically refers to ensuring compliance with NZECP 34:2001.

(Permitted)			
MRZ-R20 New buildings or alterations or additions to buildings within 50m of the state Highway (Permitted)	Support	-	Reasonable rule ensures adequate internal amenity. Allows buildings to be retrofitted where there is not a significant increase in floor area.
MRZ-R21 Building setback from rail corridor for construction, addition and alteration of any Building. (Permitted)	Support in part	Amend to include as a condition of MRZ-R22.	Logically would be included as a condition of MRZ-R22.
MRZ-R22 New buildings or alterations or additions to buildings within 100m of the rail corridor. (Permitted)	Support	-	Reasonable rule which ensures adequate internal amenity and allows for retrofitting/extensions which do not significantly increase floor area.
MRZ-R23 Copper and zinc building materials – all residential and non-residential buildings (Permitted)	Support in part.	Further thought needs to be given and/or clarification around how architects, builders, planners will demonstrate compliance.	How will this be checked as part of a resource consent or building consent application? What information is expected to be provided to Council.
MRZ-R24 Stormwater treatment for four or more carparks (including garages) (Restricted Discretionary)	Oppose	There should be a PA rule	This is overly restrictive and will potentially capture activities that are having no effect and will thereby require consent. Why are garages being included when stormwater will be clean roof water? Stormwater from 4 car parks will have less effect than the roads adjacent. Treatment of stormwater should be the responsibility of the Council under whatever consenting requirements they themselves have. Can see difficulty with the interpretation of what is a

			car park vs. a driveway vs. an onsite maneuvering area vs. an impervious area.
MEDIUM DENSITY RESIDENTIAL ZONE STANDARDS			
MRZ-S1 Maximum building height	Support	-	Logical rule which adequately manages density/bulk effects.
MRZ-S2 Height in relation to boundary	Support	-	Appropriate boundary rules which adequately manage effects on neighbours.
MRZ-S3 Setbacks	Support in part	Amend to include a rear yard requirement consistent with the side yard provisions.	No rear yard could impact neighbouring properties. Building Act requires 1m setback where there is no fire resistance rating (FRR).
MRZ-S4 Building coverage	Support	-	Reasonable standard. Other requirements will ensure appropriate density is maintained.
MRZ-S5 Landscaped area	Support in part.	Amend to remove specimen tree requirement.	Support landscaped area requirement and the principle of retaining green areas and space however the requirement to plant a specimen tree is overly restrictive. Also, clarification is required around the location in the outdoor living space. This may not be easily achievable. Seems excessive to require consent where a tree is not provided. What is the adverse environmental effect of this, and would a consent actually be declined if one is not provided? Creates an overly complex process to demonstrate compliance. Overregulation.
MRZ-S6 Shade	Oppose	Remove requirements	Conflicts with current practice, where daylight is also required in these spaces. Overly complex rule to enforce.

			Overregulation. Shading can be achieved by umbrellas, shade sails, and other means.
MRZ-S7 Outdoor living space (per unit)	Support	Suggest clarifying what is a ground floor apartment to avoid debate, and conflicting views of what is/ isn't.	Sensible performance standards which ensures on-site amenity.
MRZ-S8 Outlook space (per unit)	Oppose	Remove requirements	Overly complex rule to enforce/demonstrate compliance. Overregulation. Yard separation requirements will assist with achieving onsite amenity and privacy. Not clear how achievable these performance standards would be. Seems these standards will conflict with yard setback allowances.
MRZ-S9 Permeable surfaces*	Support	-	
MRZ-S10 Stormwater attenuation device	Oppose in part	Amend to resolve rule conflict	<p>Permitted activity rule for buildings. RDA for buildings within SW overlay, yet attenuation is required. There should be an appropriate PA pathway (as with minimum FFL) to mitigate stormwater overlay risk and make dwellings in these areas permitted. Clarify that these structures do not require side yard encroachment consent to avoid the nonsensical outcome of them being located in the middle of the yard.</p> <p>Thought needs to be given to the situation where a landowner constructs for example a garden path on an existing site. Does that trigger the need for an attenuation device? Risk of unintentionally</p>

			capturing some very minor activities.
MRZ-S11 Minimum floor levels	Support	-	
MRZ-S12 Front Façade Glazing	Support in part	Amend wording	Current wording will capture all buildings? Example of small garden shed not having a window potentially triggering consent?
MRZ-S13 Front door orientation	Oppose	Amend to only apply to apartment terraced style units or Remove requirements.	Requiring a consent for a dwelling that does not have a door facing the street is excessive and over regulation. Creates a situation where a consent could be required for this non-compliance. What does that process look like? This appears as overreach as in many cases it would be difficult to quantify the level of adverse effect of not doing this. Will not always be an appropriate and achievable design
MRZ-S14 Garages	Support	-	
MRZ-S15 On-site carparking – location	Support in part	Requires clarification of what will be captured.	For example, if there is an existing situation where there is non-compliance, would an alteration to the back of the house require this matter to be addressed? It shouldn't, however, there have been historic examples with other standards where this has happened (i.e. lack of onsite maneuvering).
MRZ-S16 Vehicle Crossings	Support	-	Reasonable to ensure traffic safety.
MRZ-S17 On-site vehicle manoeuvring	Support in part	Remove this requirement for local roads with 50km/hr speed limit or lower but require vehicle splays as a performance condition to maximize visibility	Question whether this is needed for the lowest order roads. Other district plans do not require this (Such as Napier City Council). Would provide additional area for developments.
MRZ-S18 On-site bicycle parking	Oppose	Remove requirements	Difficult to determine compliance, particularly

			where bicycle spaces are parked within residential units. Not always appropriate for the elderly or those with accessibility issues. If persons choose to cycle, they will accommodate this on their property by their own means. We do not accept the argument that provision of these facilities will encourage mode shift.
MRZ-S19 On-site rubbish storage and collection	Oppose in part	Remove requirements around screening.	This is infringing on property rights, whereby the Council is designating where people store rubbish, for aesthetic reasons? Difficult to ensure compliance with long-term.
MRZ-S20 Fences and standalone walls	Support in part	Amend to remove open construction standard for the bulk of the fence along the public frontage.	We support the height reduction next to an access, to ensure pedestrian visibility. However, requiring open construction along the road frontage where a fence is higher than 1.1m infringes on privacy.
MRZ-S21 Mechanical Ventilation	Oppose	Remove Standard in its entirety.	Building Act controls ventilation. Difficult to measure compliance.

Section 7B – Subdivision in the Medium Density Residential Zone

Specific part/provision	Support? Oppose? Amend?	Relief sought	Reasons
OBJECTIVES			
SUB-MRZ-O1 (Subdivision in the Medium Density Res Zone)	Support in part	Retain wording but clarify that it is appropriate to do non-medium density residential subdivisions in the zone.	Need to make sure that it is clear that not all subdivision in this zone have to be for medium density purposes.
POLICIES			
SUB-MRZ-P1	Support	Retain	

<p>SUB-MRZ-P2 Integration and layout of subdivision and development*</p>	<p>Support</p>	<p>Retain</p>	
<p>SUB-MRZ-P3 Subdivision of land affected by natural hazards</p>	<p>Support in part</p>	<p>Amend wording to include the following: "...existing natural hazards is avoided <u>or where effective, appropriate mitigation measures</u> are in place...</p>	<p>Seems reasonable and aligns with Section 106 of the RMA. Mitigation is an acceptable form of managing adverse effects from natural hazards.</p>
<p>SUB-MRZ-P4 – Subdivision in the Stormwater Overlay</p>	<p>Support in part</p>	<p>Delete wording <u>(preferably with experience in water sensitive design)</u></p>	<p>Not all development will require water sensitive design, or that it may not be possible for some very small development infill subdivision.</p>
<p>SUB-MRZ-P5 Servicing</p>	<p>Support</p>	<p>Retain</p>	<p>Reasonable to ensure that all allotments are appropriately serviced.</p>
<p>RULES</p>			
<p>SUB-MRZ-R1 Subdivision in the Medium Density Residential Zone</p>	<p>Support in part</p>	<p>Provide a controlled activity pathway for allotments in the stormwater overlay.</p> <p>Amend to remove the need to comply with the following performance standards:</p> <p><u>MRZ-S5.3 & .4 – Specimen Tree requirement</u> <u>MRZ-S6</u> <u>MRZ-S8</u> <u>MRZ-S10</u> <u>MRZ – S11</u> <u>MRZ-S12</u> <u>MRZ-S13</u> <u>MRZ-S14</u> <u>MRZ-S15</u> <u>MRZ-S-17 (for local roads with 50km/hr speed restriction or less)</u> <u>MRZ-S18</u> <u>MRZ-S20</u></p>	<p>Stormwater overlay covers significant percentage of the rezoned area. Section 106 can still be used where there is natural hazard risk. Include a performance standard requiring provision of Stormwater Management details to demonstrate stormwater can be managed for sites within this area for controlled activity rule. We consider subdivision for infill subdivision to be overly restrictive.</p> <p>Do not need to demonstrate compliance with these matters for an existing dwelling on an allotment. Risk of process looking to use opportunity through this process to address existing, lawfully established non-compliances.</p>

SO 185-16



SUB-MRZ-R1.3 <i>Subdivision in the Medium Density Residential Zone (Restricted Discretionary)</i>	Support in part	Remove the following: Requirement to comply with the following performance standards <u>MRZ-S5.3 & .4 – Specimen Tree requirement</u> <u>MRZ-S6</u> <u>MRZ-S8</u> <u>MRZ-S10</u> <u>MRZ – S11</u> <u>MRZ-S12</u> <u>MRZ-S13</u> <u>MRZ-S14</u> <u>MRZ-S15</u> <u>MRZ-S-17 (for local roads with 50km/hr speed restriction or less)</u> <u>MRZ-S18</u> <u>MRZ-S20</u>	Stormwater overlay covers a significant percentage of the rezoned area. Section 106 can still be used where there is natural hazard risk. Include a performance standard requiring provision of Stormwater Management details to demonstrate stormwater can be managed for sites within this area for controlled activity rule. We consider subdivision for infill subdivision to be overly restrictive.
SUB-MRZ-R2 <i>Subdivision that creates any vacant allotment. (Controlled)</i>	Support	Retain	
SUB-MRZ-R3 <i>Cross lease, company lease, boundary adjustment or unit title subdivision around existing buildings or buildings under construction. (Controlled)</i>	Support	Retain	
SUB-MRZ-R4 <i>Subdivision involving construction of a road (Restricted Discretionary)</i>	Support	Retain	
SUB-MRZ-R5 <i>All other subdivision</i>	Support	Retain	

SO 185-17



(Discretionary)			
SUB-MRZ-R5 All other subdivision (Non-Complying)	Support		Retain
Performance Standards			
SUB-MRZ-S1 Access	Support part	in	Amend wording to: <u>Matters of discretion where the standard is infringed</u>
SUB-MRZ-S2 Vehicle Crossings	Support		Retain
SUB-MRZ-S3 Essential Services*	Support part	in	Amend wording to: <u>Matters of discretion where the standard is infringed</u>
SUB-MRZ-S4 Street Trees	Support part	in	Amend wording to: <u>Matters of discretion where the standard is infringed</u>

SO - 186-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Sheila
Last name	Barrass
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	38 Waterloo Crescent, Palmerston North.
Email	sk.barrass@xtra.co.nz
Phone Please provide a daytime contact number	06 355 3897
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Separation distances. Specifically 1 metre from side boundary.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height</i>	Increase the distance from the side boundary to 3 metres.

SO – 186-2

<p><i>control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The affect of reduced light on existing single storey properties when new multi storey houses are built. The Ministry for the Environment and Building Govt NZ talk about the requirements for new builds and the importance of natural light for the dwellers, nobody is mentioning the impact of reduced natural light for existing dwellers adjacent to new builds. I think the same considerations should be important for existing home owners as they are to the occupants of the new homes. The following is taken from building govt NZ G7 Natural light Providing sufficient natural light for occupied spaces and appropriate visual awareness of the outside for occupants.</p> <p>This clause requires habitable spaces to have adequate windows for natural light and visual awareness of the outside environment to safeguard against illness, and loss of amenity due to isolation.</p> <p>It requires natural light of no less than 30 lux at floor level for 75% of the standard year, and for transparent openings in certain buildings. Ministry for The Environment mentions possible effects: Reduced sunlight/ daylight admission.</p> <p>Here is the link from the building govt NZ: https://www.building.govt.nz/building-code-compliance/g-services-and-facilities/g7-natural-light. Ministry of the Environment: https://environment.govt.nz/assets/Publications/Files/ae-guide-aug06.pdf</p> <p>If the building coverage is up to 50% of the site why do they need to build so near to an existing side boundary? (Repeated this below as it is another standard.)</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Building coverage.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height</i></p>	<p>Take into consideration the existing building coverage so you build houses in the centre of a section.</p>

SO - 186-3

<i>control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	If the building coverage is up to 50% of the site why do they need to build so near to an existing side boundary?
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Council website Social media Newspaper

SO - 187-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Fiona
Last name	Wilson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	151 Park Road, West End, Palmerston North 4410
Email	fionawilson2308@gmail.com
Phone Please provide a daytime contact number	+64293564474
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone coverage area
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Amend coverage area

SO – 187-2

<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I question how the decision was made to include my property on Park Road in this area and yet properties only 150 meters from mine are not included?</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium density residential zone area - height approval</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Delete the proposal for three buildings of up to 11 metres high to be allowed</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>PNCC include the Linton St development that I can view from my home as a "prime" example of the proposal. This Linton Street development of three units on a single section is only two stories high but has already encroached on my backyard privacy and more so on my immediate neighbours. Furthermore these properties were not sold despite being on the market for sometime so have been rented out resulting in tenants with large and noisy dogs on pocket sized areas. The PNCC proposal to allow three storey developments without resource consent is ludicrous.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Medium density residential zone designated area</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height</i></p>	<p>Huia Street Reserve is in the proposed medium density residential area - I would like to see this removed.</p>

SO - 187-3

<i>control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	As explained in my previous written and oral submissions to PNCC (along with numerous other neighbours and other large interested groups such as PNGHS and the Tennis Club etc) I am totally opposed to this area being included as medium density housing.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Council website Newspaper

SO - 188-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Justin
Last name	Ngai
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	Te Pū Harakeke—Community Collective Manawatū
Postal address	77-85 King Street, Palmerston North
Email	justinngainz@gmail.com
Phone Please provide a daytime contact number	063543502
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	General
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from	Support, with care for lower income families and social

SO – 188-2

<p>the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>housing. Please see attachment.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>We have an urgent housing crisis in Papaioea. Our most vulnerable populations are hit the hardest. Any solution created for the housing issue must keep this in mind to be effective.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website City councillor Other: Word of mouth at work</p>

(Continued...)



SO 188-3

Submission on

PNCC's Proposed Plan Change I: Increasing housing supply and choice

4 February 2025

1. This submission is made on behalf of Te Pū Harakeke—Community Collective Manawatū Incorporated.
2. Te Pū Harakeke was established in 1971 as the Palmerston North Community Services Council. We are a collective of 108 not-for-profits, individuals, businesses, and other agencies engaged in social and community service in Palmerston North and the Manawatū.
3. Our vision is “a strong, vibrant and connected community sector in the Manawatū” and our mission is “to empower community groups to participate in and contribute to the community and it’s wellbeing.”
4. We commend PNCC for creating Medium Density Residential Zones within our city. A lack of housing supply has been a persistent issue in Papaioea, reconfirmed by Te Pū Harakeke’s sector surveys and attendees of the 2024 Social Wellbeing Forum. This effort from PNCC directly addresses an urgent need from our community.
5. Given the impact of the housing crisis on low-income individuals and households, we encourage PNCC to prioritise housing for those groups. It would be beneficial to our city if PNCC favours developers who aim to build financially assessable housing rather than luxury apartments in these Residential Zones. This may also be a strong option for social housing.

SO 188-4

6. We encourage PNCC to continue reviewing its housing policies, including the resource consent process. Te Pū Harakeke will continually support PNCC's continued efforts to address wellbeing issues at the structural level.

Ngā mihi nui ki a koutou,

Te Pū Harakeke—Community Collective Manawatū

SO - 189-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Therese
Last name	McManus
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	48D Sydney Street, Petone
Email	terry_mcmanus64@hotmail.com
Phone Please provide a daytime contact number	0210550588
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Medium Density Residential Zone - proposed zone
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height</i>	Amend the proposed area for Medium Density Housing.

SO – 189-2

<p><i>control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I am writing in regard to the Medium Density Residential Zone proposal. My main concern is including the area from Featherston Street to Russell Street within this proposal. This area has change dramatically over the last 20 years. Originally it used to provide Palmerston North Boys High and a few small local businesses plus the supermarket. Now there are outlet stores, McDonalds and Mitre 10. All this new infrastructure has increased the traffic to the area, so much so that the Council has had to implement safety upgrades due to the number of accidents. Building more intensive housing is only going to add to the traffic. Realistically, each household will have up to 2 cars. If you have young children you can't just 'pop' to the supermarket, to their sports practice, you need to drive. Then there is the car required for the breadwinner, guaranteed they will not have a job in town, that they can just walk to. Building up to three houses per site will mean 6 extra cars. Even your images of the new builds show cars parked up on driveways. This area is already densely populated and will not be able to survive the extra housing in an environmentally friendly way.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Letter or email</p>

SO - 190-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Russell
Last name	Gibson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	236B Victoria Ave, Manawatū-Whanganui, Palmerston North 4410
Email	r.c.gibson@xtra.co.nz
Phone Please provide a daytime contact number	0274389050
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium</i>	Height and number of homes per property

SO – 190-2

<p><i>Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Oppose</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Retain the status quo</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Mine is very general in its opposition to this proposal. It seems only a few years ago that Palmerston North was marked by Council as “easy living” Palmy. We marketed ourselves as being different to larger metro cities, where you have room to move, parking was not a problem, effectively we had a better life style than those “other cities”. It strikes me that higher density housing will come with the problems associated with those “other cities”. Reduced parking opportunities, with greater numbers of vehicles parked on the street. Less privacy as we have 3 story homes looking down into peoples gardens, potential for lack of sun in some cases, schools in the designated area are already struggling with student numbers. Unlike Auckland / Wellington as a city we are not constrained with a lack of space. In effect we do not need to go down the “high density” route we can simply let the city grow outwards as it currently does. One of the arguments against that would be the need for more infrastructure. The reality is that your high density plan will still need a massive infrastructure overhaul of the existing resources. My argument in short is that we don't need this type of high density housing in Palmerston North. This city already has all the benefits of a large city, without the problems that we see in those other cities that have gone down the High density housing route. Let's keep that way.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Letter or email</p>

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE

SUBMISSION FORM



SO 191-1

This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at
4pm, 4 February 2025.

To Palmerston North City Council

Email to submission@pncc.govt.nz

Subject Submission on Plan Change I

Post Private Bag 11034, Manawatu Mail Centre, 4442

Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410

SUBMITTER CONTACT DETAILS

Full name

Robert Norris

Company / Organisation name (if applicable)

Contact person

As above

Email address for service

robert.norris@hotmail.co.nz

Address

238B Albert Street, PN 4410

Mail address for service (if different)

Phone

3561047

Mobile

021 646 619

Home

Work

TRADE COMPETITION - you must select the box that applies to you

I could

I could not

gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.

I am

I am not

directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

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Attendance and wish to be heard at a hearing

I wish

I do not wish

to be heard in support of my submission.

I will

I will not

consider presenting a joint case with other submitters who make a similar submission at a hearing.

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

PRIVACY NOTE

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Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature *R Norris*

Date *3 March 2025*

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 191-3

Robert and Gill Norris
 238B Albert Street
 021 646 619 (RN)

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
Policies			
MRZ- P1 Enable residential activities and buildings including papakainga that are compatible with the planned built form of the zone	Support		
MRZ- P2 Residential activities and building including papakainga which do not meet permitted activity standards	Oppose	Delete completely.	Residential activities or buildings that do not meet “permitted activity standards” should not be permitted. Unreasonable to relax reasonable standards. Wording is too vague and too large a part of city is affected.
MRZ- P3 Planned built form	Oppose	Noise and safety protection for surrounding properties	Criteria do not address what is acceptable in terms of people density and vehicle numbers.
MRZ- P4	Support		
MRZ- P5 Non residential buildings	Support	Note the earlier MRZ-P2 is blurring residential and non-residential. This blurring should be avoided.	
MRZ P6 adverse effects of flooding and stormwater	Support	But add:	People make changes over time that increase the risk of flash flooding eg by

SO 191-4

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
		<p>5. Those sites lying in or adjacent to existing ponding areas where building was previously prohibited be subject to rigorous flooding risk assessment and mitigation thereof.</p> <p>6 Add that preventive measures may not be subsequently impaired</p>	<p>replacing lawns and gardens with impermeable paving etc.</p>
<p>MRZ- P7 stormwater overlay</p>	<p>Oppose</p>	<p>And see response to MRZ P6</p>	<p>Council is already approving developments that were not allowed in the past and increase the risk of flooding.</p>
<p>MR Z P 13 Enabling Tangata etc</p>	<p>Amend</p>	<p>A marae, being a centre for large numbers of attendees and functions lasting up to several days would need attention paid to:</p> <p>Distance from residential areas.</p> <p>Air noise control</p> <p>Appropriate road access reducing likelihood of interfering with general traffic flow.</p> <p>Adequate on-site parking</p> <p>Regarding papakainga, see response to MRZ P2</p>	

SO 191-5

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
LAND USE			
MRZ – R1 Residential including papakainga	Oppose	Requires clearer definition.	
MRZ-R2 Home businesses incl papa...	Amend	Add requirement for adequate on-site parking	
MRZ- R3 home care child services	Support		
MRZ R4 conversion to community house	Amend	Limit on numbers of residents and cars.	Unclear if 3 employees is number on-site at any one time or total employed.
MRZ R5 conversion to health care facility	Support		
MRZ R6 repair demolish	Support		
– MRZ- 7 construction of up to 3 residential units	Amend	In addition to compliance with other required standards, for some dwellings such as papakainga there may need to be a specified limit on the number of residents. Also require enhanced fire alarm and sprinkler systems.	Increased probability of disturbance to adjacent residences. Personal safety and also risk to adjacent properties
MRZ R8 construction of 4 or more residential units including papakainga	Oppose	In addition to compliance with other required standards, for some dwellings such as papakainga there may need to be a specified limit on the number of residents. Also enhanced fire alarm and sprinkler systems.	Increased probability of disturbance to adjacent residences. Personal safety and also risk to adjacent properties Also unclear on applicable area of land. Could be multiple businesses run from homes

SO 191-6

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ- R9 addition or alteration of buildings and structures	Oppose	Should require council consideration and not be permitted automatically	Difficulties already arise where owners have made unauthorised changes and councils appear very reluctant to require correction. Including this simple step provides an opportunity for council to confirm that contractors or owners have not misunderstood requirements so that e.g. inappropriate land coverage/building does not occur.
MRZ- R10 construction alteration or addition of buildings and structures within stormwater overlay	Oppose	Adjust – Subject to council considerations and only in exceptional circumstances will council permit mitigation which is being sought to add to demands on stormwater management Mitigation is not sufficient	in this time of climate change and increasing risk to city properties of flooding Particularly with Palmerston North’s mainly flat topography and dependence on stop banks and flood overflow areas.
MRZ-11 Accessory buildings	Amend	Include compliance rules as in MRZ S9 and S10 ?also rules e.g. dependent on whether a “granny flat”, sleepout or garden shed	
MRZ R12 Educational facility	Amend	Add indication of number to be educated in relation to land area and adequacy of facilities for the number	To avoid inappropriate density, noise, traffic disturbance in neighbourhood.

SO 191-7

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ R13 New community house	Oppose	Restriction of areas where more noisy activities likely. Increase separation between buildings and facilities from boundary with adjacent residential properties	Wording unclear about numbers of residents to be accommodated and/or numbers of employees. Too large a part of city potentially affected. Not compatible with quiet enjoyment.
MRZ R14 visitor accom	Support		
MRZ R15 health facility	Support		
MRZ R16 - marae	Oppose	Needs limitation to parts of city This is not about accommodating people in homes If approved - A marae, being a centre for large numbers of attendees and functions lasting up to several days would need attention paid to: Distance from residential areas. Air noise control Appropriate road access reducing likelihood of interfering with general traffic flow. Adequate on-site parking	Marae activities are commonly largely carried out outside as well as inside, may have large numbers of attendees and functions which may last over several days. Wording too vague and too large a part of city affected. Likely to be noisy with large numbers of people involved. Not compatible with quiet enjoyment
MRZ 17 retirement villages etc	Support		
MRZ R18 fences and stand alone walls			

SO 191-8

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ R19 Buildings/ accessory buildings or structures adj to overhead electricity lines	Support		
MRZ R20 New buildings or alterations to building within 50m of State h	Support		
MRZ- R21 building setback from rail corridor for construction etc	Support		
MRZ- R23 Copper and Zinc building materials	Oppose	That good quality zinc coated cladding be exempt.	In Palmerston North the distance from the sea and the absence of heavy industry producing acidic effluents result in very low loss of zinc coating of unpainted cladding. Unlikely to result in significant risk.
MRZ- R24 stormwater for 4 + carparks incl garages	Support		
Medium Density Residential Zone stds			
MRZ-S1 Max height	Oppose/Amend	Should not shade adjacent building's sun in winter between 9 am and 4pm	Unclear if proposal prevents excessive shading of adjacent buildings.
Medium density residential zone MRZ-S2 height in relation to boundary	Oppose/Amend	Should not shade adjacent building's sun in winter between 9 am and 4pm	Unclear if proposal prevents excessive shading of adjacent buildings.

SO 191-9

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
MRZ-S3 Setbacks	Amend	Accessory buildings higher than 2 metres should be included	Shade, privacy, appearance.
MRZ-S4 building coverage	Amend	Include all impermeable structures, covered or uncovered in the 50% maximum coverage requirement.	Uncovered impermeable decking and other impermeable structures reduce stormwater absorption by soil.
MRZ-S5 Landscaped area	Amend recommendation 3	Delete the requirement for growth to 4 metre height within 5 years. Express preference for deciduous trees or large shrubs (less shade in winter). Require avoidance of trees well known for entering water drainage systems or having large sub-surface roots.	In New Zealand many trees capable of growing to 4 metres within 5 years will become problematic in the long term. Problems will include: Shade Leaf and flower drop in spouting and drains Damage to above-ground structures Root damage to underground structures including paving and drainage systems
MRZ-S14 Garage	Support		
MRZ-S15 on site carparking	Oppose	Delete sections a and b	It is possible to have a garage and front parking area designed such that all manoeuvring is easily done on-site such that vehicles can enter and leave the property forwards. This can be safer and also provide more off-street parking than requiring a smaller area.

SO 191-10

Specific part provision	Support/ oppose/ amend	Relief sought	Reasons
			Requiring that the parking area be in front of the garage reduces efficient utilisation of space for vehicles. Together with appropriate fencing and gate this can provide good visual amenity as well as owner safety.
MRZ-S18 On site bicycle parking	Support	But why just 1 bike?	A family may well own several bikes.
MRZ-S19 onsite rubbish storage	Support		
MRZ-S20 fences and stand-alone walls	Support/Amend	And strongly support clause 3	Improve pedestrian safety through better visibility of exiting vehicles.
MRZ-S21 Mechanical ventilation	Support		

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE

SUBMISSION FORM



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Consultation closes at
4pm, 4 February 2025.

To: Palmerston North City Council	
Email to: submission@pncc.govt.nz	Subject: Submission on Plan Change I
Post: Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery: 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	REX KERBERT VOELKERLING		
Company / Organisation name (if applicable)			
Contact person	Rex Voelkerling		
Email address for service	hazel.v.@inspire.net.nz		
Address	22 Newcastle St Palmerston North.		
Mail address for service (if different)	-		
Phone	3572605	Mobile	-
Home	"	Work	-

TRADE COMPETITION - you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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Attendance and wish to be heard at a hearing

<input type="checkbox"/> I wish	<input checked="" type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

NOTE TO PERSON MAKING A SUBMISSION

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language; and/or
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature <i>Rev. H. Vaukela</i>	Date 3/2/25
----------------------------------	-------------

A signature is not required if you make your submission electronically.

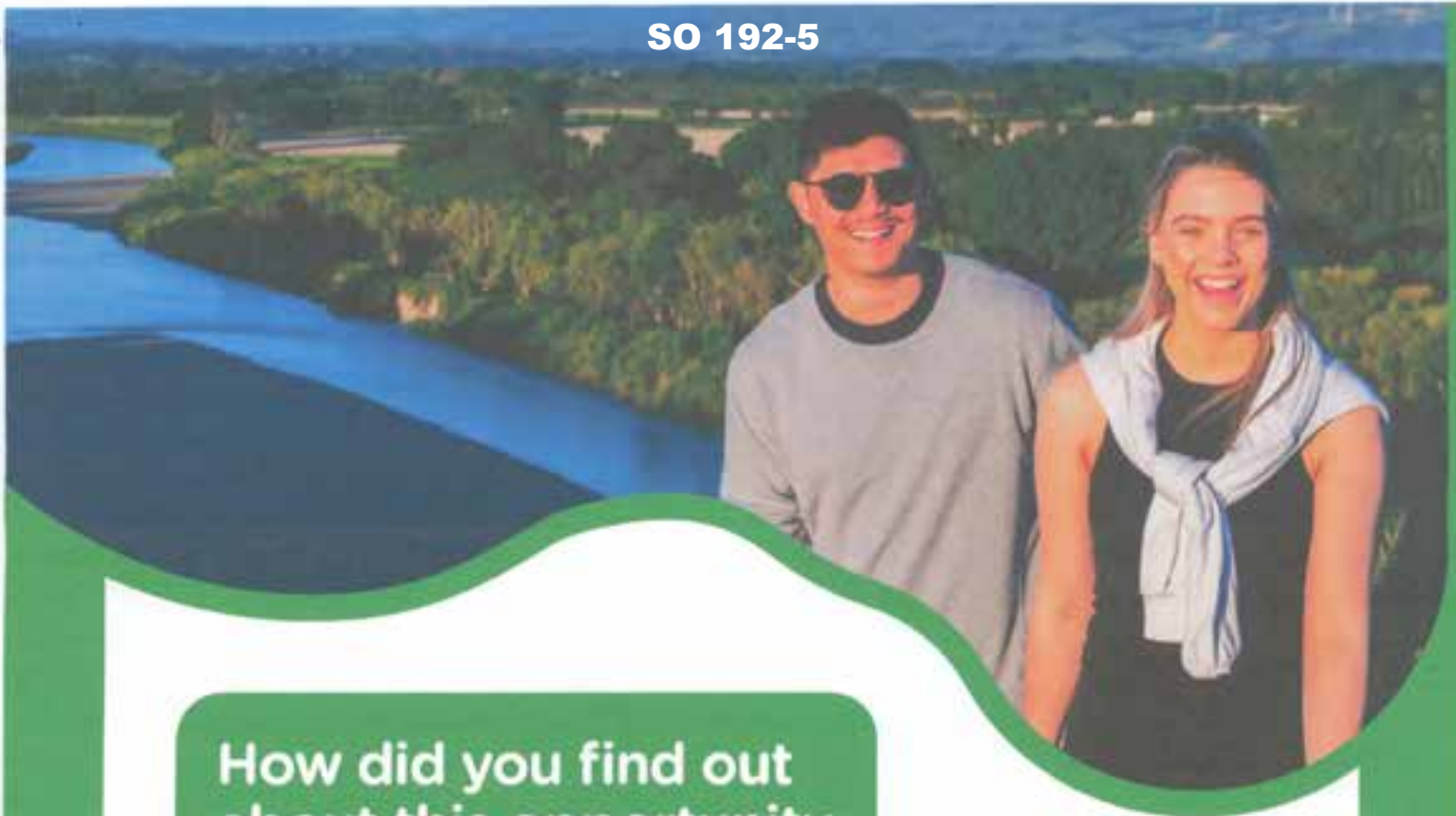


Thanks for sharing your ideas!

SO 192-3

<p>Specific part/provision <small>State the specific part of Plan Change I that your submission point relates to.</small></p>	<p>Support? Oppose? Amend? <small>Choose one.</small></p>	<p>Relief sought <small>What decision are you seeking from the Council? "Relief"? "Amend"? "Delete"? Please specify.</small></p>	<p>Reasons <small>Include illustrations for your submission point.</small></p>
<p>Zone boundaries</p>	<p>oppose</p>	<p>Reconsider boundaries. Newcastle Street is divided into two zones without good reason. ■ Houses in the proposed new zone will lose value compared with houses outside the zone.</p>	<p>Our property was purchased under one set of laws — which are now being wiped. I feel deceived by this turn around.</p>
<p>Zone boundaries</p>	<p>oppose</p>	<p>Abandon the proposals in most areas.</p>	<p>Many residents in our street are over 65, and some of them would have difficulty walking to the Albert Street shops, let alone carry groceries back home.</p>

Specific part/provision <small>State the specific part of Plan Change I that your submission point relates to</small>	Support? Oppose? Amend? <small>Choose one</small>	Relief sought <small>What decision are you seeking from the Council? Return? Amend? Delete? Please specify</small>	Reasons <small>Include reasons for your submission point</small>
<p>Construction of up to 3 residential units on one section.</p>	<p>oppose, but see qualification below: *</p>	<p>Abandon the proposal</p>	<p>Many of the streets in this part of Hokowhitu are very narrow, and will result in parking problems for motorists — whether they have petrol or electric cars. There will be insufficient space for parking.</p>
<p> </p>		<p>* In new areas where housing is going to be developed, the proposal to allow 3 residential units on one section is quite reasonable, if these byelaws are clearly publicised so potential buyers will know what they can expect.</p>	
<p> </p>	<p>oppose.</p>	<p>Reduce the number of units.</p>	<p>Social problems can arise — particularly when children live in crowded conditions. Over-crowding could become a major issue</p>



How did you find out about this opportunity to have your say?

Select as many as apply

- Council website
- Letter or email
- Social media
- Radio
- Newspaper
- City councillor
- Family or friends
- School, church or other community group or network, eg newsletter
- Booklet in my mailbox
- Poster, sign or billboard
- Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc
- Other

Please hand this in at our Customer Service Centre at 32 The Square or scan and email it to submission@pncc.govt.nz

For more information
pncc.govt.nz



PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



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Consultation closes at
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To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	Sean Monaghan		
Company / Organisation name (if applicable)	-		
Contact person	-		
Email address for service	sean.monaghan38@gmail.com		
Address	38 Bourke St. Palmerston North 4410		
Mail address for service (if different)			
Phone	Mobile	021 401 487	
Home	Work		

TRADE COMPETITION - you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
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Attendance and wish to be heard at a hearing

<input type="checkbox"/> I wish	<input checked="" type="checkbox"/> I do not wish	to be heard in support of my submission.
<input checked="" type="checkbox"/> I will	<input type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

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Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature



Date

4-2-25

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 193-3

SUBMISSION TABLE

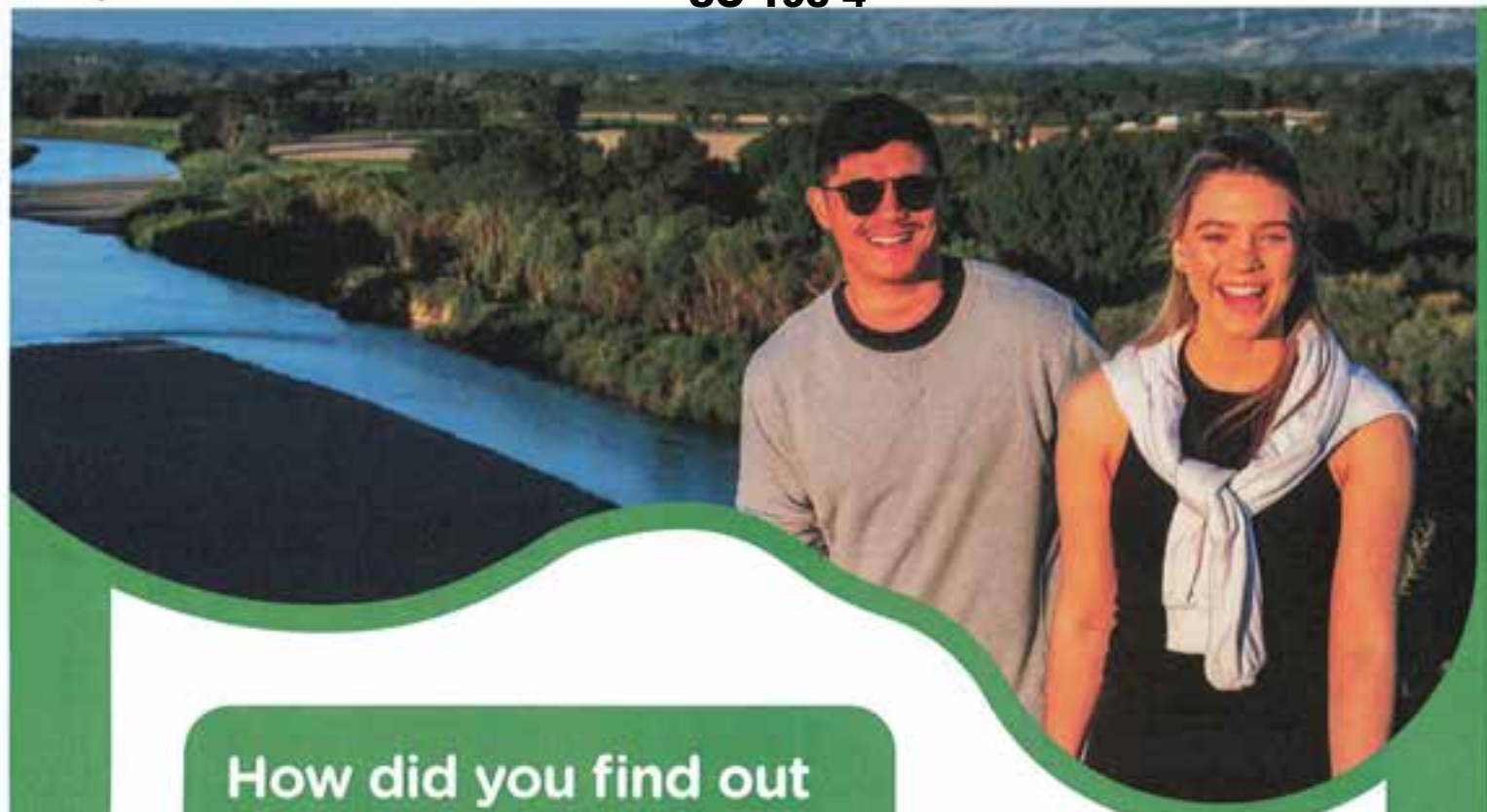
We recommend using this submission table for your submission points.

Each individual submission point should be made on a new row.

You can attach documents or extra pages of writing in support of your submission points.

The examples in italics are examples only to show how submission points could be made and must be deleted.

Specific part/provision <small>State the specific part of Plan Change 1 that your submission point relates to.</small>	Support? Oppose? Amend? <small>Choose one.</small>	Relief sought <small>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</small>	Reasons <small>Include reason(s) for your submission point.</small>
Example 1 <i>Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	<i>Support</i>	<i>Retain MRZ-S2 – height in relation to boundary.</i>	<i>This height limit in relation to a boundary is suitable. It means people in this area won't be affected by shading from tall buildings.</i>
Example 2 <i>Medium Density Residential Zone Chapter - MRZ-7 Construction of up to three residential units</i>	<i>Oppose</i>	<i>Reduce the number of permitted residential units to two.</i>	<i>Three is too many to be permitted. It will create density issues such as increased traffic and lack of open space.</i>
Medium Density Residential Zone Chapter – MRZ S2 11m 'height in relation to boundary'.	Oppose	Reduce the height significantly	It's terrifying seeing the possibility that my property could be built out on three sides, to eleven metres, with the accompanying loss of quality of life with the noise, the shadows and the requisite increase in busy-ness of the street of the fourth side. It strikes me that with the focus on growth that the city is rapidly losing its "small city benefits".



How did you find out about this opportunity to have your say?

Select as many as apply

- Council website
- Letter or email
- Social media
- Radio
- Newspaper
- City councillor
- Family or friends
- School, church or other community group or network, eg newsletter
- Booklet in my mailbox
- Poster, sign or billboard
- Digital advertising, eg an advert on TVNZ+, Stuff, MetService etc
- Other

Please hand this in at our Customer Service Centre at 32 The Square or scan and email it to submission@pncc.govt.nz

For more information
pncc.govt.nz

4 February 2025

RAI 04 03
2025
AW:IMS

The Governance Team
Palmerston North City Council
Private Bag 11034
PALMERSTON NORTH

submission@pncc.govt.nz

Dear Madam/Sir,

SUBMISSION: PROPOSED PLAN CHANGE 1 – INCREASING HOUSING SUPPLY AND CHOICE.

Thank you for the opportunity to provide feedback on Proposed Plan Change 1. Increasing housing supply and choice.

Horizons Regional Council (Horizons) is responsible for managing natural resources across our region, which includes flood control, air and water quality monitoring, pest control, facilitating economic growth, leading regional land transport planning and coordinating the region's response to natural disasters.

Environmental planning is a key function. Horizons' integrated planning document, the One Plan, sets out four keystone environmental issues for the region – surface water quality degradation, increasing water demand, unsustainable hill country land use, and threatened indigenous biodiversity.

Horizons has no trade competition advantage in this submission. Our interest in the proposed plan change is primarily from our role as the regional authority for the area that is subject to the plan change. The submission reviews the proposed district plan change in regards to its alignment with the Regional Policy Statement component of the One Plan and seeking to ensure that the proposed change is consistent with the One Plan provisions.

General Comment

Proposed Plan Change 1 (PC 1) generally aligns with the National Policy Statement on Urban Development (NPS-UD), Horizons' One Plan, the Future Development Strategy 2024 (FDS), Horizons' Regional Land Transport Plan (RLTP), and Horizons' Regional Public Transport Plan (RPTP). It enables housing intensification in Palmerston North City within identified constraints, and aligns the proposed medium density residential zone with current and proposed Public Transport routes in the city.

In this context, Horizons supports PC 1 in principle. However, we make the following submission points.

Submission Points

Infill Development Capacity and Development Pressure on Highly Productive Land (HPL)

1. The Housing and Business Capacity Assessment 2023 (HBA) indicates, as shown in its Table 25, that the commercially feasible and reasonably anticipated capacity for infill development is 7,884 units (short term: 1,408, medium term: 3,238, long term: 3,238). The Section 32 report states that PC I will apply to approximately 33% of the existing Residential Zone, and covers the area that suits best for housing intensification. However, PC I enables only 1,521 units total in the long term (short-medium term: 479, long term: 952), which does not deliver the infill capacity the HBA 2023 found is needed. It is unclear how the remaining infill development anticipated by the HBA is intended to be provided, if not by PC I, which we understand to be primary means of achieving housing intensification within Palmerston North.

We hold concerns that any unused development capacity may lead to unnecessary development pressure on Highly Productive Land, which should be avoided. The supporting documents for PC I do not indicate where the remaining infill development is expected to be enabled.

We note that the Future Development Strategy signals that rezoning of highly productive land will be required to provide sufficient development capacity for the city. We consider that this rezoning will need to give effect to clause 3.6 of the National Policy Statement for Highly Productive Land 2022, including demonstrating that greater intensification of the existing urban area is not reasonably practicable or feasible. Therefore, we consider that PC I should demonstrably allow for as much infill development capacity as is reasonably practicable and feasible.

Relief Sought

Horizons requests:

- evidence on PC I's strategic approach to enabling sufficient infill capacity in the long-term, and enabling the maximum reasonably practicable and feasible infill capacity.
- clarification on other infill development potentials that could address the deficit in meeting the infill development targets identified in the HBA.
- PNCC to take necessary actions to amend PC I if there is any unused capacity to enable higher density development, including adjusting the spatial extent of and/or controls on the Medium Density Residential Zone to provide more development capacity.
- PNCC to resolve the misalignment between PC I and the HBA, and consequently the FDS, during the upcoming HBA and FDS reviews.

PC I Objectives and Policies

2. Horizons supports MRZ-P1, MRZ-P2, MRZ-P6, MRZ-P1, MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P10, MRZ-P13 as they align with the One Plan provisions; RPS-JFD-P1, RPS-JFD-

O3, RPS-UFD-P4, RPS-UFD-P5, RPS-UFD-P1, RPS-UFD-P2, RPS-UFD-P4, RPS-UFD-P5, RPS-UFD-P6 and RPS-UFD-P8.

3. Horizons **supports** MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6, MRZ-P7, MRZ-P8 as they align with the One Plan provisions; RPS-UFD-P1, RPS-UFD-P1, RPS-HAZ-NH-P2, RPS-HAZ-NH-P12 and RPS-HAZ-NH-P13.
4. Horizons **supports** MRZ-P5 and MRZ-P11 as they align with the One Plan provisions; RPS-FTI-P1 and RPS-FTI-P2.
5. Horizons **supports** MRZ-P9 as it aligns with the One Plan provisions; RPS-IF-FW-P3, RPS-IF-FW-P4, RPS-IF-FW-P4 and RPS-IF-FW-P12.
6. Horizons **supports** MRZ-P10 as it aligns with the One Plan provisions; RPS-UFD-P5, ETI-P2, RPS-UFD-P8, and ETI-P5.
7. Horizons **partially supports** MRZ-P12 as it has an unexplored opportunity to align with NPS-IB Policy 14: *increased indigenous vegetation cover is promoted in both urban and non-urban environments.*

The Section 32 Report states that PC 1 gives effect to the NPS-IB, particularly to Policy 1 and Policy 14. However, MRZ-P12 relates to urban vegetation, but it is not strongly aligned with the NPS-IB. The NPS-IB defines indigenous vegetation as *vascular and non-vascular plants that, in relation to a particular area, are native to the ecological district in which that area is located*. MRZ-P12 (b) encourages the use of *locally sourced species* in replacement planting. However, unless 'locally sourced species' is explicitly defined in the district plan to align with the NPS-IB's definition of 'indigenous vegetation', we recommend adopting NPS-IB terminology to ensure the alignment with Policy 14 and Clause 3.22(4) of NPS-IB.

The Section 32 report states, *'reference to indigenous species hasn't been included as there are circumstances where deciduous trees are preferred to support sunlight access during winter months.'* However, we find the use of the term "indigenous vegetation" is not overly restrictive, as the policy merely encourages the preferred type of replacement vegetation rather than mandating it.

Relief Sought

Horizons requests: Revise MRZ-P12(b) to reflect "indigenous vegetation" is the preferred type of replacement vegetation in the policy MRZ-P12 (b).

¹ Subject to the submission point.

8. Horizons supports ~~SUB-MRZ-P1, SUB-MRZ-P2, and SUB-MRZ-P5~~ as they align with the One Plan provisions: ~~RPS-UFD-P1, RPS-UFD-P3, RPS-UFD-P4, and RPS-UFD-P5~~.

9. Horizons supports ~~SUB-MRZ-P1, SUB-MRZ-P3, and SUB-MRZ-P4~~ as they align with the One Plan provisions: ~~RPS-UFD-P5, RPS-UFD-P8, RPS-HAZ-NH-P2, RPS-HAZ-NH-P12 and RPS-HAZ-NH-P13~~.

10. Horizons supports ~~SUB-MRZ-P1~~ as it aligns with the One Plan provisions: ~~RPS-FTI-P2, RPS-FTI-P4 and RPS-FTI-P5~~.

PC I Rules and Standards

11. Horizons partially opposes MRZ-R7 to MRZ-R15 ~~as they do not address MRZ-P10~~.

MRZ-P10 "Encourage the adoption of energy efficient design and site layouts that optimise solar access and manage solar gain" has only been referred to as a matter of discretion under MRZ-R16. However, MRZ-R16 only applies to Marae-related development. To ensure alignment with the One Plan provisions ~~RPS-UFD-P5, ETI-P2, RPS-UFD-P8, and ETI-P5~~, MRZ-P10 should be applied more broadly to other type of developments as well.

Relief Sought

Horizons requests: Revise MRZ-R7 to MRZ-R15 to ensure they give effect to MRZ-P10.

12. Horizons supports in principle MRZ-R10 ~~subject to the matters raised in submission point 11, but have concerns related to the way the rule is currently drafted~~. The listed matters of discretion are overly broad and it is unclear what outcomes the rule seeks to achieve. PC I Section 32 Evaluation Report (p.11) states "The purpose of rules MRZ-R10 and SUB-MRZ-R1.2 is to trigger a requirement to assess the potential effects of flooding within the Stormwater Overlay, to determine the required mitigation." This broadly aligns with the matters of discretion under MRZ-R10. However, if ~~that is the intended scope of rule MRZ-R10~~, it fails to adequately address the intentions of the policies MRZ-P3, MRZ-P4, MRZ-P10 and MRZ-P12.

Relief Sought

Horizons requests: Revise MRZ-R10 in accordance with the suggested amendments (in ~~red~~) below (or similar) to align it ~~with MRZ-P3, MRZ-P4, MRZ-P10 and MRZ-P12~~.

MRZ-R10 – Construction, alteration or addition of buildings and structures within the Stormwater Overlay

1. Activity status: Restricted Discretionary

Council's* discretion is restricted to:

1. The extent to which any **stormwater** effects, both on-site and off-site, are avoided or mitigated;
2. Whether the proposed mitigation measures can be effectively implemented and maintained;
3. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy; and
4. The relevant matters in **MRZ-P3, MRZ-P4, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P12.**

Advice Note:

A site-specific stormwater management plan prepared to meet the requirements of SUBMRZ-R1.2 may be sufficient to meet the requirements of this rule, subject to the management plan being prepared based on the most up to date flood data.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.

13. Horizons supports MRZ-R23 and MRZ-R24 as they align with the One Plan provision LF-FW-P12.

Other Comments

In addition to the submission points outlined above, we would like to highlight the following observations.

National Adaptation Plan requirements

The National Adaptation Plan directs councils to use the recommended climate change scenarios outlined in it as a minimum.¹ We noticed that chapter 5.4 of the Section 32 Assessment Report uses only derived downscaled climate projections for SSP 4.5.

According to the National Adaptation plan, councils should use both the middle-of-the-road scenario (SSP2-4.5) and the fossil fuel intensive development scenario (SSP5-4.5) where available. Where SSP5-4.5 projections are not yet available, Climate Projections Summary Dashboard (MfE) includes SSP3-7.0, which could be used as substitute for this purpose.

¹ Adapt and thrive: Building a climate resilient New Zealand | [New Zealand's first national adaptation plan](#) (pp 67-69)

Section 32 Assessment Report – Appendix B: Horizons One Plan – relevant RPS objectives and policies

The RPS-UFD chapter of One Plan was revised through Plan Change 3 (PC 3), to align with the requirements of NPS-UD. PC 3 partially became operative on 16 December 2024¹¹. However, Appendix B of the Section 32 report evaluates the pre-PC3 version of One Plan RPS-UFD chapter.

Potential Increase of Water Demand


Regarding meeting the increased demand for water, any proposed water extraction requiring consent should align with the reasonable and efficient use policies outlined in the One Plan.

Drinking Water Source Protection Zones

We observed that the proposed Medium Density Residential Zone overlaps with Palmerston North City Council's Drinking Water Protection Zones. Additional caution is necessary when regulating land use and development in and around these protection zones.

Horizons wishes to be heard in support of this submission. If others make similar submissions, Horizons would be open to presenting a joint submission to the hearing panel.

Yours sincerely,



Aruna Wickramasinghe
SENIOR POLICY PLANNER

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³ One Plan RPS UFD-I3, UFD-O3 and UFD-P4 are subject to appeal.

SO 195-1

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at 4pm, 4 February 2025.

To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

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Address			
Mail address for service (if different)			
Phone	Mobile	0273378166	
Home	Work		

TRADE COMPETITION - you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

<input checked="" type="checkbox"/> I wish	<input type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

SO 195-2

NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

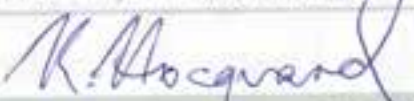
- ▶ it is frivolous or vexatious;
- ▶ it discloses no reasonable or relevant case;
- ▶ it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- ▶ it contains offensive language; and/or
- ▶ it is supported only by material that purports to be independent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

PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change 1 this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature  Date 03/02/2025

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

SO 195-3

Age-Friendly Palmerston North submission to PNCC Medium Density Housing Proposal

Organisation: Age-Friendly Palmerston North	
Representative Names: Russell Hallam and Kerry Hocquard	
Postal Address: 121 Ferguson Street, Palmerston North	
Phone: <i>(mobile)</i> 027 3378166	Email: agefriendlypn@gmail.com

About those making this submission:

Age-Friendly Palmerston North

The Age Friendly Palmerston North community group advocates to Palmerston North City Council to support age friendly social and physical environments that enhance the wellbeing of older people in our community. The Age Friendly Palmerston North community group have been key stakeholders in the development of PNCC Age Friendly Action Plan, and in the ongoing commitment to Palmerston North being an Age Friendly community.

SO 195-4

EXECUTIVE SUMMARY

This submission advocates for accessibility needs for older people and those living with mobility issues to be considered in the medium-density housing development in Palmerston North. The submission aligns with Palmerston North City Council's commitment to becoming an Age-Friendly City, and emphasizes the importance of universal design in housing to ensure inclusivity and accessibility for all community members.

The term "older people" encompasses a diverse group, including kaumātua, who experience a range of needs as they transition through the later stages of life. (1).

Insights from the Age-Friendly community engagement in 2023 indicate significant challenges faced by older residents, including a shortage of social housing, limited information on downsizing, a lack of affordable age-friendly homes, and concerns about the safety hazards when navigating footpaths and neighbourhood streets that have potentially resulted from increased medium and high-density housing development.(2).

The submission references the National Policy Statements that underscore the necessity for **urban environments that support social, economic, cultural well-being, and safety for all**. It urges that planning decisions should prioritize accessibility between housing and essential community services. (3)

Key Concerns Raised:

Housing needs for future demographics: Within the next decade there will be more older people (aged 65+) than children (0-14 years) in Palmerston North

Accessibility: The submission questions how older residents will access multi-story dwellings, whether disability access will be integrated, and if housing designs will effectively cater to age-friendly needs. It also stresses the importance of conducting disability audits on proposed designs.

Resident Needs: Consideration for intergenerational housing and sufficient parking for residents and healthcare workers is emphasized. Concerns were raised about the current models primarily catering to younger families, neglecting the specific needs of older populations.

The submission underscores that environments designed with older individuals in mind benefit the entire community, enhancing health and social cohesion and reducing loneliness. Recommendations from the Office for Seniors highlight the need for a diverse range of housing options, adequate public and community housing, protections for older tenants, and a commitment to cultural diversity in housing design. (1)

The submission calls for the provision of supportive infrastructure, including accessible transport, amenities, and social spaces that foster inclusive, intergenerational interactions. It emphasizes the importance of designing dwellings and neighbourhoods that are adaptable to various life stages and needs, thereby allowing older individuals to maintain independence and age in place.

Environmental concerns: These include the prospect of less permeable areas like grass and gardens to absorb rainfall, and less trees to assist with shade, cooling and slowing heavy rain to prevent erosion and run-off.

SO 195-5

In summary, the submission proposes that the development of medium-density housing must include thoughtful considerations for accessibility and inclusivity to meet the needs of older residents, ensuring they can actively participate in community life and access essential services.

As part of the commitment to being an Age Friendly city, the benefits of universal design need to be considered in new builds, so housing is accessible, safe and functional for all life stages.

Rationale

Our population is ageing:

PNCC (2024) Proposed Plan Change 1: Increasing housing supply and choice stated that:

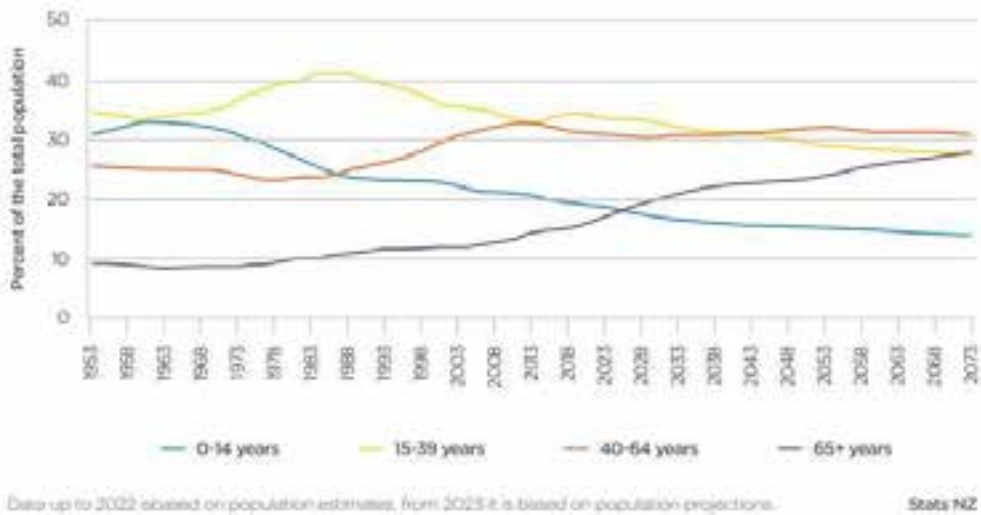
Accessibility and demand assessment states there is a marked projected increase (116%, +14,383) in those aged 65 and over by 2053. This growth in the population aged 65 and over could drive demand for retirement villages and for smaller homes for those who prefer to 'age in place'. (3)

Has the proposed PNCC Medium Density Housing plan considered, when planning for city housing needs, the demographics of our current and future community?

In Palmerston North, the following graph from Statistics NZ on age distribution of the population shows that within the next decade there will be more older people (aged 65+) than children (0-14 years) in Palmerston North (4).

SO 195-6

Age distribution of the population,
based on the median projection, year ended June 1953-2073



According to Office for Seniors the term “older people” is used to represent all people, including kaumātua, with varying needs and abilities that are progressing through the later stages of their lives. (1)

Local experience

The 2023 PNCC engagement of the older community (2024) discovered that challenges faced by older people in our community included a shortage of social housing, lack of information on how to downsize or adapt a family home, there was a lack of affordable smaller age friendly homes, and there were concerns that increasing medium and high density housing would result in overparking, use of the footpaths and berms for parking, causing a safety hazard for elderly pedestrian. (2).

Also expressed were concerns about ongoing consequences for the environment with the loss of grass and gardens to absorb rainfall, and less trees to assist with shade, cooling and slowing heavy rain to prevent erosion and run-off.

Comments on Council Framework:

National reports on accessibility, underpinning the PNCC medium density housing proposal, made the following statements:

SO 195-7

Objective 1: New Zealand has well-functioning urban environments that enable **all** people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum have good accessibility for **all** people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.
(3)

From the engagement process undertaken in the development of the PNCC Age-Friendly Action Plan currently our urban places are generally not well designed to meet the needs of older people, and often do not enable older people to participate or be included in public life.

In many regions, new builds are designed for young families, even though there is a shortage of dwellings suitable for older people. The high costs of new homes, retirement village units, and accessibility limit people's choices.

When considering the Medium Density Housing Proposal, it was encouraging to see that the houses will be in a walkable distance to public transport, public amenities, and a shopping centre.

However, the following questions arise:

Accessibility:

- If the plan is for 3 floors high, how will people access 2nd and 3rd floors-stairs, lift access?
- Will the proposed homes have disability access?
- Are the homes catering to age-friendly and accessible designs?
- Disability Audits being done on the designs of the housing in these areas?
- Design characteristics affect how accessible and functional a dwelling is, and how well it serves people across different life stages and with different capabilities.
- Does the design make it easy for people to access the amenities they need to support their wellbeing?

Resident needs:

- How much consideration is being given to intergenerational housing to suit those with larger families or families which are caring for aging parents?
- Parking: How many car parks have been allocated? Not only for residents but healthcare workers?

While these may not all be within the scope of the Medium Density Housing Proposal, it is hoped that agencies responsible for new housing developments design consider the needs of older people and people with mobility and accessibility needs and will be encouraged to do so in partnership with PNCC.

SO 195-8

Supporting Comments

Environments that have been designed to include and be comfortable for older people are good for the whole community.

*According to the HART Report, as people age, they spend increasing amounts of time at home, and current “positive ageing” policies focus on supporting older people to age in their own homes rather than in care facilities. Yet increasing housing pressures in Aotearoa New Zealand raise important issues around how all older people can be supported to age in the community.

Age-friendly cities and age-friendly community movements acknowledge the importance of physical and social aspects of neighbourhoods in promoting health and wellbeing among ageing populations.

Neighbourhood qualities are broader aspects of the environment that may be strongly influenced by central and local government policy and planning. Aspects of neighbourhoods including universal design techniques, provision of footpaths and lighting, and facilities such as transport, libraries, shops, and services are vital in the design of age-friendly neighbourhoods.

Universal Design or designing for inclusivity and independence caters for human diversity as well as life stages and scenarios, such as pregnancy, childhood, injury, disability and old age. This design process makes using our homes, places of work and recreation spaces easier, safer, healthier and friendlier for everyone.

Locally integrated networks that are supported by higher perceptions of housing satisfaction, accessibility, security, and social cohesion in the neighbourhood is also a positive pathway to lower social loneliness. (5)

Recommendations from Office for Seniors made the following recommendations to facilitate the creation of diverse accessible housing choices and options, where people can age in a place they call home safely, and, where possible, independently.

Recommendations from Te Tari Kaumātua Office for Seniors (2021) Age friendly urban places Guide include:

- There is sufficient public and community housing suitable for older people, with appropriate support, including older people who are experiencing or at risk of homelessness.
- Plan spaces for health services, community facilities and other community support providers in new urban growth areas
- Consider how these services will be accessed in relation to public transport nodes
- Provide for a mix of residential densities within urban environments that provide choices for people to remain in the same neighbourhood as they age and move through different life stages -Age in Place
- Cultural diversity is considered in the design and provision of housing.
- Encourage choice in housing and ownership types eg, (semi)-communal, cohousing, independent, papakāinga, serviced) and provide for this in urban development
- Older people are more likely to be present during the day and easy access to these areas enables them to use these spaces and connect with others
- Location: Encourage housing for older people (including smaller unit types) close to public space, schools, libraries and other community facilities including transport hubs and workplaces

SO 195-9

- Locating social and health facilities close to seniors' homes is crucial in ensuring seniors have access to such services when they need it. Older people also wish to remain close to their family and community. Providing a range of housing options would cater to seniors' diverse needs.
- Require a percentage of new housing to orientate living spaces to streets and public or shared open space
- Discourage units that may be likely to be occupied by older people where there is no visual connectivity to public or shared spaces
- Circulation and wayfinding that provides a clear line of sight to destinations is important when designing multi-unit developments
- Create neighbourhood spaces that encourage social interaction, for example small parks, walkways and paths
- • Create public spaces and meeting places for older people to mix with people of all generations
- That a variety of functional and affordable housing is available with good access to public transport and services to accommodate the diversity of people as they age.
- In multi-unit design, ensure ground floor units have proximity to shared and public open spaces
- Psychological and social benefits: Designing streets and spaces with older people in mind helps foster community connections and can have health and wellbeing benefits for everyone.
- Living in housing that provides visual and physical connectivity to streets and spaces helps people feel present and part of a community (1)
-

Conclusion

While we recognise that our concerns may not all be within the scope of the proposed Medium Density Housing Plan, it is hoped that agencies responsible for new housing developments design will consider the needs of older people and people with mobility and accessibility needs, especially in light of the growing demands of our future populations, and will be encouraged to do so in partnership with PNCC.

A home with age-friendly features, such as elevators, wide passages to accommodate wheelchairs, etc, allows older residents to live comfortably. Conversely, a home layout impeding mobility, such as stairs and uneven floors, can be barriers for seniors. In these cases, the ability to modify one's home through affordable and accessible home modification would ensure that seniors are able to continue living well in their current place of residence. It is also important that seniors feel safe and secure in their own homes.

References

1. Te Tari Kaumātua Office for Seniors (2021) *Age friendly urban places*. Retrieved from <https://www.officeforseniors.govt.nz/assets/documents/our-work/age-friendly/Age-friendly-urban-places-guide.pdf>
2. Palmerston North City Council (2024). *Palmerston North Age Friendly Action Plan*. Retrieved from

SO 195-10

<https://www.pncc.govt.nz/files/assets/public/v/2/documents/council/plans/age-friendly-action-plan-v2.pdf>

3. Palmerston North City Council (2024). *Proposed Plan Change 1: Increasing housing supply and choice. Accessibility and demand assessment*. Retrieved from

<https://www.pncc.govt.nz/files/assets/public/v/2/documents/have-your-say/pci/technical-assessments/4-plan-change-i-accessibility-and-demand-report-final.pdf>

4. Statistics New Zealand (2022). *One million people aged 65+ by 2028*. Retrieved from <https://www.stats.govt.nz/news/one-million-people-aged-65-by-2028/>

5. Massey University (2023) *Ageing in Aotearoa: The New Zealand Health, Work and Retirement Study*. Retrieved from

https://pdfhost.io/v/qDrGz1jhd_HART_Ageing_in_Aotearoa_EBook

PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



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Consultation closes at
4pm, 4 February 2025.

To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	
Company / Organisation name (if applicable) Ministry of Education Te T huhu o Te M tauranga	
Contact person Zach Chisam	
Email address for service Zach.Chisam@beca.com and moe.submissions@beca.com	
Address 85 Molesworth Street, Thorndon, Wellington 6011	
Mail address for service (if different)	
Phone	Mobile
Home	Work +64 4 460 1775

TRADE COMPETITION – you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input checked="" type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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Attendance and wish to be heard at a hearing

<input checked="" type="checkbox"/> I wish	<input type="checkbox"/> I do not wish	to be heard in support of my submission.
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

SO 196-2

NOTE TO PERSON MAKING A SUBMISSION

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

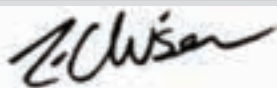
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Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature



Date 04 February 2025

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!



FORM 5

SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION UNDER CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT, 1991

To: The Governance Team

Name of submitter: Ministry of Education Te Tāhuhu o Te Mātauranga ('the Ministry')

Address for service: C/- Beca Ltd
85 Molesworth Street,
Thorndon,
Wellington 6011

Attention: Zach Chisam

Phone: (04) 460 1775

Email: Zach.Chisam@beca.com and moe.submissions@beca.com

This is a submission on Palmerston North City Council's Proposed Plan Change I: Increasing Housing Supply and Choice

Background

The Ministry of Education – Te Tāhuhu o Te Mātauranga ('the Ministry') is the Government's lead advisor on the New Zealand education system, shaping the direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact educational facilities and assets throughout Palmerston North.

The Ministry's Submission

The Ministry has a particular interest in the parts of the Proposed Plan Change I: Increasing Housing Supply and Choice (PCI) that, either directly or indirectly, have the potential to impact on the Ministry's interests such as the management and operation of existing educational facilities or the establishment of new educational facilities.

The specific amendments, additions or retentions to the PCI sought by the Ministry are listed in Appendix 1 to this submission. In addition to the details in Appendix 1, the following general comments have been made on zoning changes, and designations. The Ministry advises that this letter forms part of its submission.



The Ministry is neutral of PCI, in its current form. The Ministry notes that changes are proposed to the zoning of residential land throughout Palmerston North. Changes in zoning have the potential to result in changes in development and in the population size and demographic of residents throughout the district. The Ministry responds to changes in population and demography by responding with increasing or reducing capacity for schools in the District.

The Ministry acknowledges that the plan change will contribute to providing additional housing throughout Palmerston North. It has been signalled (though the preparation of the Council's Future Development Strategy¹) that there is already sufficient capacity within the local school network to cater for this anticipated growth over the next 30 years².

Council has an obligation under the National Policy Statement for Urban Development 2020 (NPS-UD) to ensure sufficient additional infrastructure (which includes educational facilities) is provided in urban growth and development areas (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). The Ministry considers that enabling provisions for educational facilities in the residential zones and relevant policy framework assists in achieving this outcome along with the work undertaken by Council above.

The Ministry seeks the following from Palmerston North City Council

The Ministry is neutral on PCI in its current form if the following relief and amendments requested can be accepted.

The Ministry's requested relief on PCI is outlined in **Appendix 1** to this submission. Council's amendments as part of PCI are shown in **black**, with the Ministry's requested amendments shown in **red**. Additions that the Ministry is requesting are shown as underlined text, and deletions as ~~strikethrough~~.

If you have any questions, please contact the undersigned on behalf of the Ministry.

A handwritten signature in black ink, appearing to read "Z. Chisam".

Zach Chisam

Planner

Beca Limited

(04) 460 1775

Zach.Chisam@beca.com AND moe.submissions@beca.com

¹ Palmerston North Future Development Strategy [here](#)

² Refer to the Development Capacity Assessment – NPS-UD Clause 3.2 prepared to support the plan change [here](#)



Appendix 1 – The Ministry of Education’s Submission on

Council’s amendments as part of PCI are shown in **black** with the Ministry’s requested amendments are shown in **red**. Additions requested by the Ministry are shown as an underline (underline) and deletions as a strikethrough (~~strikethrough~~).

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Relief Sought	Reason for Submission
Section 4A. Medium Density Residential Zone Standards					
1.	Definitions	Educational Facility means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.	Support	Retain as proposed	The Ministry supports the inclusion of a definition for ‘educational facility’ as this term and definition is consistent with the requirements of the National Planning Standards 2019.
2.	New provision	n/a	New provision	<u>Additional Infrastructure</u> <u>means:</u> <u>a. public open space</u> <u>b. community infrastructure as defined in section 197 of the Local Government Act 2002</u> <u>c. land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities</u> <u>d. social infrastructure, such as schools and healthcare facilities</u> <u>e. a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)</u> <u>f. a network operated for the purpose of transmitting or distributing electricity or gas</u>	The Ministry requests that the Council adopt a new definition for ‘additional infrastructure’ which is a defined term in the National Policy Statement on Urban Development 2020 (NPS-UD). The term ‘additional infrastructure’ will provide clarity for the plan reader as to what types of activities are considered under this definition. This term and associated definition are requested to be included in the District Plan in order to align with the relief sought in matter 4 below.
Section 10A Medium Density Residential Zone					
3.	Objectives	MRZ-O1 Purpose of the Medium Density Residential Zone The Medium Density Residential Zone: a. Enables residential activities and buildings, including papakāinga*, to support provision of a variety of housing types and sizes that respond to housing needs and demand, and b. Provides for non-residential activities and buildings that are compatible with the predominantly residential use of the Zone, reflect the planned built form and do not compromise the	Support	Retain as proposed	The Ministry acknowledges that the intention of the Medium Density Residential Zone (MRZ) is to provide for residential activities of varying development typologies that responds to housing needs and demands within Palmerston North. The Ministry is supportive of Objective MRZ-O1 as it encourages non-residential activities (which implies educational facilities) to be located within the MRZ, provided it meets certain tests as set out in the objective.

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Relief Sought	Reason for Submission
		existing hierarchy of business zones within the city.			Policies MRZ-P1 and MRZ-P5 and rule MRZ-R12 provide a framework which appropriately recognises and provides for non-residential activities (specifically educational facilities) within the MRZ and support MRZ-O1.
4.	Objectives	<p>MRZ-O2 Built development* in the Medium Density Residential Zone</p> <p>Built development* in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban environment that:</p> <ol style="list-style-type: none"> Comprises well-designed buildings, sites, streets, and neighbourhoods; Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED) principles; Is characterised by an increased building density, a mix of building typologies, and building heights up to (and including) three storeys; Is adaptable and healthy; Provides a reasonable level of amenity for residents, adjoining residential properties and the street; Enables mode shift to public transport and active transport modes; Integrates with existing and planned infrastructure; Connects with open space and the natural environment; Is resilient to the effects of climate change and natural hazards; and Is energy efficient. 	Support in part	<p>MRZ-O2 Built development* in the Medium Density Residential Zone</p> <p>Built development* in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban environment that:</p> <ol style="list-style-type: none"> Comprises well-designed buildings, sites, streets, and neighbourhoods; Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED) principles; Is characterised by an increased building density, a mix of building typologies, and building heights up to (and including) three storeys; Is adaptable and healthy; Provides a reasonable level of amenity for residents, adjoining residential properties and the street; Enables mode shift to public transport and active transport modes; Integrates with existing and planned infrastructure <u>including additional infrastructure</u>; Connects with open space and the natural environment; Is resilient to the effects of climate change and natural hazards; and Is energy efficient. 	<p>The Ministry is supportive in part to proposed Objective MRZ-O2.</p> <p>The Ministry requests that the term 'additional infrastructure' to be included in MRZ-O2(g) as built development, enabled by PCI, should also integrate with existing and planned additional infrastructure as well as infrastructure (as defined by the RMA). This change will signify that the MRZ is a suitable location for such facilities, along with the other 'additional infrastructure' activities listed in the definition and aligns with the purpose of the zone (as set out in MRZ-O1). It is important that at a strategic level that new development integrates with existing and planned additional infrastructure and that this is positioned at such a level.</p>
5.	Policies	<p>MRZ-P1 Enabled activities</p> <p>Enable:</p> <ol style="list-style-type: none"> residential activities and buildings, including papakāinga*, that are compatible with the planned built form of the zone, and non-residential activities and buildings that are compatible with the purpose of the Zone and at a scale and intensity which is compatible with the predominantly residential use of the Zone. 	Support	Retain as proposed	The Ministry is supportive of Policy MRZ-P1 as it encourages non-residential activities (which broadly includes educational facility) to be located within the MRZ.

ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Relief Sought	Reason for Submission
6.	Policies	<p>MRZ-P5 Non-residential activities and buildings</p> <p>Only allow non-residential activities and buildings where they:</p> <ol style="list-style-type: none"> 1. Support the needs of local communities; 2. Are compatible with the purpose of the Zone, with a compatible scale and intensity of use; 3. Are compatible with the planned built form for the Zone; 4. Support mode shift by providing on-site bicycle parking and storage; 5. Maintain the safety and efficiency of the transport network, including by allowing for safe vehicle turning and manoeuvring where off-street parking is provided; and 6. Do not affect the City's business zones hierarchy. 	Support	Retain as proposed	The Ministry is supportive of Policy MRZ-P5 as it encourages non-residential activities (which implies, and broadly includes educational facility) where there is a benefit that supports the needs of the community and are commensurate with the purpose and planned built form of the MRZ.
7.	Rules	<p>MRZ-R12 Educational facility (including kohanga reo* and kura kaupapa*)</p> <ol style="list-style-type: none"> 1. Activity Status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The educational facility has access* from a Minor Arterial or Collector Road, listed as such in 20.6.1.2 and 20.6.1.3; b. Any building used for educational purposes is offset from an adjacent residentially-used property by 6 metres; c. Building coverage must not exceed 40% of the site; d. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i) MRZ-S1 – Maximum building height; ii) MRZ-S2 – Height in relation to boundary; iii) MRZ-S9 – Permeable surfaces*; iv) MRZ-S10 – Stormwater attenuation device; v) MRZ-S11 – Minimum floor levels; and e. Air Noise Control – compliance with R10.6.1.1(h) f. Landscaping and fencing – complies with R10.7.1.3(g) g. Parking and access* comply with following standards in Rule 20.4.2; <ol style="list-style-type: none"> i) 20.4.2(a) – Vehicle access*; ii) 20.4.2(b)(i) – Parking spaces for people with disabilities; iii) 20.4.2(c) – Car park landscape design; 	Support in part	<p>MRZ-R12 Educational facility (including kohanga reo* and kura kaupapa*)</p> <ol style="list-style-type: none"> 1. Activity Status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The educational facility has access* from a Minor Arterial or Collector Road, listed as such in 20.6.1.2 and 20.6.1.3; b. Any building used for educational purposes is offset from an adjacent residentially-used property by 6 metres; c. Building coverage must not exceed 40% of the site; b. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i) MRZ-S1 – Maximum building height; ii) MRZ-S2 – Height in relation to boundary; iii) MRZ-S9 – Permeable surfaces*; iv) MRZ-S10 – Stormwater attenuation device; v) MRZ-S11 – Minimum floor levels; and c. Air Noise Control – compliance with R10.6.1.1(h) d. Landscaping and fencing – complies with R10.7.1.3(g) e. Parking and access* comply with following standards in Rule 20.4.2; <ol style="list-style-type: none"> viii) 20.4.2(a) – Vehicle access*; 	<p>The Ministry is supports of the inclusion of Rule MRZ-R12 which provides for educational facility as permitted activity, provided certain performance standards and conditions are met.</p> <p>The Ministry also supports the cascade from a permitted to a restricted discretionary activity status, where the performance standards in MRZ-R12.1 are not achieved.</p> <p>Enabling educational facilities in the MRZ as restricted discretionary activities is an acknowledgement of the locational needs of the population these facilities are serving. By locating educational facilities in the MRZ it contributes to these communities wellbeing.</p> <p>However, the Ministry requests that standards b. and c. of Rule MRZ-R12 are deleted as these standards are more stringent than what is afforded by the density standards under the Medium Density Residential Standards (MDRS). We request that compliance with MRZ-S3 and MRZ-S4 is provided instead for MRZ-R12 to align with the performance standards provided by the Council and the density standards of the MDRS.</p>

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ID#	Plan Reference	Proposed Provision	Support/ Oppose/ New Provision	Relief Sought	Reason for Submission
		<ul style="list-style-type: none"> iv) 20.4.2(d) – Formation of parking spaces; v) 20.4.2(e) and (f) – Loading space provisions and design; vi) 20.4.2(g)- Cycle parking provisions and design; and vii) 20.4.2(h) – Cycle parking end-of-trip facilities. h. Noise complies with R10.8.1; i. Signs comply with Rule 6.1.5; and j. Exterior lighting must comply with AS Standard 4282. 		<ul style="list-style-type: none"> ix) 20.4.2(b)(i) – Parking spaces for people with disabilities; x) 20.4.2(c) – Car park landscape design; xi) 20.4.2(d) – Formation of parking spaces; xii) 20.4.2(e) and (f) – Loading space provisions and design; xiii) 20.4.2(g)- Cycle parking provisions and design; and xiv) 20.4.2(h) – Cycle parking end-of-trip facilities. 	
		<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. There is a non-compliance with one or more of the standards in MRZ-R12.1. <p>Council's discretion is restricted to:</p> <ul style="list-style-type: none"> 1. The matter(s) of discretion for any infringed standard in MRZ-R12.1(d); and 2. The extent and effects of non-compliance with any requirement in MRZR12.1(e)–(j) which has not been met, including any relevant assessment criteria for MRZ-R21.1(e)-(i); and 3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12. 	Support	<ul style="list-style-type: none"> <u>f.</u> Noise complies with R10.8.1; <u>g.</u> Signs comply with Rule 6.1.5; and <u>h.</u> Exterior lighting must comply with AS Standard 4282. 	

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SUBMISSION ON PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE TO THE PALMERSTON NORTH DISTRICT PLAN UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: Palmerston North City Council
32 The Square
Palmerston North 4410

Name of Submitter: Crest Hospital Limited

Address: c/- MinterEllisonRuddWatts
PO Box 3798
AUCKLAND 1140
Attention: B Tree

Introduction and scope of submission

1. Crest Hospital Limited (**Crest**) appreciates the opportunity to make this submission on Proposed Plan Change I: Increasing Housing Supply and Choice to the Palmerston North District Plan (**Plan Change**). The Plan Change was notified by the Palmerston North City Council (**Council**) on 20 November 2024.
2. The primary purpose of the Plan Change is to enable medium density housing by rezoning part of the Residential zone to create a Medium Density Residential zone. It is also intended to give effect to the National Policy Statement on Urban Development 2020 (“**NPS-UD**”).
3. Crest opposes the Plan Change in part.
4. This submission relates to the proposed rezoning of part of 21 Carroll Street, Palmerston North (**Site**) from “Residential” to “Medium Density Residential” (**MDRZ**). Crest seeks that the Plan Change be amended to rezone the Site as part of the Institutional Zone.
5. For completeness, Crest could not gain an advantage in trade competition through this submission.

Background to Crest Hospital and its role in providing healthcare services

6. Crest Hospital, a joint venture between Southern Cross Healthcare Limited and Aorangi Hospital, owns and occupies Crest Hospital and Specialist Centre in Palmerston North (**Hospital**). The Hospital is located at 21 Carroll Street,

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Palmerston North. This site was first established as a purpose-built surgical hospital in 1987.

7. In 2009 Southern Cross Hospitals Limited purchased the three residential sections (Lots 77, 78, and 79 DP 8236) between Carroll Street and the established hospital.
8. In 2012 the Southern Cross Aorangi Hospital Partnership was formed following the amalgamation of Aorangi Hospital and Southern Cross Palmerston North Hospital.
9. In 2014 the records of title for the established hospital (WN28A/691 and WN198/244) and the three residential sections (WN20B/89, WN20B/90, and WN10C/79) were amalgamated into a single allotment and record of title (Lot 1 DP 478857, RT 666143).
10. In 2015 the Hospital consolidated its operations at the Site which was renovated, extended and reopened, providing for new facilities for the continuation of the highest quality private hospital service to Palmerston North and the surrounding regions.
11. The Hospital is a leading provider of surgical services and is the only private surgical hospital in the Manawatu. The Crest Hospital facilities include five operating theatres, one procedure room, a fully equipped ten-bed Recovery Unit, thirty inpatient beds, and nine chairs and a further seven inpatient beds in the Day Stay area. The Crest Specialist Centre comprises of three dedicated Ophthalmology Rooms, two dedicated Cardiology Rooms, seven multi-use Specialist Consulting rooms, and a fully equipped procedure room.

Crest seeks that part of the Site is rezoned to Institutional instead of Medium Density Residential under the Plan Change

12. The majority of the Site is currently zoned "Institutional", as shown in the planning map below, however the entrance to the hospital which faces Carroll Street is currently (largely) zoned "Residential".
13. The portion of the Site currently zoned Residential is proposed to be rezoned to MDRZ under the Plan Change.

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14. Crest opposes those parts of the Plan Change which seek to rezone part of the Site from Residential to MDRZ. Crest seeks that the area of the Hospital subject to the Plan Change is rezoned to Institutional zone.
15. This is because rezoning of part of the Site from Residential to MDRZ does not recognise the historic, current, and ongoing use of the Site for hospital (or institutional) purposes. It also does not appropriately recognise the functional and operational needs of the Hospital.



Figure 1: District Plan Map showing the zoning of Crest Hospital

16. In *Eden-Epsom Residential Protection Society Incorporated v Auckland Council* Southern Cross sought to rezone its existing hospital to the relevant hospital zone and to also rezone three sites that adjoined its existing hospital. The Environment Court recognised that although the previous expansion of the Southern Cross Brightside Hospital site at 3 Brightside Road involved ‘rights and wrongs’, the site was clearly an established hospital site as a whole.¹ The Mixed Housing Suburban zone was not an appropriate zone to accommodate the activities that had occurred on the site for over 100 years.

¹ [2024] NZEnvC 161 at [107].

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17. The Environment Court concluded that the “failure of zoning to identify properly the activities that are occurring within some of these residential zones leads to the many tensions and arguments that come before this Court.” Ultimately, it found that 3 Brightside Road is being currently used as a hospital and should be zoned accordingly.²
18. In respect of the Crest Hospital and Specialist Centre, the amalgamation of the Residential zoned land with the Institutional zoned hospital site and its development into hospital facilities was authorised and carried out between 2014 and 2016. The part of the Site that is currently located in the Residential zone is part of the entrance to the Hospital (and is within the same title as the remainder of the Site) and it is entirely appropriate that it is also zoned Institutional. Zoning part of the Site as MDRZ will not properly recognise the activities that are occurring and will continue to occur within the Site. There is no clear reason why part of the Site should be recognised for its existing use and the other part should not.
19. The operational needs of the Hospital are also best served though the Institutional zoning provisions which anticipate hospital use.

The relief sought by Crest Hospital is within scope of the Plan Change

20. Clause 6 of Schedule 1 of the RMA provides that any person can make a submission “on” a proposed policy statement or Plan change.
21. The leading authorities on the test to determine whether a submission is “on” a plan change were set by the High Court in the *Clearwater Resorts Limited v Christchurch City Council* and *Palmerston North City Council v Motor Machinists* decisions.³ For a submission to be considered on a plan change, it must satisfy the two limb test:⁴
 - (a) Limb one: the submission must reasonably be said to fall within the ambit of the plan change. This involves two aspects: the breadth of the

² Above at [108] and [109].

³ *Clearwater Resort Ltd v Christchurch City Council* AP34/02, 14 March 2003; *Palmerston North City Council v Motor Machinists Limited* [2013] NZHC 1290.

⁴ *Beachlands South Limited Partnership v Auckland Council* [2024] NZEnvC 035 at [34].

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alteration to the status quo entailed in the plan change and whether the submission addressed that alteration; and

- (b) Limb two: whether there is a real risk that persons directly or potentially affected by the additional changes proposed in the submissions have been denied an effective response to those changes sought in the plan change process.
22. A determination on scope is context dependent and must be analysed in a way that is not unduly narrow. Two things must be considered: the breadth of the alteration to the status quo proposed in the plan change, and whether the submission addresses that alteration.
23. In comparison to a full plan review, discrete plan changes have a more limited ambit. However, the purpose of a plan change must be apprehended from its provisions and derived from the Section 32 Report.
24. As further explained below, the intention of the Plan Change is to give effect to the NPS-UD and the scope of the Plan Change is wide enough to support the relief sought, and the specific relief sought by Crest Hospital is therefore “on” the Plan Change.

Scope of the Plan Change

25. The Section 32 Evaluation states that:
- (a) The Plan Change “responds to the Council’s obligation under the NPS-UD to enable greater density, housing choice, and supply, make planning decisions that contribute to well-functioning urban environments and take into account the urban development values and aspirations of Rangitāne o Manawatū (Rangitāne or RoM) set out in the Future Development Strategy 2024.”⁵
 - (b) Whilst the primary purpose of the Plan Change is to enable medium density housing, the Plan Change “gives effect to the NPS-UD as the policy direction within the NPS-UD is largely the basis for the plan change.”

⁵ Section 32 Evaluation Report - Plan Change I: Increasing housing supply and choice – dated 30 October 2024 at 1.2.

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- (c) The Plan Change will rezone approximately 815ha⁶ of land in the Palmerston North city urban area comprising of existing residential dwellings, accessory buildings and vacant residential zoned sites.
26. The scope of the Plan Change specifically excludes:
- (a) Zoning new greenfield growth areas outside the existing Residential zone.
 - (b) Enabling as a permitted activity residential intensification in those parts of the existing Residential zone which are currently impacted by flooding, stormwater capacity and management constraints.
 - (c) A review of engineering standards applicable to new development (Engineering Standards for Land Development).
 - (d) Amendments to give effect to the National Policy Statement for Indigenous Biodiversity Part 3, subpart 2 and Clause 3.24 (in relation to Significant Natural Areas).

The relief sought is within the ambit of the Plan Change

27. The relief sought does alter the status quo of what is otherwise entailed in the Plan Change. However, it is within the ambit of the Plan Change because one of the purposes of the Plan Change is to give effect to the NPS-UD. The objectives and policies of the NPS-UD are broader than just enabling residential development. Enabling the intensification, development, and expansion of essential social infrastructure, including healthcare facilities such as hospitals, is a key requirement to effectively implement and give effect to the NPS-UD.
28. As a tier 2 territorial authority the Council is required to give effect to all provisions of the NPS-UD, including the requirements to “enable” social infrastructure, community services and business land to service the additional residential capacity anticipated under the NPS-UD. The Council has not initiated any other plan changes to give effect to the NPS-UD.

⁶ We note that the Section 32 Evaluation states 815m², however this unit appears incorrect.

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29. The NPS-UD supports more intensive housing development within urban areas along with the necessary businesses and community services required to support them. Only enabling housing intensification will fail to give effect to the NPS-UD as a whole, including Objective 1, Objective 3, Policy 1, Policy 2, Policy 5, Policy 10, Clause 3.3, and Clause 3.5 among other provisions.
30. The NPS-UD recognises the importance of hospitals (and healthcare facilities) in a number of ways, including:
- (a) **Additional infrastructure:** social infrastructure including healthcare facilities are recognised as additional infrastructure. Local authorities must be satisfied that the additional infrastructure to service the development capacity is likely to be available. Local authorities are also required to engage with providers of additional infrastructure to achieve integrated land use and infrastructure planning.⁷
 - (b) **Community services:** hospitals and healthcare facilities are essential community services. Community services in the NPS-UD include community facilities and commercial activities that serve the needs of the community. To give effect to Objective 3 and Policy 5 of the NPS-UD the Council must enable more community services to be located in certain areas of urban environments, including where there is high demand for housing or business land.⁸
 - (c) **Business land:** the District Plan must enable businesses to be located in certain areas of urban environments, including where there is high demand for business land. Crest is a business that provides healthcare services. The relief sought by Crest means the Site would be 'business land' to the extent that it would allow for business use. The NPS-UD also seeks to provide at least sufficient development capacity to meet expected demand for business land over the short, medium, and long term.⁹
31. Providing for the Hospital, through the application of the Institutional zone to the entire Site, would be an appropriate way to enable the hospital

⁷ Policy 10(b), NPS-UD.

⁸ Objective 3, NPS-UD.

⁹ Policy 2, NPS-UD.

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development necessary to support an increase in the surrounding residential population and community and to enable a well-functioning urban environment as required to give effect to the NPS-UD.

32. In Crest Hospital's submission the relief sought in its submission gives effect to the NPS-UD by recognising an existing hospital and supporting its development to help meet the needs of a growing population. Without the amendments sought by Crest Hospital, the Plan Change will not appropriately give effect to the NPS-UD with respect to social infrastructure, community services, or business land.
33. Further, the relief sought by Crest outlined in this submission is not specifically excluded from the scope of the Plan Change as set out at 1.2 of the Section 32 Evaluation Report and summarised above.

There is no risk that the reasonable interests of persons who may be directly affected by the relief sought by Crest did not have a fair or reasonable opportunity to participate in the planning process

34. With respect to the second limb of the test explained above, the relief sought in this submission would not result in the Plan Change being amended without real opportunity for participation of those potentially affected.
35. As noted above, the scope of the Plan Change includes rezoning approximately 815ha of land in Palmerston North – this includes Crest Hospital. Affected parties will therefore be alive to the possibility of greater intensification in terms of both height and density at this Site, as this is the basis for the Plan Change, and any party with an interest in the zoning of the Hospital could make a submission.
36. The relief sought will also have no additional adverse effects than that already anticipated by the Plan Change. Within the Institutional zone buildings are permitted up to a maximum height of 12 m. However, because the Site adjoins the Residential zone the Hospital must currently comply with the 9 m maximum height limits of the Residential zone (in accordance with Rule 19.4.2(b) of the Institutional zone). This is to ensure that buildings within the Institutional zone relate positively to the building forms typical of a residential neighbourhood.

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37. We understand that Rule 19.4.2(b) is not proposed to be amended by the Plan Change. Therefore, under the Plan Change as proposed, the Hospital will be required to comply with a new 11m maximum height limit (being the maximum height allowed in the MDRZ).

Relief sought and reasons for Submission

38. The decision sought by Crest Hospital is:
- (a) That the portion of the Site affected by the Plan Change is rezoned Institutional instead of MDRZ.
 - (b) Such relief and/or amendments to the Plan Change as may be necessary to address Crest Hospital's concerns, as outlined above, and to give effect to the NPS-UD.
39. Crest Hospital wishes to be heard in support of its submission.
40. If others make a similar submission, Crest Hospital will consider presenting a joint case with them at a hearing.

DATED this 4th day of February 2025.

Crest Hospital Limited by its solicitors and
duly authorised agents
MinterEllisonRuddWatts



B Tree / H-M Rearic

SO 197-11

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SO 198-1

From: Submission
Subject: FW: Proposed Plan Change I: Increasing housing supply and choice

From: Brett Hill Theresa Flanagan <otaihape@hotmail.com>
Sent: Tuesday, 4 February 2025 3:49 pm
To: Submission <submission@pncc.govt.nz>
Subject: Proposed Plan Change I: Increasing housing supply and choice

To whom it concerns:

Please find below, our submission for the Proposed Plan Change I: Increasing housing supply and choice

Our contact details are:

Brett Hill
34 Milton St
Roslyn
Palmerston North
0220 462 110

Tom Santing
53a Church St
Awapuni
Palmerston
022 624 6614

We wish to make an oral presentation of our submission please.

Best days/times we are generally available to do so are:

- **Wednesday & Thursday evenings, and**
- **This weekend from 11am, and every second one thereafter**

Our submission for the Proposed Plan Change I: Increasing housing supply and choice

Warmest Greetings,

As two Palmerston North ratepayers, we believe that if urban intensification is done well, it will benefit our city. Now and in future.

Time constraints, busy lives, and other challenges have meant our submission about this, is not entirely as we would like it to be though - and we don't have time to mention all our concerns.

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So we gladly stand to be corrected about anything we say tonight. And sorry for a rushed delivery And sorry that we don't provide detail sometimes.

In the meantime, our two biggest points though, are:

1. We wonder if there are enough safeguards in PNCC's most recent proposal for intensification?

And

2. Will that proposal too easily allow for too many dwellings to be built, which won't meet a healthy and desirable minimum of 1st World, best practice outcomes for intensification?

Broadly speaking, we have concerns about:

- **Reputation risks for property values (and other economic risks) for the city.**
- **Environmental and urban design issues**
- **Noise and privacy concerns, and**
- **Pressure on infrastructure and amenities**

Reputation risks-wise

Recent Residents' Surveys confirm what makes Palmerston North a great place to live and work. All of which no doubt helps maintain our property values too.

Because there is so much on the line here, we need assurances that our city's strengths and future opportunities to become an even better place, won't be put at risk by allowing potential for poorly executed intensification.

We don't want Palmy to risk falling behind or missing out on direct or indirect benefits from any initiatives, like the Visa program for high-value digital nomads, which was announced by Central Government recently.

Environmental and Urban Design Issues

Here we provide two contrasting examples of the application of urban design in Palmerston North, to illustrate our concerns.

One of them we know reasonably well personally. It illustrates a seemingly high-risk real-world setting - one where a degree of intensification has already happened in the last few years or so.

The other example might seem like we deliberately choose one we could play on negative socio-economic stereotypes with. We didn't. We just used a satellite map to look for the best example we could find of a quiet-seeming street vehicular traffic-wise. And one with a decent-sized green area which addresses a lot of the concerns we have.

The more we looked at these examples though, the more we wondered.

About a lot of things.

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Like what sort of reactions there would be, if some of the potential worst-case scenarios of poorly executed intensification, were inflicted on people living in the quiet-seeming cul-de-sac we found.

And while we're at it, we also wondered, what if poorly executed intensification was inflicted on people living in most or all of the exurbs.

Food for thought.

All that said, and even though there's a lot we take issue with about poorly executed urban design in general, we're also not trying to imply that all issues in the worst-case scenarios are due to the Council's planning over the years. But what we are definitely - genuinely - concerned about, is the likely-seeming multiplier effects which poorly executed intensification would have in worst-case scenarios.

We're also very sure that most realistic, honest, and responsible people will want to do all they can to make sure nothing can be made way worse by the Council's intensification standards.

So, our first example, is area around the Tee intersection of Tyne & Thames Streets. It's an area where young kids very often end up playing - sometimes late, & in the dark - around what is a pretty narrow roadway. Especially when lots of cars are parked there and block visibility.

Compared with the proposed standards, only some relatively mild intensification has been done here recently. And even then, it was only done on a couple of sections or so. On one side of the road.

Ironically too perhaps, this intersection is only a few hundred meters away from the playground and vast recreational areas around Skoglund Park. Despite there being such huge spaces and great facilities nearby though, it seems that in the real world, a lot of the time they're just not as suitable as the area around the roadway immediately outside the properties nearest to that Tee intersection.

We bet most realistic and honest people would also know that this sort of thing was going to happen here too. And we bet that it will happen in a lot more places if poorly executed intensification happens. Because in the real world we see, people who are in charge of really young children often want, like, and need spaces where kids can play, which are very, very close to their own homes.

So even though Skoglund Park is close, it also appears to be way too far away a lot of the time - and in those cases, it might as well be on the other side of the Moon.

Other concerns we're also sure we share with most realistic, fair-minded and honest people, is that we all wouldn't want to have people we love and care for having to endure:

- People living in dwellings and developments which could potentially facilitate too many people, living too close together, with too little natural light. And where there isn't enough privacy, and their only outlook is onto other people in similar situations. All with little-to-no suitable green areas and recreation spaces, near enough at hand - to realistically use. And young kids we love, and the loved kids of others, will end up playing on or around high-risk narrow roadways and Tee intersections.

All of which pretty much appears to be the polar opposite of **the other example we found**. One which appears to be far closer potential-wise, to our intensification ideal:

Carlton Ave.

As it currently is, Carlton Ave will likely stay for now though. That's because it's not currently eligible for intensification. And people living there have decent-sized sections of their own too.

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But if it was to be intensified, the kids there who wanted to congregate in a common space outside their houses would at least have decent-sized berms. With some trees on them. And!!! there's also a really decent-sized, public, grassed cul-de-sac island they can use as well. One which also has some trees on it.

And all of that is in a low-traffic cul-de-sac, off a seemingly pretty quiet street. And it's all very, very, close to the houses on Carlton Ave.

Like we say though, unfortunately it's not eligible for intensification...

Alternatives

Overseas there are many examples, where broadly similar approaches have been taken to that of Carlton Ave. In those countries and localities, they have committed to providing public green spaces, and/or recreation spaces. Ones which are near enough at hand to what is often quite intensified housing, so kids can play safely - and anyone else in the neighborhood can use, or at least see these green spaces.

What we're not saying though, is that there should also be widespread requirements or incentives to use things like green roofs, and other approaches not typically used in New Zealand. But we're also not saying alternatives like that shouldn't be looked either - if they're good, practical, and affordable.

What we are definitely saying though, is that we need to ensure there are many more well-thought-out green spaces and trees in newly intensified areas here. Ones which also provide a more even spread of heat sinks and precipitation soaks throughout the city.

And if a lot of the overseas examples are anything to go by, all that is really required to ensure a decent amount of best practise approaches are applied, is a commitment from a local body to get its long-term intensification planning right, from the beginning.

And we don't see why such a commitment can't be made for Palmerston North - and a commitment to follow it through. Especially in larger greenfield sites as the city expands, and in sufficiently large brownfield ones in the city from now.

Thank you,
Brett Hill & Tom Santing

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4th February 2025

Attn: City Development Manager
Palmerston North City Council
Private bag 11034, Manawatu
Mall Centre
Palmerston North 4442

Submission sent via email: submission@pncc.govt.nz

**... NGA ORA – HOMES AND COMMUNITIES SUBMISSION ON PLAN CHANGE
I FOR INCREASING HOUSING SUPPLY AND CHOICE TO THE OPERATIVE
PALMERSTON NORTH DISTRICT PLAN UNDER CLAUSE 6 OF SCHEDULE 1
OF THE RESOURCE MANAGEMENT ACT 1991**

This is a submission on Plan Change I (“PCI”) (Increasing Housing Supply and Choice) from Palmerston North City Council (“the Council” or “PNCC”) on the District Plan (“the Plan”).

Scope of submission:

The submission relates to PCI. Kāinga Ora supports the notified Plan Change in part, and seeks specific amendments as indicated below, and with Appendix 1 and 2 providing the substantive detail of submission matters.

The Kāinga Ora submission is:

1. Kāinga Ora seeks amendments to the notified PCI proposal:
 - i. Specific provisions and chapters related to PC1 which Kāinga Ora either supports, seeks amendment to, or opposes; and
 - ii. Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental and market housing; and
 - iii. Provides for the provision of services and infrastructure and how this may impact

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on the existing and planned communities, including Kāinga Ora housing developments.

2. The changes are sought to ensure that the established and consented use of the properties that Kāinga Ora own, and any future redevelopment of these properties due to housing demand is provided for in the Plan. This is 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; and
 - iii. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development and clarity within the Plan.
3. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** and maps within **Appendix 2**.

The amendments Kāinga Ora is seeking are:

PCI – Chapter 4: Definitions

4. Kāinga Ora supports the proposed amendments to the definitions through the proposed plan change as these align with the National Planning Standards Framework. Kāinga Ora also supports the subsequent consequential changes to the District Plan to reflect the inclusion of the National Planning Standards Framework.

PC1 – Chapter 7B: Subdivision in Medium Density Residential Zone

5. Kāinga Ora generally supports the changes to the subdivision chapter to support subdivision of the proposed Medium Density Residential Zone (“**MDZ**”), however, to create a more enabling framework for Kāinga Ora developments, several amendments to the proposed provisions have been suggested. Whilst the proposed provisions enable an increase in development, including the removal of minimum allotment sizes, Kāinga Ora is concerned that certain policies of the subdivision chapter read as rules or address elements that are not considered relevant to the subdivision and should be addressed through other chapters of the District Plan.
6. Kāinga Ora notes that the subdivision policies include matters which are not considered directly relevant to subdivision. Kāinga Ora considers that a more appropriate way to address this issue is for matters relating to the built form to be addressed within the MDZ

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as policies.

7. Kāinga Ora notes that SUB-MRZ-P2 puts an onus on applicants to apply for land use and subdivision at the same time. Vacant lot subdivision has merits in itself and Kāinga Ora seek amendments to reflect this.

PCI – Consequential Changes to the District Plan

8. Kāinga Ora support several of the changes to the Operative District Plan to include the MDZ, however fundamentally oppose the high-level changes sought to the General Residential Zone (“GRZ”). The proposed deletion of reference to intensification in the introduction and policies shifts the focus on intensification towards the proposed MDZ. Kāinga Ora considers that these changes are inappropriate for the intention of the Plan Change as they provide scope to make the GRZ provisions more onerous than the operative provisions.

PC1 – Chapter 10A: Medium Density Residential Zone

9. Kāinga Ora supports the intention to create a more enabling planning framework within the MDZ; however, oppose several of the means of which it has been proposed to do so through this plan change. Kāinga Ora consider that the objectives and policies fail to provide structure to the rules and standards; instead acting as standalone requirements that read as rules or assessment criteria, most noticeably through the introduction of urban design and landscaping criteria as an objective. Kāinga Ora is concerned that the objectives and policies are not being utilised as high-level outcomes that guide the lower order provisions, but as a specific set of criteria to control development.
10. Kāinga Ora is concerned that this plan change will not deliver the increase in housing supply that has been identified for the district in the short, medium and long-term through the Future Development Strategy (“FDS”) and Palmerston North 2023 Housing Business Development Capacity Assessment, as well as stifle the intensification and development of Kāinga Ora landholdings. Moreover, whilst the provisions appear to be more enabling, particularly in regard to less restrictive activity statuses, the objectives and policies introduce additional design criteria into the District Plan which is reminiscent of the current multi-unit residential development standards of the District Plan. These have currently and historically resulted in onerous assessment criteria, which have significantly impacted resource consent timeframes, caused ambiguity and subsequently delayed development.
11. Kāinga Ora is also concerned that the plan change has gone beyond the scope of standards introduced through the NPS-UD, and whilst acknowledging Palmerston North
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is a tier 2 Council, several of the proposed standards are inadequately justified in the s.32 assessment. Kāinga Ora have suggested a number of amendments to the standards to reflect a more enabling planning framework that allows for the delivery of its housing aspirations in Palmerston North. Kāinga Ora have suggested amendments to the MDRZ to reflect the direction of a more enabling and transparent provisions, which provides certainty to development and developers.

Stormwater Overlay

12. Kainga Ora opposes the Stormwater overlay within the MDZ maps. The s.32 summary notes that the evidence and modelling associated with this overlay has not been completed. Kāinga Ora therefore has concerns as to the robustness of the layer and therefore the provisions associated and seek that this overlay and associated provisions are deleted until such a time that fulsome and complete evidence is provided. Kāinga Ora have however sought amendments to the associated provisions if this evidence is finalised prior to hearings commencing.

PCI – Chapter 10A: Maps

13. Kāinga Ora supports the inclusion of the MDZ within the PNCC District Plan; however, consider that the spatial application of the zoning is too limited. Whilst the proposed spatial application creates a more enabling consenting pathway for residential suburbs surrounding the City Centre, Kāinga Ora is concerned that the spatial application is limited in scope due to the zoning criteria which has been applied and does not provide for additional suburbs in which medium density development is otherwise considered appropriate due to the accessibility to services, public transport and open spaces.
14. In order for Kāinga Ora to meet the demands for social housing and appropriately redevelop, reconfigure and renew the portfolio to meet its statutory objectives, Kāinga Ora has identified additional areas of the city where it has landholdings that are suitable for rezoning to MDZ. Kainga Ora considers that these additional areas meet Policy 5 of the NPS-UD in that they meet housing demand and are located within areas that have a level of accessibility by existing or planned active or public transport to a range of commercial activities and community services.
15. The changes sought are made to:
 - i. Ensure that Kāinga Ora can carry out its statutory obligations, including being able to meet the need for social housing through redevelopment of its portfolio;
 - ii. Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991, relevant national direction and

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- regional alignment;
- iii. Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
 - iv. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - v. Provide clarity for all plan users; and
 - vi. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora – Homes and Communities Act 2019.
16. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.
17. Mapping changes sought are included in **Appendix 2**.

Kāinga Ora seeks the following decision from Palmerston North City Council on PCI:

That the specific amendments, additions or retentions which are sought as specifically outlined above and in **Appendix 1 and 2**, shown in red and are struck through or blue and underlined, are accepted and adopted into PCI, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

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

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

We would be prepared to consider presenting our submission in a joint case with others making a similar submission at any hearings.

Kāinga Ora will not gain an advantage in trade competition through this submission.



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

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

Appendix 1: Decisions sought on Plan Change I from Palmerston North City Council

The following table sets out amendments sought to Plan Change . and also identifies those provisions that Kāinga Ora supports.

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

Table 1

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
Maps					
1.	Stormwater Overlay	Maps	Oppose	<p>Kāinga Ora notes that Council have proposed the 'Stormwater Overlay' that will have an effect on residential intensification and development in the city requiring a stormwater flood impact assessment for intensification.</p> <p>Council's assessment identifies that to date, only a high-level spatial analysis has been undertaken identifying potential flooding, however requires further modelling to confirm the risk.</p> <p>Additionally, the Council's 'Work in Progress Map' is not publicly available at the time of this submission. The map as described on the Council website is intended to indicate the recent work completed around the high-level mapped areas.</p> <p>Kāinga Ora is of the view that the mapping should be completed and reviewed prior to inclusion within the District Plan.</p>	Kāinga Ora seeks that this overlay is deleted from this plan change until such a time that all information is publicly available, fully assessed and that further modelling is completed.
2.	Medium Density Residen	Maps	Oppose	Kāinga Ora have noted that the MDZ as proposed by Council utilises a variable walkable catchment distance. Whilst acknowledged that this is considered	Kāinga Ora seeks that Council utilise the mapping provided by Kāinga Ora which includes a greater spatial extent of areas are appropriate for medium density housing, in that these areas are suitably

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
	tial zone maps			<p>acceptable by MfE in terms of definition of a walkable catchment, the variable walkable distance set by Council, excludes properties owned by the submitter in Highbury and Roslyn which would otherwise be viable for forms of intensification. Rezoning these areas as MDZ would assist in meeting the demand for social housing within the city and enable Kāinga Ora to appropriately manage its housing portfolio.</p> <p>Further, Kāinga Ora considers that the proposed changes would meet Policy 5 of the NPS-UD by:</p> <ul style="list-style-type: none"> - Providing MDZ within areas that has accessibility to a range of commercial activities and community facilities through the existing bus network; and - Will meet the demand of housing – in this instance much needed social housing in appropriate locations. 	located approximate to commercial and community services and would allow Kāinga Ora to meet the housing supply, reconfiguration and renewal demand within its social housing portfolio.
Chapter 4: Definitions					
3.	Definitio ns	Definitions	Support	Kāinga Ora supports in full the changes to the definitions as informed by the national planning standards framework.	Retain as notified.
Chapter 7B: Subdivision in Medium Density Residential Zone					
4.	Objectives	SUB-MRZ-O1	Support in Part	Kāinga Ora supports the inclusion of the proposed objective.	Retain as notified.
5.	Policies	SUB-MRZ-P1	Support in Part	Kāinga Ora support in part the inclusion of the proposed policy, however the proposed policy includes matters that Kāinga Ora does not	Amendment sought: Provide for subdivision designs and layouts that make

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				<p>consider to be part of the general subdivision matters, particularly with regard to the urban design and landscaping outcomes, which should not form part of the consideration for standalone subdivision consents.</p> <p>Further there are no rules or standards relating to the proposed policy direction, which may impact upon Kāinga Ora development outcomes in the future.</p> <p>Kāinga Ora is of the view that this replicates policies of other chapters and matters that are not considered relevant to the subdivision chapter.</p> <p>Amendments are sought.</p>	<p>efficient use of renewable energy and other natural and physical resources, and deliver well-connected, resilient communities, including development* patterns that:</p> <ol style="list-style-type: none"> 1. Optimise solar gain; 2. Incorporate water sensitive design*; 3. Manage stormwater effectively and efficiently; 4. Support walking, cycling and public transport opportunities and enhance neighbourhood and network connectivity and safety 5. Result in safe and adequate access* from the transport network to each allotment; 6. Are adaptable to the effects of climate change; 7. Are designed using crime prevention through environmental design principles; 8. Achieve high quality landscape outcomes, including encouraging the retention and integration of mature trees and native vegetation that contribute positively to an area's visual amenity; and 9. Orient lot frontages towards streets and other public spaces* to create quality streetscapes and where possible combine accessways to rear lots.
6.	Policies	SUB-MRZ-P2	Support in part	<p>Kāinga Ora does not support the inclusion of the first clause within this policy. Vacant lot subdivision has its merits in itself. Kāinga Ora also consider that clause 3 provides sufficient direction to ensure that when the allotment is further developed, that a complying dwelling can be constructed.</p>	<p>Amendments sought:</p> <p>Provide for the efficient integration and layout of subdivision and associated development* by:</p> <ol style="list-style-type: none"> 1. Encouraging joint applications for subdivision and land use; 2. Enabling subdivision around development* that has already been lawfully established; and 3. Ensuring standalone subdivision proposals provide allotments where it can be demonstrated

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
					that a residential unit can be contained within the allotment which complies with the relevant permitted activity standards.
7.	Policies	SUB-MRZ-P3	Oppose in part	Kāinga Ora support the inclusion of a policy in relation to subdivision of land affected by natural hazards and especially the risk-based approach, however, consider that the use of the term ‘avoid’ essentially creates a prohibited activity which is considered inappropriate where the effects of the natural hazard could be managed	Take a risk-based approach to the subdivision of land affected by natural hazards so that new or exacerbation of existing natural hazards is avoided, where practicable and appropriate mitigation measures are implemented during subdivision and development to manage the risks of the natural hazard. in place prior to development*--
8.	Policies	SUB-MRZ-P4	Oppose	<p>Consistent with relief sought, Kāinga Ora, in the first instance seek that all provisions in relation to the Stormwater Overlay are deleted.</p> <p>If complete and appropriate evidence is provided to justify the Stormwater Overlay, then Kāinga Ora seek as consequential relief that in the MDZ, that the policy be amended to allow for a greater degree of engineering consultants to submit designs for approval.</p> <p>Kāinga Ora also oppose to having a policy which reads as a District Plan standard, noting that this policy should be more high level, rather than setting a list of requirements for meeting this policy. Kāinga Ora therefore seeks that clauses 1-5 are removed from the policy and shifted to either assessment criteria or methods.</p>	<p>Relief sought:</p> <p>Delete this policy in its entirety.</p> <p>If the overlay is to be retained, Kāinga Ora then seeks the following amendments:</p> <p>Manage Avoid subdivision in the Stormwater Overlay to mitigate adverse effects from stormwater runoff and flooding, including by the development and implementation of unless the Council* is satisfied that a site-specific stormwater management plan prepared by a suitably qualified stormwater design consultant (preferably with experience in water sensitive design* concepts and elements) identifies:-</p> <ol style="list-style-type: none"> 1. the location, scale and nature of the development* proposed for the site;- 2. the extent of flood and/or overland stormwater flow hazards;- 3. the on-site and off-site effects of the proposed subdivision on people, property and the environment; 4. recommended mitigation measures to remedy or

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
					<p>mitigate the on- and off-site effects of the subdivision; and 5. demonstrates that the on- and off-site adverse effects associated with subdivision will appropriately be mitigated.</p>
9.	Policies	SUB-MRZ-P5	Support	Kāinga Ora support the inclusion of a policy in the subdivision chapter in relation to servicing.	Retain as notified.
10.	Rules	SUB-MRZ-R1.1	Support in part	<p>Kāinga Ora support the inclusion of a controlled activity status for subdivision where the relevant performance standards are met.</p> <p>Kāinga Ora support the inclusion of notification preclusions under this rule, however consistent with other relief sought in this submission, seek that an application under Rule MRZ-R8 also be precluded from public notification. This is consistent with the relief sought with the notification clause within MRZ-R8.</p>	<p>Amendment sought:</p> <p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Where the site is not located within the Stormwater Overlay; and</p> <p>....</p> <p>An application under this rule is precluded from being publicly notified or limited notified in accordance with section 95A or section 95B of the Resource Management Act 1991 where the subdivision is associated with residential units or papakāinga* that</p>

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
					<p>are permitted under MRZ-R7 or restricted discretionary under MRZ-R8.</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991 if the subdivision is associated with an application for the construction of 1-3 residential units or papakāinga*-that do not comply with MRZ-R7 or is a restricted discretionary activity under MRZ-R8.</p>
11.	Rules	SUB-MRZ-R1.2	Oppose	<p>Consistent with the relief sought, Kāinga Ora seek that provisions associated with the Stormwater Overlay are deleted.</p> <p>If complete and appropriate evidence is provided to justify the Stormwater Overlay, then Kāinga Ora seek that an application under this rule also be exempt from limited and public notification.</p> <p>Kāinga Ora does not consider limited notification a helpful procedure to be able to mitigate or assess any such infringements which are technical in nature with a range of mitigation options available.</p>	<p>Delete the rule in its entirety.</p> <p>If the overlay is to be retained, Kāinga Ora then seeks the following amendments:</p> <p>....</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly public and limited notified notification in accordance with section 95A and 95B of the Resource Management Act 1991.</p>
12.	Rules	SUB-MRZ-R1.3	Oppose	<p>Kāinga Ora does not consider limited notification a helpful procedure to be able to mitigate or assess any such infringements which are technical in nature with a range of mitigation options available.</p>	<p>.....</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991. An application under this rule is precluded from being limited notified in accordance with section 95B of the Resource Management Act 1991 except in relation to</p>

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
					the width of a site access* and earthworks.
13.	Standards	SUB-MRZ-S1.1	Support in part	Kāinga Ora support the proposed standard, however, consider that limiting shared access for up to 5 dwellings is too low given that the effects can easily be managed through widths and pedestrian access through the Land Transport Chapter.	Amendments sought: Each allotment must have practical, physical and legal access* to a public road by way of either: a. an access leg* at least 3 metres wide forming part of the lot; or b. a shared access* consisting of up to six access strips* lying adjacent to one another and giving access* to no more than five other lots , and in respect of which reciprocal rights-of way are granted or reserved; or c. an access strip* held in common ownership with the allotment and up to five other allotments ; or d. any right-of-way running with and appurtenant to the land in which the allotment is comprised.
14	Standards	SUB-MRZ-S2	Support in part	Kāinga Ora support the inclusion of a standard in relation to vehicle crossings for medium density development, however, seek that this rule is moved to the land transport chapter of the District Plan as opposed to repeated in the Subdivision and Medium Density Residential Zone Chapters.	Move rule to the land transport chapter of the district plan.
Chapter 10A: Medium Density Residential Zone					
15.	Objectives	MRZ-O1	Support	Kāinga Ora support the general intent stated through this objective, particularly the identification of the need to provide a range of housing options (particularly papakāinga) in locations that meet the demand as well as	Retain as notified.

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				the needs of the community.	
16.	Objectives	MRZ-O2	Oppose in part	Kāinga Ora consider that this Objective should be simplified. The subsequent clauses are more appropriate as a policy. See amendments sought to MDZ-P3 below.	<p>Amendments sought:</p> <p>Built development* in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban environment that supports Medium Density living. that:-</p> <ul style="list-style-type: none"> a) Comprises well-designed buildings, sites, streets, and neighbourhoods; b) Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED) principles; c) Is characterised by an increased building density, a mix of building typologies, and building heights up to (and including) three storeys; d) Is adaptable and healthy; e) Provides a reasonable level of amenity for residents, adjoining residential properties and the street; f) Enables mode shift to public transport and active transport modes; g) Integrates with existing and planned infrastructure; h) Connects with open space and the natural environment; i) Is resilient to the effects of climate change and natural hazards; and j. Is energy efficient.
17.	Objectives	MRZ-O4	Support in part	Kāinga Ora generally support the inclusion of an objective which seeks to limit the impact of development on flooding. Kāinga Ora would however seek that the word 'avoid' is removed from the objective as this would	<p>Amendment sought:</p> <p>Avoid Residential intensification ensures that unless the on-site and off-site effects of flooding (including from stormwater) on people, property and the</p>

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				imply a prohibited activity status.	environment as a result of residential intensification are appropriately mitigated managed.
18.	Objectives	MRZ-O6	Support	Kāinga Ora support the inclusion of this policy as it relates to supporting Mana Whenua and especially the provision of papakāinga in the MDZ.	Retain as notified
19.	Policies	MRZ-P3	Oppose	<p>Kāinga Ora oppose the inclusion of policy 3 within the MDZ.</p> <p>Kainga Ora consider that the proposal will introduce urban design and landscaping rules within the policies which will constrain proposed intensification that would otherwise be acceptable. Further this policy will could create an instance where minor non-compliances with district plan standards will be subject to greater degrees of urban design scrutiny through a s.104 assessment.</p> <p>Kāinga Ora also oppose the inclusion of a policy which reads as a rule assessment, particularly for some matters which are subject to individual interpretation.</p> <p>Kāinga Ora consider that the clauses from MRZ-O3 should rather be transferred to this policy.</p>	<p>Amendments Sought:</p> <p>Residential buildings and structures, including papakāinga*, are compatible with the planned built form of the Zone when:</p> <ol style="list-style-type: none"> 1. Site layouts are coherently planned and the layout responds to the characteristics of the site and context, including adjacent waterways and public open space*; 2. Site layouts provide a good level of pedestrian access and amenity and achieve legible, visually attractive access* to the development*; 3. Residential units have appropriately sized and located private outdoor living space with a reasonable level of privacy and sunlight; 4. Building designs and site layouts provide a reasonable level of privacy and access to sunlight for residential units on the site and for those on neighbouring sites; 5. Development* frontages provide a legible connection to the street through orientation, entrance location, fencing and glazing, and they are not dominated by garages; 6. Developments* integrate landscaping with building and access* design; 7. They provide visual interest through the modulation and articulation of façades and roof

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
					<p>forms.</p> <ol style="list-style-type: none"> 1. Comprises well-designed buildings, sites, streets, and neighbourhoods; 2. Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED) principles; 3. Is characterised by an increased building density, a mix of building typologies, and building heights generally up to (and including) three storeys; 4. Provides a reasonable level of amenity for residents, adjoining residential properties and the street; 5. Supports mode shift to public transport and active transport modes; 6. Integrates with existing and planned infrastructure; 7. Connects with open space and the natural environment; and 8. Is resilient to the effects of climate change and natural hazards
20.	Policies	MRZ-P4	Support in Part	Kāinga Ora support the inclusion of this policy within the District Plan, however, consider this would be more appropriate as either a policy in the land transport chapter of the district plan.	<p>Amendment sought:</p> <p>Move policy to the Land Transport Chapter or alternatively amend existing policies within that chapter to support MDZ development.</p>
21.	Policies	MRZ-P6	Support	Kāinga Ora support the inclusion of a stormwater policy.	Retain as notified
22.	Policies	MRZ-P7	Oppose	Consistent with the relief sought within this submission, Kāinga Ora seek the deletion of provisions relating to the Stormwater Overlay.	<p>Delete the policy.</p> <p>Or if the Stormwater Overlay is to be retained, then the following amendments sought:</p>

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				If fulsome and complete evidence is provided to support the Stormwater Overlay, then Kāinga Ora generally seek that the reference to an individual's qualifications are removed from the proposed wording as this is considered too restrictive.	<u>Manage</u> Avoid subdivision in the Stormwater Overlay <u>to mitigate adverse effects from stormwater runoff and flooding, including by the development and implementation of</u> unless the Council* is satisfied that a site-specific stormwater management plan prepared by a suitably qualified stormwater design consultant (preferably with experience in water sensitive design* concepts and elements) identifies:
23.	Policies	MRZ-P10	Oppose	Kāinga Ora note that this policy is not supported by any rules or standards.	Delete the policy in its entirety.
22.	Policies	MRZ-P11	Oppose in part	Kainga Ora also consider that the Proposed MDZ policies should not state NZECP standards and seek that reference to this standard is deleted.	Amendment Sought: Manage the effects on new or altered buildings and noise sensitive activities* near existing infrastructure, including by requiring: 1. Appropriate setbacks and design controls where necessary to achieve appropriate protection of infrastructure and mitigation of effects on adjacent noise sensitive activities*. 2. All future buildings, earthworks and construction activities maintain safe electrical clearance distances in compliance with the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34:2001).
23.	Policies	MRZ-P12	Oppose	Kāinga Ora support the general principle of retaining vegetation to prevent loss, however this policy gives weight to the retention of vegetation, whilst working around existing vegetation during construction introduces	Amendment sought: Encourage the retention and incorporation of existing vegetation into the required landscaped areas <u>where possible, considering the amenity provided, heath and</u>

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				increased costs and difficulties to developments. Further, this policy provides scope to introduce pseudo-protected tree status. In addition, requiring locally sourced species is often not possible due to lack of supply, especially on larger projects.	practical location of existing vegetation within the site. Encourage replacement planting to: <ul style="list-style-type: none"> a. Be of equal or better quality in terms of species, form, scale and texture; b. Use locally sourced species where possible.
24.	Rules	MRZ-R7	Support	Kāinga Ora supports this rule which allows for the development of up to 3 dwellings/papakāinga on site as a permitted activity.	Retain as notified.
25.	Rules	MRZ-R10	Oppose	Consistent with the relief sought within this submission, Kāinga Ora seek the deletion of all provisions relating to the Stormwater Overlay until such time that complete and fulsome evidence is provided to support the Stormwater Overlay.	Delete rule in its entirety.
26.	Rules	MRZ-R13	Support	Kāinga Ora support the permitted activity status for Community Houses.	Retain rule as notified.
27.	Rules	MRZ-R24	Oppose	Kāinga Ora consider that the threshold of 4 carparking spaces is too low. Stormwater treatment matters should be included as a matter of discretion within Rule MRZ-R8. Further, this rule should be located within the Land Transport Chapter and be based on an area and not the number of carparks.	Delete this rule.
28.	Standards	MRZ-S1	Support	Kāinga Ora supports the introduction of greater height limits within the new proposed MDZ.	Retain as notified.
29.	Standards	MRZ-S2	Oppose in part	Kāinga Ora opposes this standard and seeks a comprehensive review in order to better provide for flexibility in built form/residential typologies while still managing the potential for	Seek that the existing standard be replaced with <ul style="list-style-type: none"> 1. Buildings must not project beyond a 45° recession plane measured from a point 5 metres vertically

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				<p>adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support 2.8m + 45° recession planes at the rear of the site and considers a singular height in relation to boundary of 5m + 45° is applied to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a 2.8m + 45° recession plane when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain Kainga Ora development aspirations at the rear of sites. Kāinga Ora also disagree with the s.32 report that a change in height in relation to boundary will add visual interest, and will instead unnecessarily constrain development, by requiring developments to be loaded toward the front boundary.</p> <p>Kāinga Ora seeks that the control be replaced with a 5m + 45° control across the whole site.</p> <p>Deletion of reference to 2.8m + 45° is sought.</p>	<p>above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way....</p>
30.	Standards	MRZ-S3	Support in part	<p>Kāinga Ora supports the proposed standard for setbacks, however, seek the deletion of shading effects and loss of privacy effects as matters of discretion as these are best considered for HIRB and Outlook Space standard infringements.</p>	<p>Amendment Sought:</p> <p>Matters of discretion where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Shading effects on adjoining sites; 2. Loss of privacy effects on adjoining residential sites; 3. Dominance effects on adjoining residential sites. and 4. Safety effects on the land transport network and pedestrians.

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
31.	Standards	MRZ-S4	Support in part	Kāinga Ora supports the proposed standard for maximum building coverage, however, seeks the deletion of shading effects and loss of privacy effects as matters of discretion as these are best considered for HIRB and Outlook Space standard infringements.	Amendment sought: Matters of discretion where the standard is infringed: 1. The effects of increased building coverage on stormwater discharges from the site and flows; 2. Shading effects on adjoining sites; 3. Loss of privacy effects on adjoining residential sites; and 4. Dominance effects on adjoining residential sites.
32.	Standards	MRZ-S5	Oppose in Part	<p>Kāinga Ora support the introduction of a standard which requires that a percentage of the site be landscaped, however, consider that the additional requirements proposed in relation to specimen tree planting and front lot landscaping will introduce additional costs to development, particularly in regard to landscape design and will create additional layers of approval. Kāinga Ora consider that a blanket 20% will provide for adequate levels of vegetation per site.</p> <p>Kāinga Ora seek that this standard is reduced to a sole landscaped area as opposed to specific requirements on how the space is landscaped and that the matters of discretion do not include visual interest or integration with building and access.</p>	<p>Amendment sought</p> <p>1. A ground floor residential unit, papakāinga* or community house* must have a landscaped area of grass and/or plants covering at least 20% of the site; 2. Where a site fronts a public road, at least 30% of the required landscaped area must be located in the front yard, for a depth of at least 1m; 3. At least one specimen tree capable of growing to a minimum height of four metres after five years must be provided for each ground floor residential unit, papakāinga* or community house*. 4. The specimen tree must be located in the outdoor living space required by MRZ-S7(2) where this is provided at the street frontage of a residential unit, papakāinga* or community house*.</p> <p>Matters of discretion if the standard is infringed: 1. Effect of increased hard standing on visual amenity; 2. The contribution of landscaping to visual interest; and 3. Integration of landscaping and building and access*</p>

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
					design.
33.	Standards	MRZ-S6	Oppose	Kāinga Ora oppose the inclusion of a shade provision and considers that the occupier of a residence should be able to choose where and how such shade could be provided and located i.e. the use of a moveable outdoor umbrella when desired. Further, shading should be the occupier's choice. Kāinga Ora is uncertain how this rule would be monitored for compliance and any consent notices etc would be too onerous.	Delete this rule in its entirety.
34.	Standards	MRZ-S8	Oppose in part	<p>Kāinga Ora support the inclusion of an outlook space standard within the proposed medium density zone, however, seek that the outlook space for the main living room is reduced to a 4x4m dimension to be consistent with the outdoor living requirements.</p> <p>Kāinga Ora also seek the deletion of an outlook space from the primary bedroom as this constrains viable locations of the primary bedroom against side boundaries which require a setback of 1m.</p>	<p>Amendment sought:</p> <ol style="list-style-type: none"> 1. An outlook space must be provided for every residential unit, papakāinga* or community house* which meets the following minimum dimensions (measured from the centre point of the applicable window): <ol style="list-style-type: none"> a. 6 4 metres in depth x 4 metres in width outlook space for a main living area; and b. 3 metres in depth x 3 metres in width outlook space for the primary bedroom; and c. 1 metre in depth x 1 metre in width outlook space for all other habitable rooms. 2. Outlook space must: <ol style="list-style-type: none"> a. be clear and unobstructed by buildings; and

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
					<p>b. not extend over an outlook space or outdoor living space required by another residential unit.</p> <p>This requirement does not apply to papakāinga*.</p>
35.	Standards	MRZ-S10	Support in part	<p>Kāinga Ora support the inclusion of a Stormwater attenuation device standard within the proposed MDZ, however seek that the location of tanks not be subject to a performance standard.</p> <p>Kāinga Ora consider that the landscape report prepared by Council notes that stormwater attenuation devices may have a need to be located in the front yard and subsequently seek that the standard is amended to reflect this either; as part of the permitted activity or alternatively, if council are of the opinion that stormwater attenuation devices can detract from the urban environment then clause 3 could be amended to allow for stormwater attenuation devices within the front yard where integration with landscaping or the tank adds to the visual interest to the site.</p>	<p>Amendment sought:</p> <p>Delete Clause 3 of the rule, or alternatively amend as follows:</p> <ol style="list-style-type: none"> 1. Every site must include a stormwater attenuation device which is sized to contain a minimum 18 litres of water per 1m² of new impervious area. 2. Each stormwater attenuation device must be maintained on an ongoing basis. 3. Any above-ground stormwater attenuation tank must be located in a side or rear yard <u>that is not located within a side or rear yard must be screened.</u>
36.	Standards	MRZ-S11	Support	Kāinga Ora supports the inclusion of the proposed standard for minimum floor levels	Retain as notified.
37.	Standards	MRZ-S13	Oppose	<p>Kāinga Ora does not support the inclusion of a standard in relation to the location of the front door.</p> <p>Kāinga Ora consider that the location of the door does not impact upon the neighbourhood, street amenity or public and as such should not</p>	Delete the standard in its entirety.

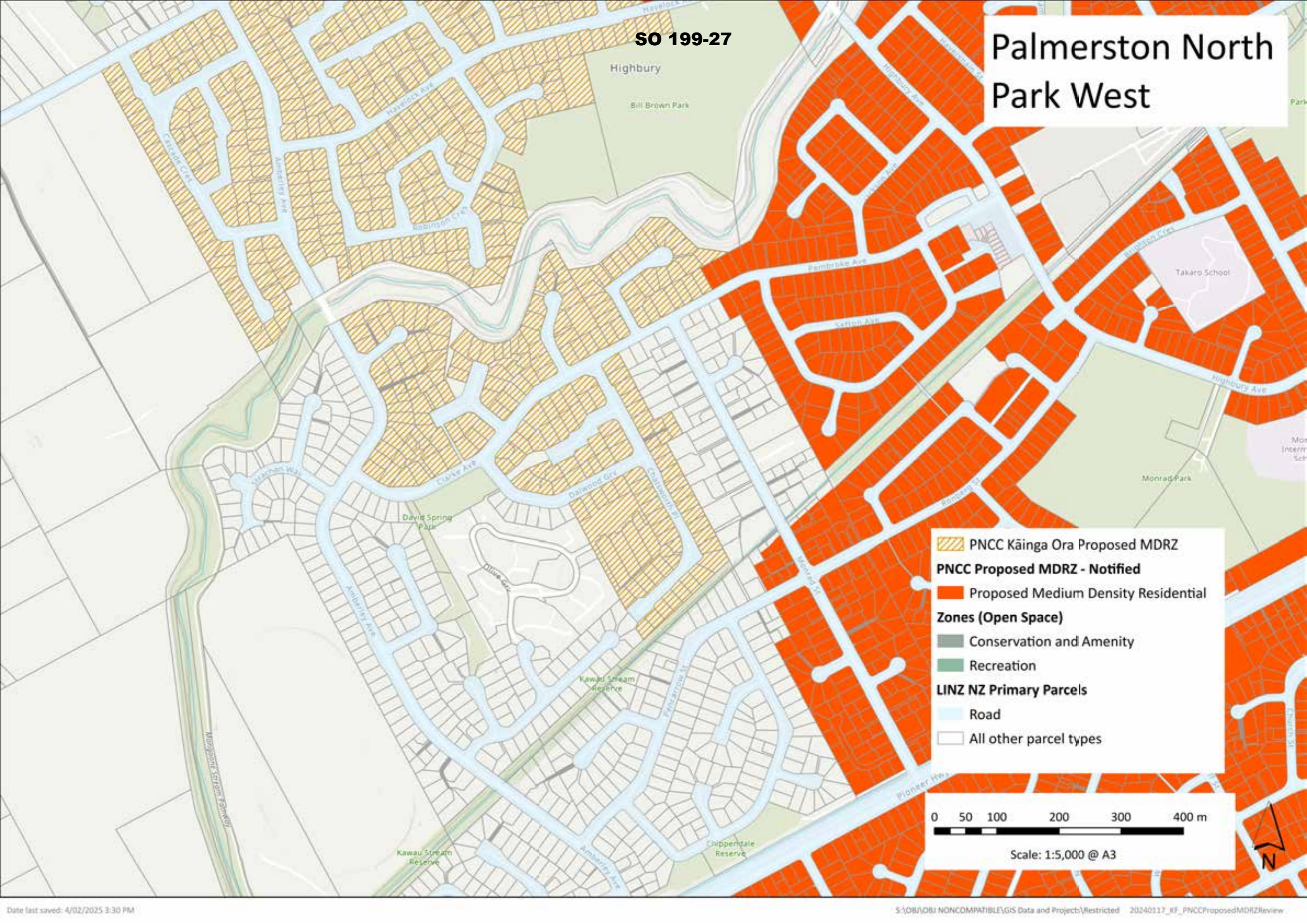
ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				<p>be a standard under the district plan. The glazing requirements within MRZ-S12 are considered appropriate to provide for street frontage engagement.</p> <p>Deletion of standard is sought.</p>	
38.	Standards	MRZ-S15 MRZ-S16 MRZ-S17	Support in part	Kāinga Ora support the inclusion of the proposed standards for onsite carparking, onsite manoeuvring and vehicle crossings, however consistent with relief sought elsewhere consider that these should be within Section 20: Land Transport of the District Plan so as to not duplicate matters in the District Plan.	Retain wording as notified, add relevant standards to Section 20: Land Transport as opposed to the MRZ standards for consistency.
39.	Standards	MRZ-S18	Oppose in part	Kainga Ora seek that bicycle parking should also be able to be included within the dwelling unit if ground floor access is provided.	<p>Amendments sought:</p> <ol style="list-style-type: none"> 1. Bicycle parking must be provided for all residential units at a rate of 1 bicycle park per residential unit; 2. Bicycle parking must be provided either within each residential unit or within a secure structure (which may be communal, within a garage or within a residential unit which has direct ground floor access); 3. Any external bicycle parking must not impede pedestrian thoroughfares, accessible routes*, vehicle circulation or manoeuvring areas; and 4. The number of bicycle parks provided within a communal structure must meet or exceed the number of residential units onsite.
40.	Standards	MRZ-S19	Support in part	Kāinga support the inclusion of the proposed standard for onsite rubbish storage and	Amendment sought:

ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				collection, however seek that matter 2 is deleted as no matters of discretion relate to onsite amenity.	1. Each residential unit must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate. 2. Communal rubbish storage areas must be screened or located so as not to be visible from a public road. 3. Where there are more than 20 residential units on one site, and the site fronts an Arterial or Collector Road, on-site turning for trucks is required.
41.	Standards	MRZ-S20	Support	Kāinga Ora support the inclusion of the proposed standard for fences and standalone walls.	Retain as notified.
42.	Standards	MRZ-S21	Oppose in part	Kāinga Ora seek that this rule is relocated to the General Rules Chapter. In addition to this relief sought, this standard should only apply to mechanical ventilation required for MTZ-R20 and MRZ-R22. Noise related to any other mechanical ventilation (domestic heat pumps etc) is adequately considered within the Noise Chapter. Kāinga Ora is also uncertain whether grille or diffuser are the internal components to the system.	Move this standard to the General Chapter and include a note that states that this standard is only applicable to MRZ-R20 and MRZ-R22. Confirm that the 'grille and diffuser' are external components to the dwelling only.
Consequential changes to the Operative District Plan					
43.	Introduction	Chapter 10	Oppose	Kāinga Ora oppose the deletion of wording in relation to intensification in the introductory chapter of the General Residential Zone. Whilst the MDZ will enable increased levels of intensification, this should not prevent intensification to appropriate levels within the GRZ. Kāinga Ora seek that the existing wording in	Retain existing wording.

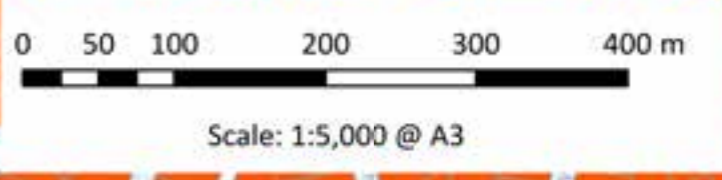
ID	Issue / Provision	PC1 Summary of Changes reference	Kāinga Ora Position (Support / Oppose)	Reasons for Submission	Relief Sought
				relation to enabling intensification is retained.	

SO 199-27

Palmerston North Park West

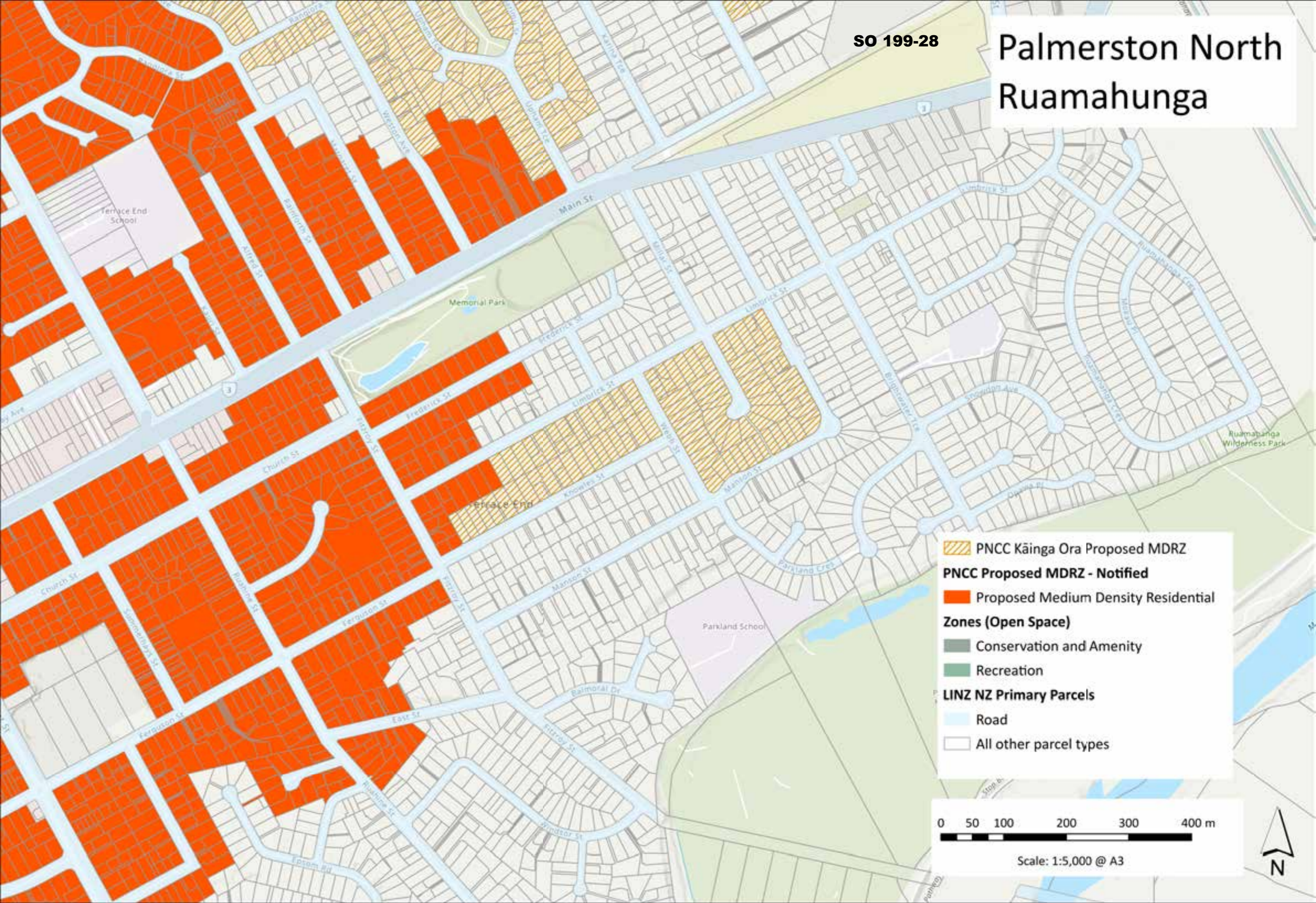


- PNCC Kāinga Ora Proposed MDRZ
- PNCC Proposed MDRZ - Notified**
- Proposed Medium Density Residential Zones (Open Space)
- Conservation and Amenity
- Recreation
- LINZ NZ Primary Parcels**
- Road
- All other parcel types

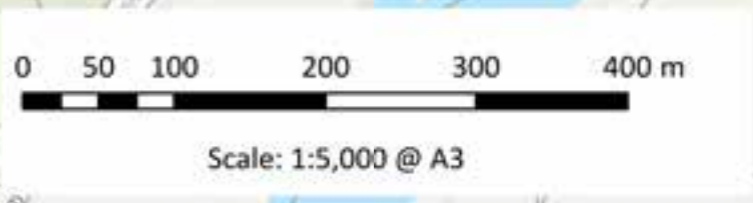


SO 199-28

Palmerston North Ruamahunga

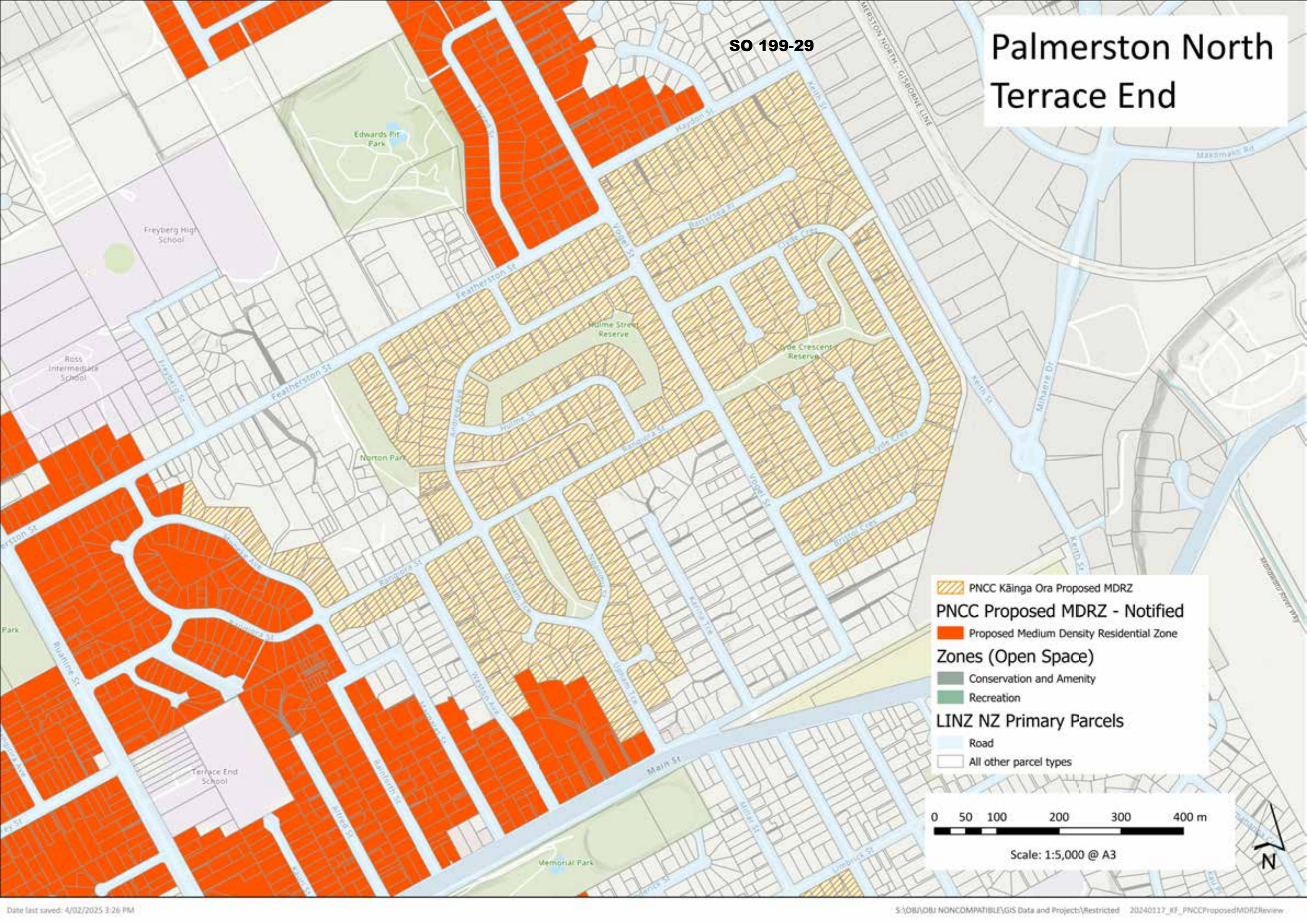


- PNCC Kāinga Ora Proposed MDRZ
- PNCC Proposed MDRZ - Notified
- Proposed Medium Density Residential Zones (Open Space)
- Conservation and Amenity
- Recreation
- LINZ NZ Primary Parcels
- Road
- All other parcel types

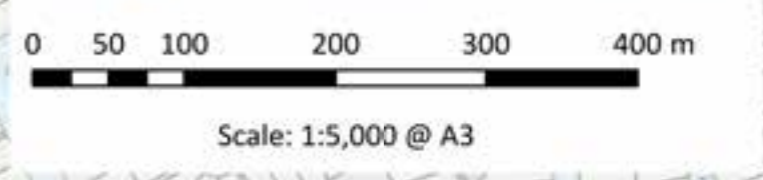


SO 199-29

Palmerston North Terrace End

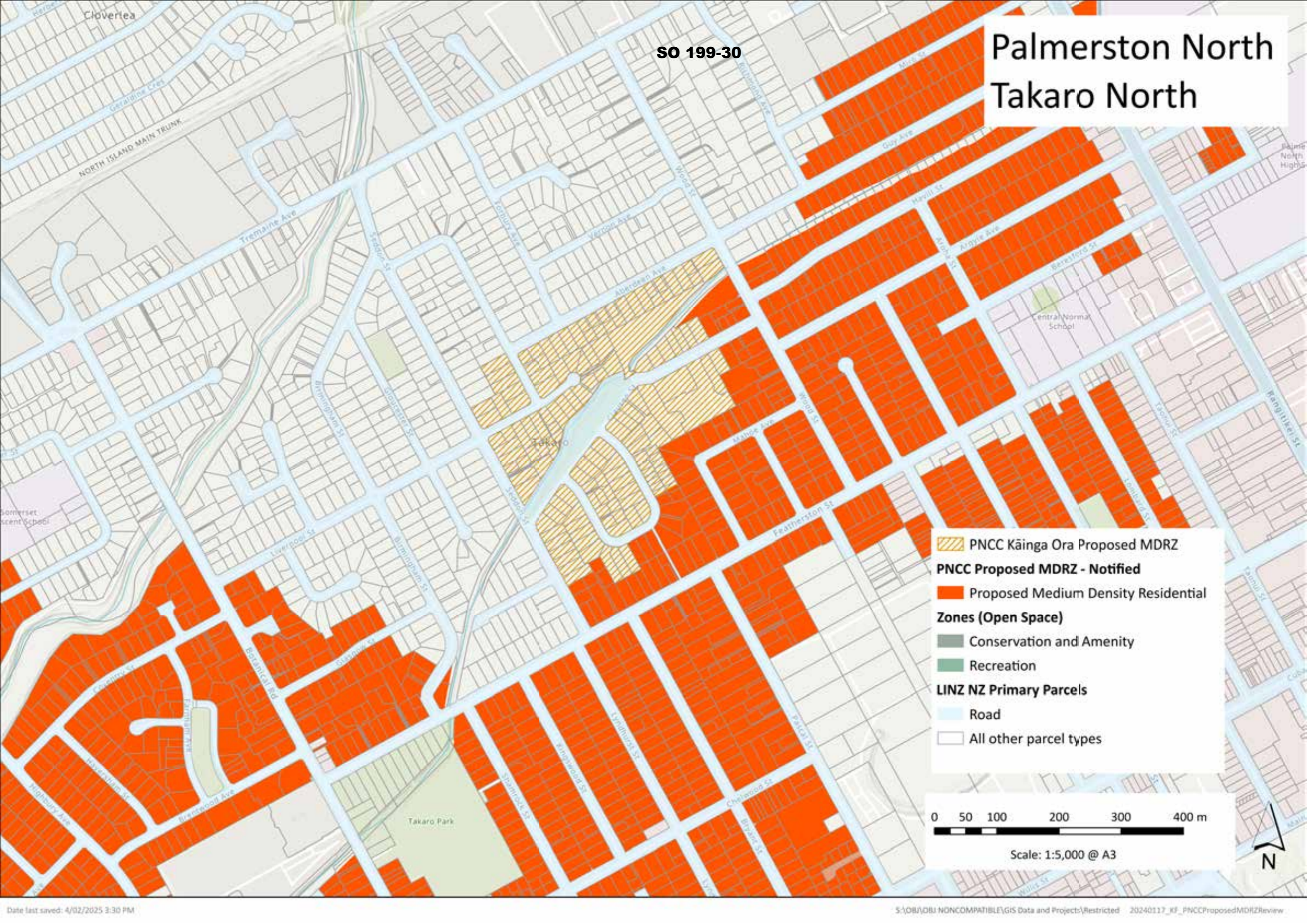







 PNCC Kāinga Ora Proposed MDRZ
PNCC Proposed MDRZ - Notified
 Proposed Medium Density Residential Zone
Zones (Open Space)
 Conservation and Amenity
 Recreation
LINZ NZ Primary Parcels
 Road
 All other parcel types

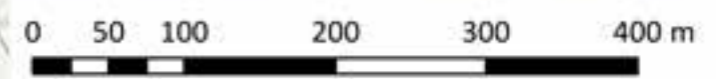


SO 199-30

Palmerston North Takaro North



-  PNCC Kāinga Ora Proposed MDRZ
- PNCC Proposed MDRZ - Notified**
-  Proposed Medium Density Residential Zones (Open Space)
-  Conservation and Amenity
-  Recreation
- LINZ NZ Primary Parcels**
-  Road
-  All other parcel types

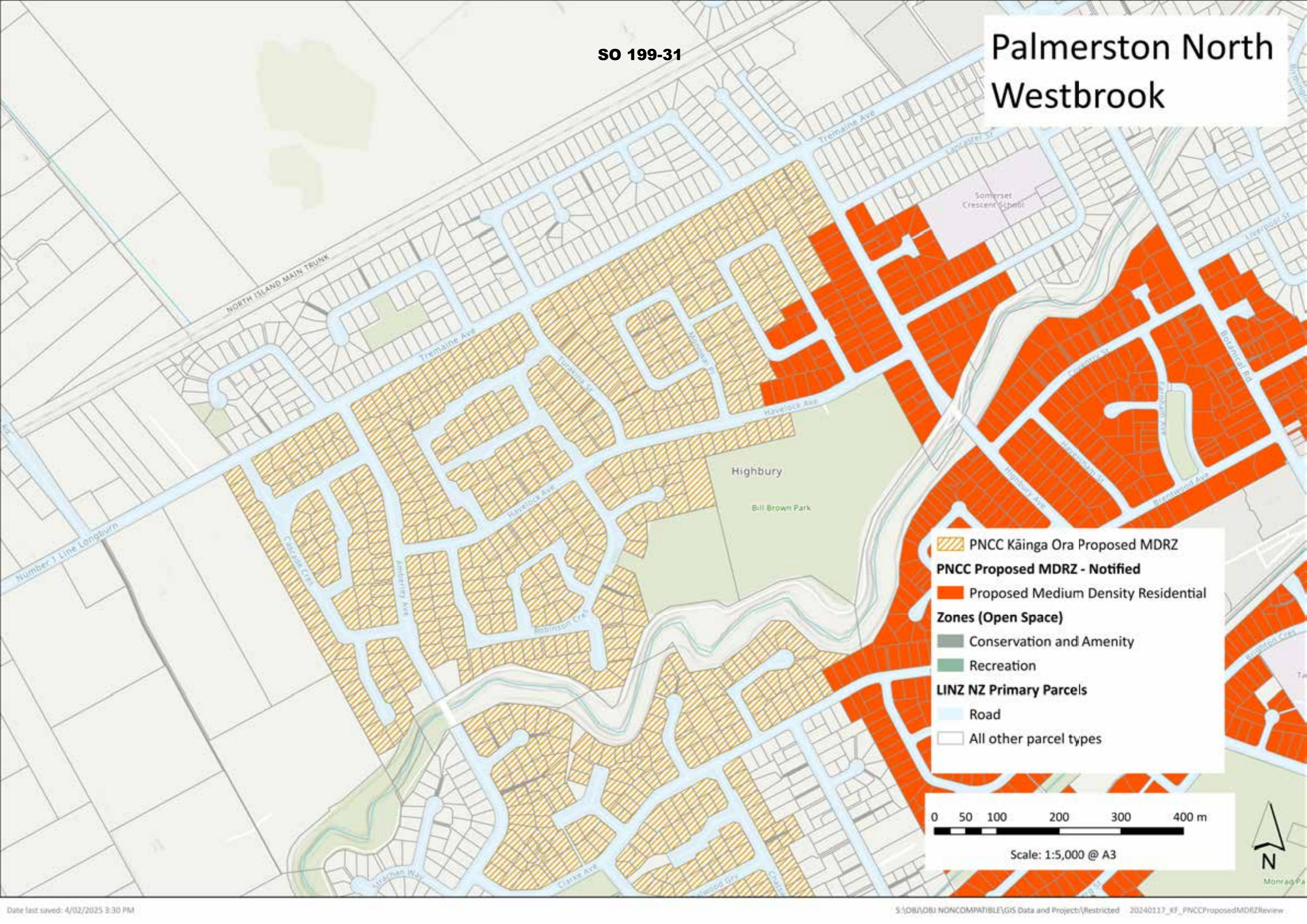


Scale: 1:5,000 @ A3



SO 199-31

Palmerston North Westbrook



- PNCC Kāinga Ora Proposed MDRZ
- PNCC Proposed MDRZ - Notified**
- Proposed Medium Density Residential Zones (Open Space)
- Conservation and Amenity
- Recreation
- LINZ NZ Primary Parcels**
- Road
- All other parcel types

0 50 100 200 300 400 m

Scale: 1:5,000 @ A3



SO - 200-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Paul
Last name	Robertson
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	22 Sycamore Crescent, Palmerston North
Email	paulrnzpn@yahoo.com
Phone Please provide a daytime contact number	021 0279-0195
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	No
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	I support the MRZ-S2 11m 'height in relation to boundary'.
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.	Retain.

SO -200-2

<i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	The height in relation to boundary as proposed seems fair and reasonable to me, but only on certain sites.
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email Social media Booklet in my mailbox

SO - 201-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Jonathan & Jill
Last name	Hogg
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	70 Ihaka Street, Hokowhitu, Palmerston North
Email	jjhogg@xtra.co.nz
Phone Please provide a daytime contact number	027 2482336
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

SO -201-2

You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	Medium Density Residential Housing
<p>What's your attitude towards this specific part of Plan Change I?</p>	Oppose
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Rethinking the actual impact of adding extra pressure to the existing infrastructure in areas identified in the proposed plan. The construction of higher buildings next to single storey and the loss of privacy. The impact of less green space on a property could lead to younger person at risk of injury.</p>
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Some of the factors of concern are the reducing the sizes of sections, creating more sections from a large section, removing the 'green' areas and providing concrete or some other form of solid material to form driveways and paths. This takes away the opportunity for rainfall to pond naturally on a persons' section, and then trickling through the stormwater system. By having masses of concrete areas there is no natural dispersment of water, hence it going through the drainage system that has been put in place. If there is a huge deluge then that in turn will create flooding as the volume of water travelling through the system will not be able to do so easily.</p> <p>The construction of taller (up to 11 metres) is not something we wish to see in close proximity to our property and definitely not without having neighbour consent of the proposed taller building. Because you are intending to reduce the section size them we assume that you will remove the minimum build from the boundary and this in turn impacts of the privacy of the neighbour and could bring in noise related issues as well as having neighbours looking into your backyard whilst you could be entertaining at your own place. If there is no reasonable amount of green area on a section, you may create situations whereby children may look for other areas to congregate to play and this maybe outside their gate and this could be a 'real' thing in a cul de sac and the children could play in the bowl of the cul de sac. Because the section is smaller and the by laws have changed into having to provide off street parking, it could be assumed that these person living in these properties that have vehicles may be required to find parking on the street. This makes the street congested and create a danger of persons and especially young children, coming out into paths of traffic. Most working families have two vehicles and if there is not off street parking, this is a concern even with implications of</p>

SO - 201-3

	<p>insurance cover for non garaged vehicles or off street parking of vehicle. Families with small trailers could have problems with finding somewhere to park it. Some of the new subdivisions in the city have narrower streets and dose not allow for on street parking on both sides of the street and with the reduction in off street parking you are creating congestion on a large scale. In the ideal world of the future, one would assume that there will be less vehicles etc, however we are a good number of years away from realising the ideal world.</p> <p>We have a large section and contribute a reasonable amount into the rates account, and they increase year on year and we do not question it. We chose to live in this neighbourhood, for the privacy and spacious area that suited our family and our lifestyle. We would like to make the decision to leave under our own steam rather than be pushed out because of the changes to the surrounding neighbourhoods. I would suggest someone takes a long and thorough look at the severe flooding that occurred in areas of Auckland in 2023 and these were in areas where there had been no previous history. Look at where it was, they type of sections and the creation of bigger numbers of houses on sections, reduced green space etc. and because of the extremely heavy rainfall and how the infrastructure handled it.</p>
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email

SO - 202-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Rebecca
Last name	Davies
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	New Zealand Defence Force
Postal address	1 Fanshawe Street, Auckland Central, Auckland 1010
Email	rebecca.davies@nzdf.mil.nz
Phone Please provide a daytime contact number	+64 21 445 482
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Temporary Military Training Activities Provisions: R10.7.1.9 – Minor Temporary Military Training Activities R10.7.4.10 – Temporary Military training activities which do not comply with the performance standards, Extended Military Training Activities, and activities including live firing of weapons, firing of blank ammunition, single or multiple explosive events, and which comply with the following Performance Standard, are Discretionary Activities.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	Support
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	Retain TMTA provisions from Section 10: Residential Zone in the Medium Density Residential Zone
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>The New Zealand Defence Force (NZDF) has military interests throughout New Zealand. This includes the Linton Military Camp located near Palmerston North, which is the largest New Zealand Army Camp in the country. NZDF may also undertake off-Camp temporary military training activities in various zones throughout Palmerston North City in order to achieve statutory Defence purposes set out in section 5 of the Defence Act 1990. TMTA can include a range of activities, from office/classroom-based activities to large scale military exercises, and might involve search and rescue operations, infrastructure support, bomb deactivation training, small construction tasks, weapons firing, personnel movement etc. It is appropriate to provide for minor TMTA as a permitted activity in these zones consistent with the current District Plan approach.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 2</p> <p>You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone</i></p>	Objective MRZ-O5

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<p><i>Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend Objective MRZ-O5 to provide appropriate protection against adverse effects (including reverse sensitivity effects) of development in the vicinity of infrastructure and physical resources of regional or national importance. Please refer to attached document for the requested amended wording of MRZ-O5.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Linton Military Camp is located in the vicinity of proposed medium density residential zoning.</p> <p>Defence facilities are included in the list of "physical resources of regional or national importance" in the Horizons Regional Policy Statement (RPS).</p> <p>NZDF seeks a policy framework and provisions that give effect to the RPS and provide appropriate protection against adverse effects (including reverse sensitivity effects) associated with new development and noise sensitive activities on existing infrastructure, activities, and physical resources of national or regional importance.</p> <p>"Mitigation" is not a strong enough requirement and does not provide requisite protection against potential adverse effects, including reverse sensitivity, on existing activities, infrastructure and physical resources of regional or national importance (as recognised in the RPS). It implies that some adverse effects on infrastructure and physical resources of regional or national importance are acceptable.</p> <p>Existing activities, infrastructure and physical resources of regional or national importance can have effects (such as noise) extending beyond physical boundaries and beyond adjacent land. It is therefore necessary and appropriate to avoid adverse effects of new development beyond areas only adjacent to existing activities, infrastructure and physical resources of regional or national importance.</p> <p>The requested amendments are necessary and appropriate in order to protect physical resources of regional or national importance, and therefore give effect to the RPS.</p>
<p>You can attach documents in support of your submission point</p>	
<p>Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or</p>	

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<p>'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.</p>	
<p>State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>Policy MRZ-P11</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Amend Policy MRZ-P11 as follows (or wording to similar effect): Please refer to attached document for the requested amended wording of MRZ-P11.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Linton Military Camp is located in the vicinity of proposed medium density residential zoning.</p> <p>Defence facilities are included in the list of "physical resources of regional or national importance" in the Horizons Regional Policy Statement (RPS).</p> <p>NZDF seeks a policy framework and provisions that give effect to the RPS and provide appropriate protection against the risk of adverse effects (including reverse sensitivity) associated with new development and noise sensitive activities on existing infrastructure, activities, and physical resources of national and regional importance.</p> <p>As currently drafted, Policy MRZ-P11 imposes an onus on existing infrastructure and activities to manage effects of new development (e.g. "effects on buildings and activities near infrastructure..."). That onus should be reversed to put the onus on new development to reflect the "coming to the nuisance" of new development and to avoid reverse sensitivity effects impacting existing lawfully established activities.</p> <p>The requested amendments are necessary and appropriate in order to protect physical resources of regional or national importance, and therefore give effect to the RPS.</p>
<p>You can attach documents in support of your submission point</p>	

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How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email
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(Continued ...)

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NZDF Submission on Proposed Plan Change I – Increasing Housing Supply and Choice

Specific part/provision	Support? Oppose? Amend?	Relief Sought	Reasons
<p>Temporary Military Training Activities Provisions:</p> <p>R10.7.1.9 – Minor Temporary Military Training Activities</p> <p>R10.7.4.10 – Temporary Military training activities which do not comply with the performance standards, Extended Military Training Activities, and activities including live firing of weapons, firing of blank ammunition, single or multiple explosive events, and which comply with the following Performance Standard, are Discretionary Activities.</p>	Support	Retain TMTA provisions from Section 10: Residential Zone in the Medium Density Residential Zone	<p>The New Zealand Defence Force (NZDF) has military interests throughout New Zealand. This includes the Linton Military Camp located near Palmerston North, which is the largest New Zealand Army Camp in the country. NZDF may also undertake off-Camp temporary military training activities in various zones throughout Palmerston North City in order to achieve statutory Defence purposes set out in section 5 of the Defence Act 1990.</p> <p>TMTA can include a range of activities, from office/classroom-based activities to large scale military exercises, and might involve search and rescue operations, infrastructure support, bomb deactivation training, small construction tasks, weapons firing, personnel movement etc. It is appropriate to provide for minor TMTA as a permitted activity in these zones consistent with the current District Plan approach.</p>
Objective MRZ-05	Support with amendments	<p>Amend Objective MRZ-05 to provide appropriate protection against adverse effects (including reverse sensitivity effects) of development in the vicinity of infrastructure and physical resources of regional or national importance as follows (or wording to similar effect).</p> <p><i>MRZ-05 Mitigate</i> <i>Avoid effects of development on adjacent to infrastructure and physical resources of regional or national importance</i></p> <p><i>Mitigate-Avoid the adverse effects, including reverse sensitivity effects of</i></p>	<p>Linton Military Camp is located in the vicinity of proposed medium density residential zoning.</p> <p>Defence facilities are included in the list of “physical resources of regional or national importance” in the Horizons Regional Policy Statement (RPS).</p> <p>NZDF seeks a policy framework and provisions that give effect to the RPS and provide appropriate protection against adverse effects (including reverse sensitivity effects) associated with new development and noise sensitive activities on existing infrastructure, activities, and physical resources of national or regional importance.</p> <p>“Mitigation” is not a strong enough requirement and does not provide requisite protection against potential adverse effects, including reverse sensitivity, on existing activities, infrastructure and physical resources of regional or national importance (as recognised in the RPS). It implies that some adverse effects on infrastructure and physical resources of</p>

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		<p><i>subdivision, use and development which is located <u>in the vicinity of infrastructure and physical resources of regional or national importance.</u> adjacent to infrastructure.</i></p>	<p>regional or national importance are acceptable.</p> <p>Existing activities, infrastructure and physical resources of regional or national importance can have effects (such as noise) extending beyond physical boundaries and beyond adjacent land. It is therefore necessary and appropriate to avoid adverse effects of new development beyond areas only adjacent to existing activities, infrastructure and physical resources of regional or national importance.</p> <p>The requested amendments are necessary and appropriate in order to protect physical resources of regional or national importance, and therefore give effect to the RPS.</p>
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<p>Policy MRZ-P11</p>	<p>Support with amendments</p>	<p>Amend Policy MRZ-P11 as follows (or wording to similar effect):</p> <p><i><u>MRZ-P11 Effects on of buildings and activities near infrastructure and physical resources of regional or national importance</u></i></p> <p>Manage <i>Avoid the effects on of new or altered buildings and noise sensitive activities near existing infrastructure and physical resources of regional or national importance including by requiring:</i></p> <ol style="list-style-type: none"> 1. <i>Appropriate setbacks and design controls where necessary <u>to protect infrastructure and physical resources of regional or national importance from reverse sensitivity effects</u> achieve appropriate protection of infrastructure and mitigation of avoid effects on adjacent noise sensitive activities.</i> 2. <i>All future buildings, earthworks and construction activities....</i> 	<p>Linton Military Camp is located in the vicinity of proposed medium density residential zoning.</p> <p>Defence facilities are included in the list of “physical resources of regional or national importance” in the Horizons Regional Policy Statement (RPS).</p> <p>NZDF seeks a policy framework and provisions that give effect to the RPS and provide appropriate protection against the risk of adverse effects (including reverse sensitivity) associated with new development and noise sensitive activities on existing infrastructure, activities, and physical resources of national and regional importance.</p> <p>As currently drafted, Policy MRZ-P11 imposes an onus on existing infrastructure and activities to manage effects of new development (e.g. “effects on buildings and activities near infrastructure...”). That onus should be reversed to put the onus on new development to reflect the “coming to the nuisance” of new development and to avoid reverse sensitivity effects impacting existing lawfully established activities.</p> <p>The requested amendments are necessary and appropriate in order to protect physical resources of regional or national importance, and therefore give effect to the RPS.</p>
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District Plan Change I – Medium Density Housing

Your contact details	
First name	Kaaren
Last name	Rosser
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	Enviro NZ
Postal address	31 Matthews Avenue, Takaro
Email	kaaren.rosser@environz.co.nz
Phone Please provide a daytime contact number	0275541065
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	See attached submission
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or</i>	See attached submission

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<i>at least increase the height allowance for this control by 1-2m.</i>	
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	Please see attached submission
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Letter or email Other: Planning Bulletin

ENVIRO NZ SERVICES LTD SUBMISSION ON THE PROPOSED PLAN CHANGE I

Submitter Details:

1. Name: Enviro NZ Services Ltd (Enviro NZ)
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Penrose
AUCKLAND 1642

Email: kaaren.rosser@environz.co.nz
3. Contact Person: Kaaren Rosser
Environmental Planner

Laurence Dolan
Environmental Manager
4. Date of Submission: 4 February 2025

Introduction:

5. Enviro NZ Services Limited (Enviro NZ) is the second-largest solid and liquid waste management company in New Zealand.
6. Enviro NZ owns and operates significant portions of the Country's waste management infrastructure including landfills, waste treatment facilities, recycling facilities and waste transfer facilities. Enviro NZ also provides waste and recycling collection services for Councils, businesses and households throughout New Zealand.
7. As a materials management and resource recovery company, Enviro NZ is committed to managing, recovering and processing waste streams to deliver sustainable outcomes. In the delivery of these outcomes, District Plans are important documents that need to allow for essential waste infrastructure in a city or district. They must ensure that appropriate and resilient waste infrastructure is provided for as the vulnerability of society to infrastructure short-comings can be severely detrimental to the economic, health and social well-being.
8. Enviro NZ operates waste collection, waste diversion, and recycling collection services within Palmerston North. It operates these services from a resource recovery centre in Takaro.

Scope of Submission

9. Enviro NZ makes this submission on the following parts of the Proposed Plan Change I:
 - Medium Density Residential Zone
 - Subdivision – Medium Density Residential Zone
 - Consequential changes to the District Plan
10. Specific comments have been detailed in the table at **Appendix A**.

General Comments on the Proposed Plan Change

11. Enviro NZ acknowledges that the intensification plan change looks to provide for greater density living that contributes to a high-quality built environment. In doing so, the practical aspects of providing for waste (rubbish) storage and collection need to be carefully planned to ensure that waste is able to be managed and minimised easily and effectively and collected. It therefore **supports** a standard for on-site rubbish storage and collection, however this standard must be fit for purpose and address the issues that arise from poor waste management as there are space, hygiene, safety, amenity and operational aspects of waste management that affect the quality and functionality of residential developments and urban environments.
12. The proposed standard does not address the increasing requirement for material circularity requiring waste separation, given the storage sizing proposed as one 240l wheelie bin and one recycling crate. Inadequate waste storage provision directly impacts residents' ability to properly separate and divert their waste. This has direct impacts on meeting the targets in the Palmerston North Waste Management and Minimisation Plan and in reducing greenhouse gas emissions.
13. The standard also does not address access to the waste storage areas apart from truck turning when fronting an arterial road. The space for waste storage needs to be accessible to the street or within the development for collection whether by Council rubbish trucks in the street or private contractor within the development. Collection locations also to be safe for street users where bins are collected from the road verge. **Figure 1** illustrates when there is insufficient berm space for bin collection.
14. While Enviro NZ understands that the proposed higher density areas in Palmerston North are not similar to Auckland, it considers that recent intensification undertaken in Auckland provides multiple examples where poorly thought-out waste design have had a big impact on the quality and functionality of residential developments and led to unsafe street environments when pedestrians and cyclists cannot navigate around bins.
15. Recent monitoring from Auckland multi-unit developments is that the spatial and operational requirements for waste management need to be designed at the start of the development design process. Monitoring found that the provision of waste storage often wasn't sufficient to address effects on the functionality of outdoor living spaces, site access, on-street amenity and pedestrian safety. This often led to complaints from road users (pedestrians, cyclists and vehicles), site occupants, and neighbouring properties that their safety and amenity was being impacted. An example is provided below at Figure 1.



Figure 1 – bin locations forcing pedestrians to the carriageway

16. The monitoring found that without a clear standard defining minimum standards for waste storage and collection there was a disparity in the commitment to waste management in processing the resource consents, and therefore often a lack of implementation of locating suitable facilities on site. Accordingly, the standard needs additions to address these issues and encompass storage space requirements, access, location, hygiene, screening, and collection of rubbish bins.

17. The proposed waste management standard MRZ-S19 On-site rubbish storage and collection should also be applicable to when accessory buildings are proposed, in order to ensure that waste management is still considered, and also apply to visitor accommodation.
18. Subdivision within the zone also needs to consider waste collection requirements, mostly when new vehicle crossings are proposed, as this may lead to insufficient berm space for rubbish collection. Cycle paths also need to be carefully designed to allow for safe rubbish collection. Some amendments to this chapter are therefore proposed to accommodate these concerns.
19. The submitter wishes to be heard in support of this submission.

Signed for and on behalf of Enviro NZ Services Ltd:



Laurence Dolan
Environmental Manager
MSc(Hons) Dip Nat Res

Kaaren Rosser
Environmental Planner
BSc, Dip Nat Res, CPlan, Assoc. NZPI

Appendix A

Section of Proposed Plan	Support/ Oppose	Specific Text Identified	Relief Sought	Reasons
Consequential Amendments				
Section 5: Information Requirements				
5.4 Land Use Consents (c) Proposed Development Information and Plans	Support with amendments	<p>Where relevant, the applicant must provide the following information and plans of the proposed development, including:</p> <p>A description of the activity for which consent is sought and its location.</p> <p>Details of the appearance of any buildings.</p> <p>Floor plans.</p> <p>A calculation of site coverage, <u>permeable surface and landscaping coverage</u>, and the area of each building in square meters.</p> <p>All landscape design, site planting and fencing.</p> <p>Location of proposed activities, including vehicle and cycle parking, loading, circulation and manoeuvring areas and provision for pedestrian and vehicle access.</p> <p>Elevations of any buildings and structures showing their relationship to the street and any buildings on adjacent sites.</p> <p>Height relative to existing ground level</p>	<p>Where relevant, the applicant must provide the following information and plans of the proposed development, including:</p> <p>A description of the activity for which consent is sought and its location.</p> <p>Details of the appearance of any buildings.</p> <p>Floor plans.</p> <p>A calculation of site coverage, <u>permeable surface and landscaping coverage</u>, and the area of each building in square meters.</p> <p>All landscape design, site planting and fencing.</p> <p><u>Waste storage.</u></p> <p>Location of proposed activities, including vehicle and cycle parking, loading, circulation and manoeuvring areas and provision for pedestrian and vehicle access.</p> <p>Elevations of any buildings and structures showing their relationship to the street and any buildings on adjacent sites.</p> <p>Height relative to existing ground level</p>	<p>If there is a proposed standard for rubbish storage and collection then development plans need to show the location of the storage and access to the storage.</p> <p>The location of waste storage is not often thought about when providing plans for resource consent. If the space allocated for waste management (rubbish) is not designed at the outset, this can generate adverse effects on amenity and the health and safety of residents, road corridor users and collection staff.</p> <p>Assessment of multi-unit dwellings needs to include the space and location allocated for waste storage bins and their access to and from the street.</p>
Section 10: Residential Zone R10.6.3.3	Support with amendments	<p>Matters of restricted discretion</p> <p>Performance Standards</p> <p>Assessment Criteria: 4(i)</p>	<p>Add waste management to the matters of discretion and add the Rubbish Storage and Collection standard to the Performance Standards.</p> <p>Add amendment to assessment criteria 4(i)</p> <p>(i) <u>Sufficient, suitably screened and an accessible location is provided</u> is made for rubbish storage and collection.</p>	<p>If these specific areas in the Residential chapter have a density minimum of 150² per dwelling, then all the urban design elements, including waste management, need careful planning to avoid poor functionality and future cost to residents. Given the recognition for the need of a waste management standard in the Medium Density Zone it seems that those higher density areas remaining under the remit of the Residential zone should also be required to design suitable waste management areas. It is noted that the Open Space Design assessment criteria addresses 'suitably screened and located provision is made for rubbish storage and collection'. This should be amended to include having the right amount of space for waste storage and separation and also that the collection needs to be accessible by users and collection staff and vehicles.</p>
Section 10A – Medium Density Residential Zone				
Introduction	Support with amendments	<p>Palmerston North's climate is changing – in the future the city will be warmer and drier, and rainfall events will be more intense. Denser residential development*, which is connected to active and public transport, and energy efficient housing, which optimises solar access, provides shade, manages on-site stormwater and incorporates appropriate landscaping, will help reduce greenhouse gas emissions and create resilient housing and communities.</p>	<p>Palmerston North's climate is changing – in the future the city will be warmer and drier, and rainfall events will be more intense. Denser residential development*, which is connected to active and public transport, and energy efficient housing, which optimises solar access, provides shade, manages on-site stormwater, <u>incorporates space for waste and waste recycling</u> and incorporates appropriate landscaping, will help reduce greenhouse gas emissions and create resilient housing and communities.</p>	<p>This introductory paragraph leaves out the necessity of having appropriate waste storage facilities on site which impacts directly on greenhouse gas emissions. Without sufficient storage on site to separate refuse, waste minimisation targets cannot be achieved as organic waste and recyclables are landfilled, contributing to the city's greenhouse gas emissions profile.</p> <p>Appropriate waste storage facilities are also essential to minimise the adverse health impacts of badly stored refuse as an increasing warm climate leads to greater bacterial production with associated potential disease and odour effects.</p>
MRZ-O2 Built development	Support with amendments	<p>...predominantly residential urban environment that:</p> <p>a. Comprises well-designed buildings, sites, streets and neighbourhoods;</p> <p>b. Supports safe and secure environments that align with Crime Prevention through Environmental Design (CPTED)</p>	<p>...predominantly residential urban environment that:</p> <p>a. Comprises well-designed buildings, sites, streets and neighbourhoods;</p> <p>b. Supports safe and secure environments that align with Crime Prevention through Environmental</p>	<p>Waste is often the 'forgotten' infrastructure and the proposed amendment allows waste storage and collection to be considered as essential infrastructure in the design of higher density residential developments. Without consideration of waste storage and collection in the design of residential neighbourhoods, the quality and functionality of the neighbourhoods are affected through poor outdoor amenity, hygiene, safety for residents and pedestrians, and operational difficulties for waste collectors.</p>

		<p>principles;</p> <p>c. Is characterised by an increased building density, a mix of building typologies, and building heights up to (and including) three storeys;</p> <p>d. Is adaptable and healthy;</p> <p>e. Provides a reasonable level of amenity for residents, adjoining residential properties and the street;</p> <p>f. Enables mode shift to public transport and active transport modes;</p> <p>g. Integrates with existing and planned infrastructure;</p> <p>h. Connects with open space and the natural environment;</p> <p>i. Is resilient to the effects of climate change and natural hazards; and</p> <p>j. Is energy efficient.</p>	<p>Design (CPTED) principles;</p> <p>c. Is characterised by an increased building density, a mix of building typologies, and building heights up to (and including) three storeys;</p> <p>d. Is adaptable and healthy;</p> <p>e. Provides a reasonable level of amenity for residents, adjoining residential properties and the street;</p> <p>f. Enables mode shift to public transport and active transport modes;</p> <p>g. Integrates with existing and planned infrastructure, <u>including waste storage and collection</u>;</p> <p>h. Connects with open space and the natural environment;</p> <p>i. Is resilient to the effects of climate change and natural hazards; and</p> <p>j. Is energy efficient.</p>	
MRZ-P3 Planned Built Form	Support with amendments	<p>Residential buildings and structures, including papakāinga*, are compatible with the planned built form of the Zone when:</p> <ol style="list-style-type: none"> 1. Site layouts are coherently planned and the layout responds to the characteristics of the site and context, including adjacent waterways and public open space*; 2. Site layouts provide a good level of pedestrian access and amenity and achieve legible, visually attractive access* to the development*; 3. Residential units have appropriately sized and located private outdoor living space with a reasonable level of privacy and sunlight; 4. Building designs and site layouts provide a reasonable level of privacy and access to sunlight for residential units on the site and for those on neighbouring sites; 5. Development* frontages provide a legible connection to the street through orientation, entrance location, fencing and glazing, and they are not dominated by garages; 6. Developments* integrate landscaping with building and access* design; 7. They provide visual interest through the modulation and articulation of façades and roof forms. 	<p>Residential buildings and structures, including papakāinga*, are compatible with the planned built form of the Zone when:</p> <ol style="list-style-type: none"> 1. Site layouts are coherently planned and the layout responds to the characteristics of the site and context, including adjacent waterways and public open space*; 2. Site layouts provide a good level of pedestrian access and amenity and achieve legible, visually attractive access* to the development*; 3. Residential units have appropriately sized and located private outdoor living space with a reasonable level of privacy and sunlight; 4. Building designs and site layouts provide a reasonable level of privacy and access to sunlight for residential units on the site and for those on neighbouring sites; 5. Development* frontages provide a legible connection to the street through orientation, entrance location, fencing and glazing, and they are not dominated by garages; 6. Developments* integrate landscaping with building and access* design; 7. They provide visual interest through the modulation and articulation of façades and roof forms. 8. <u>Site layouts incorporate sufficient, screened rubbish storage areas that allow for waste separation and accessible and safe collection.</u> 	<p>As above.</p> <p>In addition, residential development that is compatible with the planned built form of the zone is enabled in the zone. Therefore, ensuring that this policy has some reference to waste management will allow designs that do not meet the standard to be judged, as there is no provision that does this under the proposed policy. The policy should show that developments need to provide for waste storage that manages household waste efficiently and effectively within sites, allows for safe and practical collection and to meet waste reduction objectives. Without the proposed amendment, there is a potential waste management issues to be overlooked, resulting in poor outcomes.</p>
MRZ-P4 Transport	Support with amendments	<p>Enable residential activities and buildings when:</p> <ol style="list-style-type: none"> 1. The safety and efficiency of the land transport network is maintained, including by providing for safe vehicle turning and manoeuvring where off-street parking is provided; and 2. On-site bicycle parking and storage is provided to support mode shift. 	<p>Enable residential activities and buildings when:</p> <ol style="list-style-type: none"> 1. The safety and efficiency of the land transport network is maintained, including by providing for safe vehicle turning and manoeuvring where off-street parking is provided <u>and safe kerbside waste collection</u>; and 2. On-site bicycle parking and storage is provided to support mode shift. 	<p>Intensive residential developments can create a proliferation of individual bins on the roadside which creates obstructions and safety hazards. Monitoring in Auckland has found this is a common occurrence where bin collection is not considered at the design and resource consent stages. Without the proposed amendment there will be little provision to require on-site bin or waste collection if the kerb space is inadequate or unsuitable.</p>
MRZ-R11 Construction, addition and alteration of	Support with amendments	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. MRZ-S1 – Maximum building height</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. MRZ-S1 – Maximum building height</p>	<p>Accessory buildings, even with complying with coverage, can have the potential to alter and dislocate the areas needed for waste storage and collection. Ensuring that any new accessory buildings and/or additions continue to cater for the waste storage areas will ensure that this essential infrastructure continues to operate efficiently and effectively without adverse effects.</p>

<p>accessory buildings</p>		<p>ii. MRZ-S2 – Height in relation to boundary iii. MRZ-S4 – Building coverage iv. MRZ-S9 – Permeable surfaces*; and v. MRZ-S10 – Stormwater attenuation device</p>	<p>ii. MRZ-S2 – Height in relation to boundary iii. MRZ-S4 – Building coverage iv. MRZ-S9 – Permeable surfaces*; and v. MRZ-S10 – Stormwater attenuation device vi. MRZ – S19 – On-site rubbish storage and collection</p>	
<p>MRZ-R14.1 Visitor accommodation</p>		<p>1. Activity status: Permitted Where: a. Visitor accommodation is located on properties with a frontage and the main entrance from a street listed as a Major Arterial or Minor Arterial Road in 20.6.1.1 and 20.6.1.2 in Section 20 of the District Plan. b. Compliance with the following standards is achieved: i. MRZ-S1 – Maximum building height; ii. MRZ-S2 – Height in relation to boundary; iii. MRZ-S3 – Setbacks; iv. MRZ-S4 – Building coverage; v. MRZ-S9 – Permeable surfaces*; vi. MRZ-S10 – Stormwater attenuation device; vii. MRZ-S11 – Minimum floor levels; viii. MRZ-S20 – Fences and standalone walls; c. Landscape/fencing – complies with R10.7.1.2(g)</p>	<p>1. Activity status: Permitted Where: a. Visitor accommodation is located on properties with a frontage and the main entrance from a street listed as a Major Arterial or Minor Arterial Road in 20.6.1.1 and 20.6.1.2 in Section 20 of the District Plan. b. Compliance with the following standards is achieved: i. MRZ-S1 – Maximum building height; ii. MRZ-S2 – Height in relation to boundary; iii. MRZ-S3 – Setbacks; iv. MRZ-S4 – Building coverage; v. MRZ-S9 – Permeable surfaces*; vi. MRZ-S10 – Stormwater attenuation device; vii. MRZ-S11 – Minimum floor levels; viii. MRZ-S19(2)&(5) - On-site rubbish storage and collection viii. MRZ-S20 – Fences and standalone walls; c. Landscape/fencing – complies with R10.7.1.2(g)</p>	<p>Visitor accommodation usually has on-site rubbish collection and therefore those parts of the on-site rubbish storage and collection standard that refer to on-site collection should apply. This will ensure that visitor accommodation is designed to meet the minimum standards for this storage.</p>
<p>MRZ-S19 On-site rubbish storage and collection</p>	<p>Support with amendments</p>	<p>1. Each residential unit must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate. 2. Communal rubbish storage areas must be screened or located so as not to be visible from a public road. 3. Where there are more than 20 residential units on one site, and the site fronts an Arterial or Collector Road, on-site turning for trucks is required. Matters of discretion where the standard is infringed: 1. Safety effects on the land transport network and pedestrians; 2. Effects on the safe internal site circulation and manoeuvring areas, including for pedestrians; and 3. Location and size of rubbish storage area.</p>	<p>1. Each residential unit must have access to a screened rubbish storage area which is sized to accommodate one 240l wheelie bin and one recycling crate with a minimum area of 1.5m² and a minimum dimension of 1 metre in any direction, except: 2. a. where communal rubbish storage areas are provided. 2. The location of any storage area must be screened or located so as not to be visible from a public road and/or adjacent sites, and must not encroach into driveways, manoeuvring areas, parking and outdoor living spaces. 3. Bins must be accessible for residents to get to the kerb. 4. Where kerbside collection is employed, a kerbside space of 1m per dwelling is available without impeding the public footpath. 5. Where on-site waste collection is used: a. the space must be accessible for the collection vehicle. b. where there are more than 20 residential units on one site, and the site fronts an Arterial or Collector Road, on-site turning for trucks is required. Matters of discretion where the standard is infringed: 1. Safety effects on the land transport network and pedestrians;</p>	<p>The proposed standard needs to be fit for purpose, and should provide sufficient space to accommodate different kerbside collected waste streams both now and in the future. It does not give effect to the NZ Waste Strategy. Councils throughout the country are moving to collecting standardised materials for kerbside recycling. This can involve up to four bins – one for landfill rubbish, one for recycling, one for glass and one for food and/or green waste. Accordingly, providing a space dimension rather than a bin size will avoid confusion and allow for different bin configurations in the future. The standard also needs to be expanded to address the following:</p> <ul style="list-style-type: none"> Without forward planning rubbish storage may be placed in communal driveways or outdoor living spaces, causing safety and amenity issues. Rubbish storage areas should be screened/located to assist with wind, odour and litter effects which can affect neighbouring sites. Accessibility is needed for the bins to be taken from a dwelling to the street. This would mean not having to transport bins through dwellings, across steep ground or down many stairs. The standard does not deal with the number of bins between vehicle crossings. Long sites may have multiple dwellings for a narrow site width. The proposed additional wording to the standard fills this gap by providing a 1m kerb width between vehicle crossings for bins within each household that would need to be picked up on collection day. If the kerb width is insufficient, then on-site collection will be needed. The standard only looks at on-site waste collection where a site is located next to an arterial road. However, collection trucks need to be able to get close to the bins to allow a truck to empty them. Therefore, any on-site rubbish storage areas need to be accessible for whichever collection vehicle is used. <p>Based on the above, additional matters of discretion have been included to incorporate the range of effects experienced by poor waste management design.</p>

			<p>2. <i>Effects on the safe internal site circulation and manoeuvring areas, including for pedestrians; and</i></p> <p>3. <i>Accessibility, odour and noise effects of rubbish storage location.</i></p> <p>4. <i>Location and size of rubbish storage area.</i></p>	
Section 7B SUBDIVISION in Medium Density Residential Zone				
SUB-MRZ-P1	Support with amendments	<p>Provide for subdivision designs and layouts that make efficient use of renewable energy and other natural and physical resources, and deliver well-connected, resilient communities, including development* patterns that:</p> <ol style="list-style-type: none"> 1. Optimise solar gain; 2. Incorporate water sensitive design*; 3. Manage stormwater effectively and efficiently; 4. Support walking, cycling and public transport opportunities and enhance neighbourhood and network connectivity and safety 5. Result in safe and adequate access* from the transport network to each allotment; 6. Are adaptable to the effects of climate change; 7. Are designed using crime prevention through environmental design principles; 8. Achieve high quality landscape outcomes, including encouraging the retention and integration of mature trees and native vegetation that contribute positively to an area's visual amenity; and 9. Orient lot frontages towards streets and other public spaces* to create quality streetscapes and where possible combine accessways to rear lots. 	<p>Provide for subdivision designs and layouts that make efficient use of renewable energy and other natural and physical resources, and deliver well-connected, resilient communities, including development* patterns that:</p> <ol style="list-style-type: none"> 1. Optimise solar gain; 2. Incorporate water sensitive design*; 3. Manage stormwater effectively and efficiently; 4. Support walking, cycling and public transport opportunities and enhance neighbourhood and network connectivity and safety <u>including safe waste kerbside collection.</u> 5. Result in safe and adequate access* from the transport network to each allotment; 6. Are adaptable to the effects of climate change; 7. Are designed using crime prevention through environmental design principles; 8. Achieve high quality landscape outcomes, including encouraging the retention and integration of mature trees and native vegetation that contribute positively to an area's visual amenity; and 9. Orient lot frontages towards streets and other public spaces* to create quality streetscapes and where possible combine accessways to rear lots. 	<p>There is a cumulative impact of multi-unit developments requiring space on the streets for kerbside collection. This needs to be managed at the subdivision stage for street design so that safe kerbside rubbish collection can be achieved. Accidents with cars, pedestrians and particularly cyclists on poorly designed roads occur when waste collection has not been considered.</p>

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PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM



This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at 4pm, 4 February 2025.

To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	
Company / Organisation name (if applicable)	Arohanui Hospice Limited
Contact person	Ryan O'Leary and Tatyana Kooznetzoff - The Property Group Limited
Email address for service	Tkooznetzoff@propertygroup.co.nz
Address	PO Box 12066 Palmerston North 4444, Level 7, 7-21 Fitzherbert Ave,
Mail address for service (if different)	
Phone	Mobile 027 250 3499
Home	Work

TRADE COMPETITION – you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input type="checkbox"/> I am	<input type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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

Attendance and wish to be heard at a hearing

<input checked="" type="checkbox"/> I wish	<input type="checkbox"/> I do not wish	to be heard in support of my submission.
<input checked="" type="checkbox"/> I will	<input type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

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NOTE TO PERSON MAKING A SUBMISSION

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission)

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

PRIVACY NOTE

When a person or group makes a submission or further submission on Plan Change I this is public information. Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991.

This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to PNCC. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential please contact the Governance Team at submission@pncc.govt.nz

Signature of person making submission (or person authorised to sign on behalf of person making submission)

Signature

Date

A signature is not required if you make your submission electronically.



Thanks for sharing your ideas!

04 February 2025
Our Job no. 720074

The Governance Team
Palmerston North City Council
Private Bag 11034
Email Submission@pncc.govt.nz
Palmerston North

To: The Governance Team

Submission on Proposed Plan Change I Increasing Housing Supply and Choice – Under Clause 6 of the First Schedule, Resource Management Act

1. Introduction

- 1.1. This submission is made on behalf of Arohanui Hospice Limited on Proposed Plan Change I – Increasing Housing Supply and Choice (PCI), a plan change to the Palmerston North City District Plan.
- 1.2. The submission relates to the appropriateness of the zoning criteria and the consideration of the site at 1 & 11 Heretaunga Street and 758, 762, 764 & 766 Tremaine Avenue, Palmerston North, to be included within the Medium Density Residential (MDR) zone. For convenience the site is referred to as 1 Heretaunga Street for the purpose of this submission. The total area of the site, including all parcels, is shown in Attachment 1 to this submission (an excerpt is included in Figure 1 below).



FIGURE 1: EXCERPT OF APPENDIX 1 - SITE CONTEXT

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2. Specific provisions of the Variation that the submission relates to

- 2.1. Arohanui Hospice generally supports the plan change but seeks the following specific relief:
 - 2.1.1. The site is rezoned to Medium Density Residential (as per Appendix 1)
 - 2.1.2. A new rule is included to provide for retirement villages and residential centres as a Restricted Discretionary Activity within the MDR zone, this being subject to a non-notification clause.
 - 2.1.3. Any consequential relief to enable development and give effect to the submission, including the potential for acoustic insulation and ventilation standards, as appropriate for the site.

3. Background

- 3.1. The Arohanui Hospice opened its doors in 1991, initially providing in-patient care. As the healthcare landscape evolved Arohanui Hospice has adapted its services to meet growing demand recognising the need for community-based palliative care. Overtime it became evident that demand for palliative care far exceeded the palliative care provision for within the Manawatū-Whanganui region.
- 3.2. Recently, growing recognition of the need for Family Support Services associated with palliative care (social work, spiritual support, bereavement care, kaiāwhina, and occupational therapy) has resulted in the demand for these practices far exceeding the capacity of the health system.
- 3.3. Four million dollars (43%) of Arohanui Hospice's operational funding comes from the community through fundraising initiatives and donations while 57% comes from Te Whatu Ora. Arohanui Hospice consider it may be unrealistic to expect the community to continually fund the hospice at this rate (43%).
- 3.4. Complexities in healthcare, growing referrals, geographical barriers (rurality), operational efficiencies; staff recruitment and retention, and national policy uncertainty all increase the need for Arohanui Hospice to diversify their income stream to support the growing and changing needs of the community.
- 3.5. Arohanui Hospice is considering the demolition of its current facility at 1 Heretaunga Street as it has been deemed as not fit-for-purpose for Arohanui Hospice's current and future (growing) needs. An alternative site will be selected to provide a new hospice facility. Rebuilding on the site is not a practical option as it would require the demolition of the current building, temporality ceasing the provision of palliative care services provided.
- 3.6. The Hospice seek to further diversify their income stream through the redevelopment of the site into a multi-unit residential development to help fund the future of Arohanui Hospice in the Manawatū.

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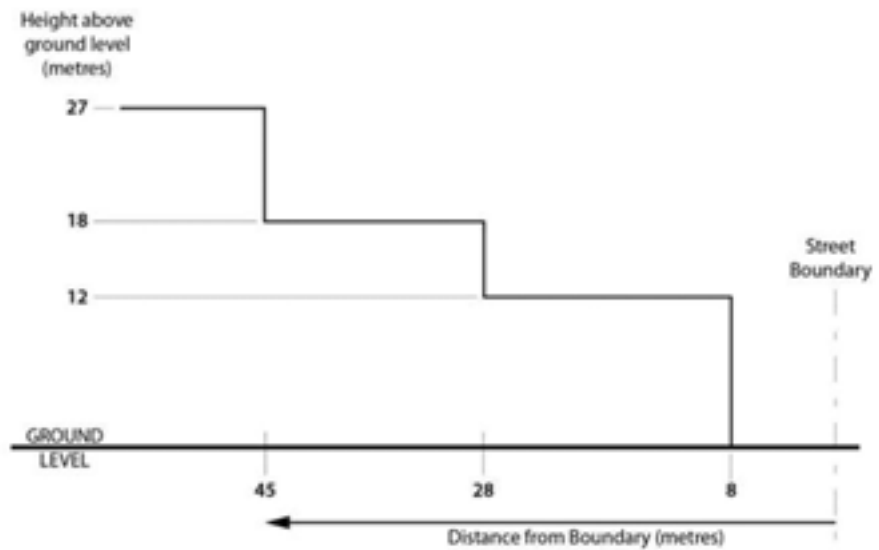
- 3.7. A multi-unit residential development would be non-complying under the Operative District Plan. The policy direction of the zone requires residential development to be ancillary to the activities of the Institutional Zone of which Arohanui Hospice proposal would not.
- 3.8. Arohanui Hospice has had great success in providing its palliative care services and believes its current model of care is one that will continue to succeed into the future through the diversification of their income stream.
- 3.9. By rezoning the site, a lower risk pathway for the redevelopment would result.

4. Site and Local Context Including Operative District Plan Zoning

- 4.1. The site is located at 1 Heretaunga Steet, Palmerston North and is within the Institutional Zone of the Palmerston North City District Plan. The zone is a 'special purpose' zone for identified sites to contain education, health and research institutions (among other activities). The zone recognises the major contributors those prominent facilities provide to the well-being of the city.
- 4.2. The site is located 200m from a bus stop, 800m from Vautier Park, 500m from Russell Street School, and 600m from a local shopping centre – see Appendix
- 4.3. The Operative District Plan (ODP) adopts a '*flexible approach*' within the Institutional Zone to the establishment of ***Institutional Activities***, being defined as: "*any activity which has as its primary function the provision of education and health services and/or research and development and also includes any activity which is ancillary to an education, health or research and development related activity*".
- 4.4. The ODP strategic direction (objectives and policies) and the associated rule framework are enabling for Institutional Activities and any associated ancillary activity. The primary 'permitted activity rules' outlined in Rule 19.4.1 and 19.4.2 of the District Plan, as relevant to the site, are summarised below:

<i>Frontage Setback</i>	All buildings or structure must be set back 8 metres from Tremaine Avenue and Heretaunga Street.
<i>Maximum Height</i>	A graduated maximum height limit applies based on the distance of the specific portion of any building or structure from the road boundary (measured from both Tremaine Avenue and Heretaunga Street).

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- Site Coverage:* There is no maximum site coverage.
- Impervious surfaces* No maximum impervious surface requirements apply.
- On-site Amenity* There is no specific requirement for on-site amenity areas (e.g. private courtyards) for any residential activity associated with an Institutional Activity.
- Landscape Amenity:* a 3m (minimum) landscaping strip shall be provided along the site's boundaries to Tremaine Avenue and Heretaunga Street.
- Fencing along public roads* All fencing along public roads must be located behind the landscaping strip. Solid fences must either not exceed 1.2 metres in height, or be at least 75% transparent.
- Retail Activities* The maximum Gross Floor Area devoted to Retail Activities shall not exceed 250m² within the wider Midcentral Health Palmerston North Hospital area.
- 4.6 We note that Palmerston North Hospital is permitted to generate higher noise levels than otherwise permitted within the surrounding Residential Zone. Arohanui Hospice will be expected to ensure future development of the site applies controls to mitigate reverse sensitivity effects

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5. Higher Order Direction

NPSUD

5.1. The NPS-UD came into effect on 20 August 2020. Palmerston North is identified as a Tier 2 Urban Environment and as such the following objectives and policies are of key relevance to PCI and the zoning of the subject site.

5.2. Objective 1 promotes well-functioning urban environments that enable all people and communities to provide for their wellbeing now and into the future.

Objective 2 seeks that planning decisions (such as zoning) improve housing affordability by supporting competitive land and development markets.

Objective 3 requires that district plans enable more people to live in areas with many employment opportunities.

Objective 8 seeks that urban environment support greenhouse gas emission reductions.

5.3. Policy 1 defines and requires well-functioning urban environment to:

5.3.1. Provide for a variety of homes that meet the needs of different households,

5.3.2. enable a variety of sites suitable for different business sectors,

5.3.3. have good accessibility for all people between housing, jobs and community services,

5.3.4. support the competitive operation of land and development markets, and

5.3.5. support reductions of greenhouse gas.

5.4. Policy 2 re-enforces the need to provide for sufficient development capacity to meet expected demand for housing and business land, while Policy 8 requires that decisions are responsive to plan changes that add to development capacity even where this is unanticipated or out of sequence with planned land release.

5.5. Providing for medium density housing on the subject site would increase the variety of homes in Palmerston North, support the healthcare sector by providing direct access to housing adjacent to a key community service and employer (the Hospital) while also reducing journey to work times which would support reductions in greenhouse gases. Provision for additional medium density housing would also better support a competitive development market regardless of whether this was included in the notified plan change or Future Development Strategy.

5.6. Policy 5 requires that the district plan enables heights and density of urban form commensurate with the level of accessibility by active transport to a range of commercial activities and community services. Providing medium density housing adjacent to (within walking distance of) the Hospital (one of the biggest employers in Palmerston North) would achieve this.

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Horizons One Plan - Regional Policy Statement (RPS)

- 5.7. Part II of the Horizons One Plan is the Regional Policy Statement. Of most relevance to PCI and the subject site is the Urban Form and Development Chapter.
- 5.8. UFD-O1 seeks that:
 - 5.8.1. the strategic planning for urban development provides for sufficient development capacity for housing to support growth,
 - 5.8.2. new development and infrastructure are provided in a coordinated, integrated and efficient manner,
 - 5.8.3. diverse needs of the community are provided for, and
 - 5.8.4. competitive land and development markets are supported to improve housing affordability.
- 5.9. UFD-O3 largely duplicates NPS-UD objectives and policies by seeking that intensification and expansion of urban environments contribute to well-functioning urban environments and enable more people to live in areas with many employment opportunities. UFD-O3 also indicates that reverse sensitivity effects on facilities and assets of regional importance need to be managed.
- 5.10. UFD-O5 seeks those urban environments support reductions in greenhouse gases (GHG).
- 5.11. These objectives are supported by policies UFD-P1 requiring land use and infrastructure integration, UFD-P2 providing for sufficient development capacity, UFD-P4 relating to urban intensification, UFD-P5 built forms, and UFD-P8 relating to urban development and climate change.
- 5.12. Of note, UFD-P2 establishes housing bottom lines for Palmerston North including 5,045 dwellings in the short to medium term (2021-2031) and 7,925 dwellings in the long term (2031-2051). UFD-P4 supports higher density development in close proximity to centre zones, public transport, community services and employment opportunities and the operation of nationally significant infrastructure. Heights and density of urban form should be enabled which are commensurate to the level of accessibility by active or public transport to areas of community services and employment opportunities
- 5.13. Providing for medium density housing on the fully serviced site in a form that is less intensive than the current Institutional Zone would support the RPS objectives and policies which seek additional housing integrated with the provision of infrastructure. In addition, the Palmerston North City Future Development Strategy states that affordability constraints are pushing the city to rely more on intensification within existing urban areas to provide for growth. By contrast, a key constraint to 'growing up' is the management of stormwater which could have an impact on the ability for these existing urban areas to be densified.

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- 5.14. Providing for additional medium density housing proximate to the regionally significant Hospital and public transport networks would also help achieve housing bottom lines, higher density housing outcomes, and GHG reduction. Reverse sensitivity effects of medium density housing adjacent to the Hospital can be addressed via new provisions of the Medium Density Zone that may apply to the site, requiring noise insulation and ventilation.

Operative Palmerston North District Plan

- 5.15. The Operative District Plan section 2.5 contains relevant objectives for the whole of the city, with objectives 2.5(1), 2.5(3), 2.5(5) and 2.5(9) supporting rezoning of the Arohanui site as part of the overall goal to achieve a compact, orderly, coordinated and connected urban form which facilitates access to services for residents, and a variety of high-quality living environments.
- 5.16. The operative Institutional Zone objectives and policies focus on providing for institutional uses in the Institutional Zone and do not directly support the proposal to redevelop the site for medium density housing where it is not truly ancillary to an Institutional Activity. However, we note that there are no directive objectives and policies which seek to prevent or avoid other activities in the Institutional Zone which are not ancillary to an institutional activity (such as residential development). Residential development ancillary to an Institutional Activity would be consistent with the operative Institutional Zone objectives and policies.

Proposed PCI Objectives

- 5.17. PCI introduces proposed objectives and supporting policies to guide plan making and decision making for the MRZ.
- 5.18. MRZ -O1 outlines the purpose of the MRZ to enable and support a variety of housing types in response to housing needs and demands, and to provide for compatible non-residential activities.

MRZ-O2 outlines ten built development outcomes that will positively contribute to a predominantly residential urban environment in the MRZ; notably built development that achieves increased building density while:

- providing a reasonable level of amenity both on and off site,
- enabling mode shift to public transport and active transport modes, and
- integrating with existing and planned infrastructure.

MRZ-O3 and MRZ-04 relate to waterbodies and flooding effects and are not specifically relevant to Arohanui's site.

MRZ-O5 looks to mitigate adverse effects of development located adjacent to infrastructure.

And MRZ-O6 outlines aspirations for the use of whenua Māori by tangata whenua.

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- 5.19. Providing for medium density housing on the fully serviced and conveniently located site will support a variety of housing types (MRZ-O1) on a site that is well sized and located to meet the development outcomes identified in MRZ-O2. The site is not identified as having any stormwater or flooding constraints and is of sufficient area to be able to accommodate any mitigation measures relevant to any adjacent infrastructure (MRZ-03-05). Changing the zone of the site to MRZ does not contradict MRZ-O6.

City strategy and strategic plans 2024-2025

- 5.20. Mahere whare – Housing Plan

PNCC's housing plan identifies the need to rezone enough land to accommodate residential growth. This growth must meet the demand requirements outlined in the NPS-UD and meet the legislative requirement for land use planning. The accessibility and demand assessment outlines that the provision to greenfield development areas will be delayed. As a result, development within the existing urban environment will be necessary to meet housing demand.

- 5.21. Mahere Tautāwhi Hapori- Community Support Plan

One of the goals of the community support plan is to provide support for purpose organisations and communities of interest. The Arohanui Hospice has been and will continue to be a community-based facility. In addition, the hospice provides Family Support Services with demand increasing for this service year-on-year.

- 5.22. Mahare Whakawhanake Ohaoha – Economic Development Plan

The purpose of the city's economic development plan is to improve the living standards for all by supporting growth and wellbeing. The plan specifically looks to provide opportunities and infrastructure to accommodate both business and housing growth. Specifically, the plan seeks that land is available to service short-, medium-, and long-term business and housing development.

Council have outlined that delays in servicing greenfield land will result in the unlikelihood of the housing bottom lines being met without the support of serviced brownfield sites such as 1 Heretaunga Street.

Additionally, the Economic Development Plan seeks to support sustainable business activity and labour market development. The applicable site is located within a dense health-care labour market. Council has identified themselves as playing a role in providing businesses with skilled and talented staff to service these markets. Given the site's proximity to the hospital, medium density development within this area, would add to the short-, medium-, and long-term labour market needs of healthcare.

6. What is being sought through the submission

- 6.1. Arohanui is generally supportive of PCI and acknowledges the benefits in providing for medium density housing through bespoke zoning and associated provisions as proposed

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by PCI. Arohanui seeks flexibility through zoning and provisions to allow for an efficient future use of the site, this is reflected in the amendments sought through submission.

6.2. Arohanui seeks the following amendments to the notified provisions under PCI:

That the Hospice site located at 1 & 11 Heretaunga Street and 758, 762, 764 & 766 Tremaine Avenue is rezoned to Medium Density Residential as identified in Appendix 1. GIS plan showing extent of zoning.

A Medium Density Residential zoning on the site will allow for flexibility for future development given the site is well connected to public transport networks, within the walkable catchment for employment opportunities, schools and retails and in close proximity to open space and recreation opportunities. In addition, the site provides an ideal opportunity for increase housing supply.

6.3. MRZ-R17 provides for retirement villages and residential centres as a Discretionary Activity. Given the proximity to the hospital an efficient use of the site may be as a retirement village or a residential centre, which could provide hospital staff with accommodation.

Providing for these activities as a Restricted Discretionary Activity in the MRZ generally or more specifically on the submission site would signal a more enabling pathway for these activities and would be consistent with the purpose of the MRZ.

Arohanui Hospice therefore seek to enable retirement villages and residential centres as a Restricted Discretionary Activity on the site, or more broadly within the MRZ. It is assumed that both a retirement village and residential centre are a subset of 'residential activity' based on the definition and because their primary purpose is to provide for people's living accommodation.

On that basis providing for these activities as a restricted discretionary activity would be consistent with the policy direction for residential activities. The matters of discretion should then align with those policies – MRZ-P1, MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12. If the intention of the Plan is that retirement villages and residential centres are non-residential activities then amendments to policy direction would be required to signal, they are enabled, either on the site or more widely in the MRZ because MRZ-P5 contains an 'only allow.... where' direction which does not align with a Restricted Discretionary Activity. A solution would be to provide specific policy direction for these activities through a new policy.

The amended rules should also include a non-notification clause.

MRZ-R17 Retirement Villages and Residential Centres*, Visitor Accommodation with frontage to a Major Arterial or Minor Arterial Road as listed in Appendix 20A, Community Facilities, Places of Worship*, Training Facilities*, Health Centres* and Hospitals and Early Childhood Facilities*

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1. Activity status: Discretionary
<u>MRZ-R17A Retirement Villages and Residential Centres</u>
1. <u>Activity status: Restricted Discretionary</u> <u>Council's* discretion is restricted to:</u> 1. <u>The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12.</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the Resource Management Act 1991.</u>

- 6.4. The amendments sought will allow for the site to be redeveloped for medium density residential housing. The submission is focused on rezoning of the site and a more enabling framework for retirement villages and residential centres. However, the provisions are generally accepted as being appropriate to facilitate future development there may be consequential amendments to specific provisions (objectives, policies, rules and standards and other parts of the PCI provisions) which better enable future development on the site.

7. Rationale for submission

- 7.1. The *Introduction* section for the Medium Density Residential Zone notified through PCI identifies the purpose of the zone (to increase housing supply and provide housing choice) and that properties within the zone are connected to the city's public transport, walking and cycling networks to provide ease of access to jobs, community services, natural and public open spaces.
- 7.2. The site is considered suitable for medium density development for the following key reasons:
- 7.2.1. the site is well connected to public transport routes with the Tremain Avenue Bus Route located within 200m and the site is well serviced by the local road network. Council's Transport Assessment for PCI identifies the site just outside the 'Tremain, Papaioea N and Terrace End' area where MRZ would benefit from upgrades to the cycle network on Featherston, Ruahine, Main and Albert Streets and improved bus services on Featherston and Ruahine Street.
- 7.2.2. The site provides good proximity to a range of employment opportunities, in particular the hospital which is a significant local employer, in addition to surrounding industrial land.

SO 204-13

- 7.2.3. The site provides a viable development opportunity for medium density development being of sufficient scale to generate the economies of scale required to support development feasibility.
- 7.2.4. The site is serviced with a reticulated network and the ODP Institutional Zone provisions currently enable a greater level of built form development. Increased servicing demand should therefore be considered in light of the current development rights under the ODP. In other words, the ODP could allow a significantly sized residential development which is ancillary to the Institutional Activity, and this should be taken into account.

Providing housing that meets demand

- 7.3. Rezoning of the site presents an opportunity to support the future housing needs of Palmerston North City. In particular, enabling affordable housing in a highly accessible location with the potential to support the needs of key workers.
- 7.4. Palmerston North City is growing. It is estimated that the city's population will reach 117,202 in 2053 (2023 growth model projections adopted by the Palmerston City Housing and Business Development Capacity Assessment (HBA), 2023).
- 7.5. This projected growth is anticipated to result in demand for 9,884 new homes over the next 30 years, most of which are anticipated in the central area of Palmerston North through infill development of the existing urban area. This includes demand for approximately 12% of attached dwelling types (which are enabled through the medium density zone provisions).
- 7.6. This level of growth can be attributed, in part, to the major increase in planned central government, local government and private sector capital investment over the next fifteen years which is providing a significant boost to economic activity and population growth in the city.

Contributing to the demand for medium density development

- 7.7. Whilst the 2023 HBA has identified that there is sufficient plan enabled capacity to meet the anticipated demand for attached housing over the short, medium and long term, it is important to note that the sufficiency of this supply is reliant on planned infrastructure investment being delivered and the feasibility of re-development of existing sites to accommodate increased densities.
- 7.8. This includes the market successfully delivering of the requirements placed on development within the proposed Stormwater Overlay area. The PCI Economic Assessment notes that this requirement may reduce the scale of development possible in some areas where the medium density zone is proposed.
- 7.9. Furthermore, the PCI Accessibility and Demand report notes that the estimated demand for attached dwellings (the typology considered most likely to medium density to be medium density housing) is considered to be conservative. This is because it is based on the growth rate of historic multi-unit housing building consents and does not include any analysis of other factors that may drive demand for medium density housing.

SO 204-14

- 7.10. On this basis the PCI [Economic assessment](#) (p.1) notes that the proposed PCI provisions are unlikely to provide for total demand for higher density development in Palmerston North over the long term; but instead serves as an enabler for medium density development in the most appropriate locations across the city in the first instance.
- 7.11. The current low rates of delivery of medium density housing in Palmerston North suggests that the realisation of the development capacity that has been made available is challenging and will be reliant market conditions improving (for example the rate of increasing construction costs slowing) and medium density development becoming more commercially feasible.
- 7.12. The subject site presents an opportunity for a commercially feasible medium density development under current and projected short term market conditions. As a known development site, it presents an opportunity to meet the city's demand for attached dwellings over the short to medium term.

Supporting the need for health sector worker accommodation

- 7.13. Whilst the proximity to Palmerston North Hospital was not used as a factor for determining the proposed catchment for the medium density zone in PCI based on the assumption that it is not a demand driver as it provides services to the full district (PCI Accessibility and Demand Report), this submission recommends that consideration of sites close to the hospital which provide a feasible opportunity for affordable medium density should be included to support broader outcomes, not just demand. This includes enabling the delivery of affordable key worker accommodation which meet proximity needs of staff, and to support travel demand measures for the hospital, including reduction in staff carparking requirements and traffic congestion.
- 7.14. Investment is planned to grow the facilities provided at Palmerston North Hospital, including a \$6 million investment in the hospital's emergency department. The planned investment in the hospital's facilities will lead to an increase in number of employees on site.
- 7.15. Informetric' projections for workforce growth in the health sector suggest the total health sector workforce will increase from 7,983 people in 2018 to 13,282 by 2048, an increase of 66% from 2018, with an additional 5,298 people working in the sector. The overall workforce in the region is projected to increase by 35% over this time, with an additional 22,000 jobs created. That suggests the health sector will contribute nearly a quarter of employment growth in the region over the next 30 years (Palmerston North City Council, Health Care and Social Assistance Sector Profile 2022).
- 7.16. Staff recruitment and retention has been raised as an on-going issue in the health sector and the provision of affordable work accommodation sector is considered being a critical factor to attract and retain staff.
- 7.17. [The Master planning Guidance for Health Facilities in New Zealand](#), released by Te Whatu Ora in March 2024 supports the location of key worker accommodation in or near a hospital campus. *"Masterplan options analysis should explicitly consider adaptive reuse strategies, where facilities are no longer fit for specialised clinical functions (e.g., operating*

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theatres and emergency departments). Where possible, redundant building stock should be repurposed to meet fewer intensive needs (such as: outpatient facilities, back-office functions, key worker housing, or housing to support vulnerable communities)” (page 27).

8. High Level s32AA

- 8.1. Section 32AA of the RMA requires a further evaluation of any amendments to PCI since notification. The evaluation must consider whether the amendments are the most appropriate way to achieve the purpose of the Act or the objectives, assess their effectiveness and efficiency and consider the benefits and costs of the environmental, social, economic and cultural effects anticipated.
- 8.2. Until more detailed analysis is undertaken and evidence prepared a full evaluation cannot be undertaken. However, a high-level overview evaluation indicates that the amendments sought by Arohanui through this submission are more effective and efficient at achieving the purpose of the Act and the objectives than the notified version and that the benefits outweigh the costs in relation to effects for the following reasons.

Effectiveness and efficiency

- 8.3. The proposed amendment will ensure efficient use of the site and provide flexibility for future use whilst managing amenity values given the built form enabled through the ODP is actually greater than the MRZ. The site will provide an efficient and effective opportunity to provide housing in a well-connected location where there is employment opportunities associated with the hospital and local businesses as well as nearby amenity facilities and public transport links.

Costs and benefits

- 8.4. An initial analysis indicates that there are a range of benefits to the proposal. There are economic benefits associated with increasing potential housing supply and demand and opportunities for housing choice, providing for the economic well-being of the submitter. There are social benefits associated with higher density housing which may be occupied by hospital staff and those working in the nearby industrial zone area, thereby providing accessible and convenient accommodation. The site is already well-developed and has limited constraints which provide benefits for future development opportunities.
- 8.5. Based on an initial high-level assessment there are negligible costs associated with the amendment: the site is not subject to natural hazard risks, is not of significant cultural value and does not contain natural values. It is an urban site, well serviced and well positioned to be utilised for more intensive development.

Risk of acting or not acting

- 8.6. There is a risk that if the site is not rezoned there is a resultant inefficient use of the site into the future given Arohanui has signalled its function as a hospice may no longer be appropriate.

Conclusion as to the most appropriate option

SO 204-16

8.7. The proposed amendment is considered to be a more appropriate way to achieve the purpose of the Act by providing for sustainable management of land through efficient use and development of the site. Furthermore, the amendment is an appropriate means of achieving both the Operative District Plan City View objectives (specifically 2.5(1), 2.5(5), 2.5(9) and 2.5(1)) and the MRZ objectives (specifically MRZ-O1 and MRZ-O2) than the notified version of PCI.

9. Conclusion

9.1. Arohanui Hospice generally supports the plan change but seek the following specific relief:

9.1.1. The site is rezoned to Medium Density Residential (as per Appendix 1)

9.1.2. A new rule is included to provide for retirement villages and residential centres as a Restricted Discretionary Activity within the MDR zone, this being subject to a non-notification clause.

9.1.3. Any consequential relief to enable development and give effect to the submission, including the potential for acoustic insulation and ventilation standards, as appropriate for the site.

9.2. Arohanui Hospice wishes to be heard in support of its submission.

9.3. Arohanui Hospice would not gain a trade competition advantage through this submission.

9.4. We would welcome an opportunity to meet with Council staff and representatives to discuss the submission in further detail.

Prepared by:



Tatyana Kooznetzoff

Planning Consultant

021 250 3499

Tkooznetzoff@propertygroup.co.nz

Peer reviewed by:



Ryan O'Leary

Central Planning Manager

027 469 8992

ROleary@propertygroup.co.nz

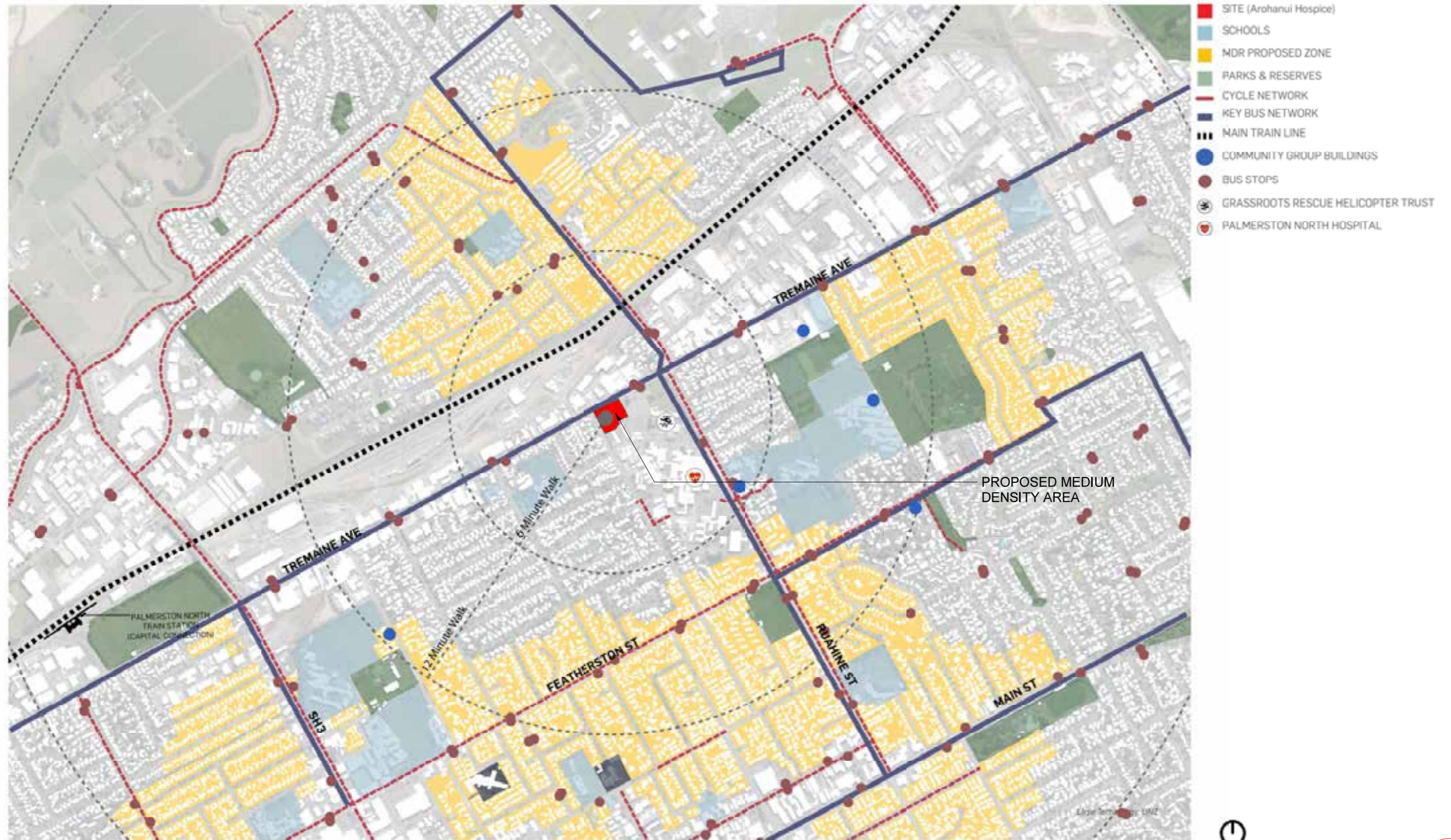
SO 204-17



Appendix one – site context map

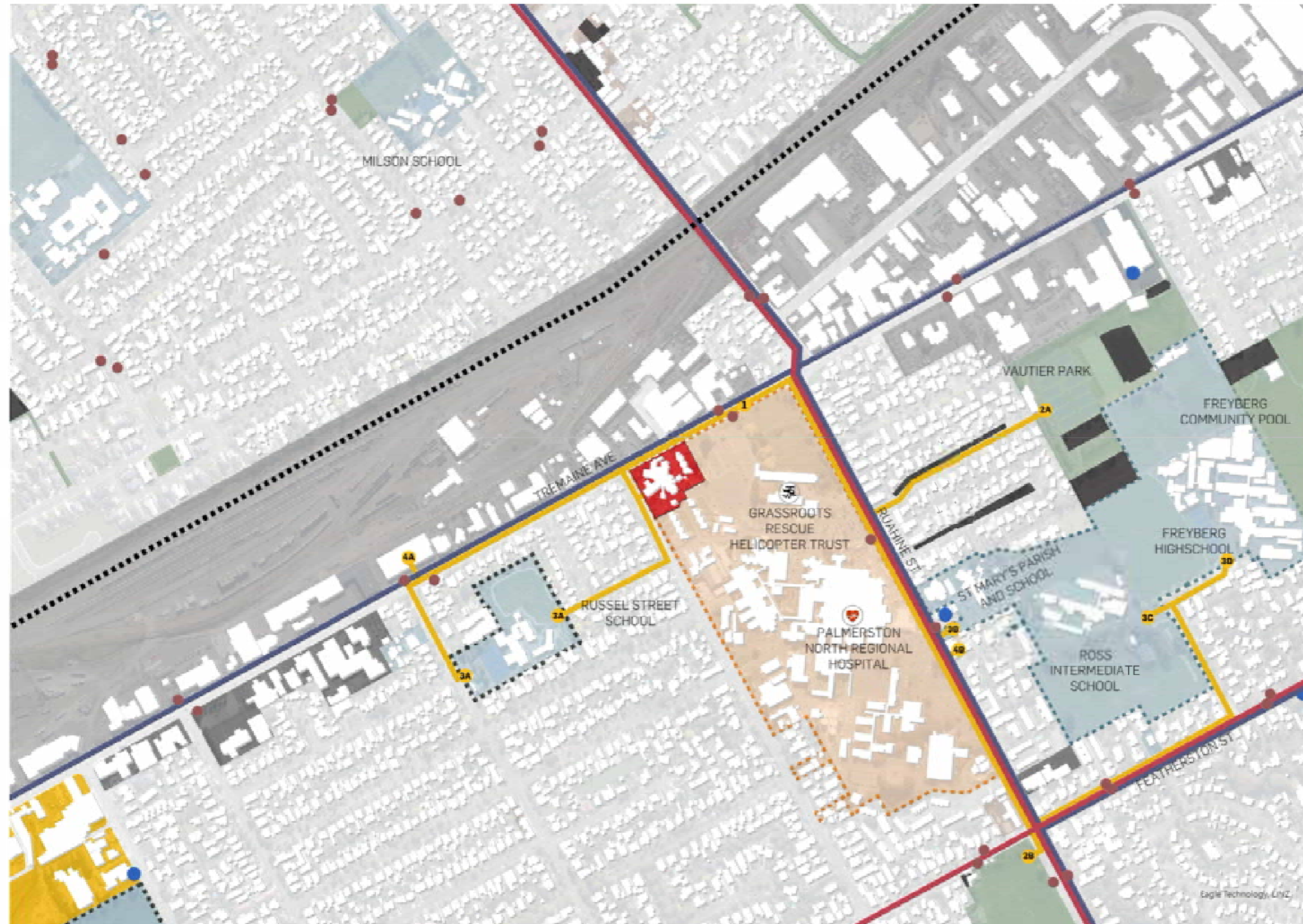
LOCAL CONTEXT ANALYSIS

SO 204-18



SO 204-19

NEIGHBOURHOOD ANALYSIS



- SITE (Arohanui Hospice)
- SCHOOLS
- INDUSTRIAL AREA
- INSTITUTIONAL AREA
- COMMERCIAL AREA
- CARPARK AREA
- PARKS & RESERVES
- MAIN TRAIN LINE
- CYCLE NETWORK
- KEY BUS CORRIDOR
- BUS STOPS
- COMMUNITY GROUP BUILDINGS
- GRASSROOTS RESCUE HELICOPTER TRUST
- PALMERSTON NORTH HOSPITAL
- LINEAR WALKING DISTANCE**
- 1. NEAREST BUS STOP - 200M
- 2. PARK & RESERVE
- 2A. VAUTIER PARK - 800M
- 2B. PAPAIOEA PARK - 1000M
- 3. SCHOOLS
- 3A. RUSSELL STREET SCHOOL - 500M
- 3B. ST MARYS PRIMARY - 750M
- 3C. ROSS INTERMEDIATE - 1600M
- 3D. FREYBERG HIGHSCHOOL - 1600M
- 4. LOCAL SHOPPING CENTRES
- 4A. CAFE, HOSPITAL STORE - 850M
- 4B. GYM, BIG BOX RETAIL, CAFE - 600M



Eagle Technology, LNZ

SO - 205-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Ben
Last name	Foster
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	Flat 1/72 Te Awe Awe Street Palmerston North
Email	ben.foster6@gmail.com
Phone Please provide a daytime contact number	+64272837872
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	Proposed Plan Change I, overall
What's your attitude towards this specific part of Plan Change I?	Support
What decision are you seeking from the Council? Retain? Amend? Delete? Please	I recommend retaining these proposed performance standards, but note some questions below.

SO -205 -2

<p>specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Overall, I support the proposed provisions as they will enable greater choice for developments near community / suburb centres.</p> <p>I note that the rules provide for accessibility, as flats can be built entirely on the ground floor without need for stairs (with other units on top) which is the case for the older flats built by Bodell Co (Te Awe Awe and Church St).</p> <p>I agree with their provision, but I am unsure of what exact adverse environmental effects would be controlled by the rules for specimen trees, front doors, or bike parking. If not provided, who might be notified under RMA1991 s95 and for why? How would Council mitigate those effects via a consent and what conditions would be imposed? What if the bike parking gets used for other purposes?</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Social media Other: Word of mouth from Council Planners</p>

SO - 206-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	John
Last name	Ireland
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	3 Boston Parade
Email	john.lireland@gmail.com
Phone Please provide a daytime contact number	0226508657
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	No
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	MRZ-S2 11m 'height in relation to boundary

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<p><i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Open the application for directly affected neighbours comments, suggestions and objections. This should be mandatory.</p>
<p>Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>Negative impacts on neighbours. Having a 5 metre boundary fence with a 45 degree pitch on the multi-story building leading to a total height of 11 metres will create shading issues that should be sorted out before any project starts.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Social media Newspaper</p>

SO - 207-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	Mary
Last name	Pattie
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	
Postal address	130 Buick crescent Awapuni Palmerston North
Email	kmpattie@xtra.co.nz
Phone Please provide a daytime contact number	0274 821 865
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	I fully object to the proposed plan to create Medium density Residential zone within my residential zone. I live at 130 Buick Crescent Awapuni.

SO -207 -2

<i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Delete this change within my residential area, as this will spoil what has been a very desirable location to live in.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	As this will mean a loss of green space and tree coverage , which has been a desirable location and place to live and walk by the river. Overcrowding and a lack of privacy for the residences and the local Neighbours negatively affecting the local residents and well-being as Rate Payers.
You can attach documents in support of your submission point	
Submission table - Submission point 2 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	There is the potential to be of determent to the increase in traffic, and parking issues. further overloading of drainage, water and sewage systems.
What's your attitude towards this specific part of Plan Change I?	Oppose
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	Your proposal is to build units 'housing up to 11 metres or taller. Within 100 metres of my home.
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	These heights are too high. This would negatively impact on living in what is a nice quiet part of town. Also you might be placing people in danger with the potential of flooding which does occur from time to time in this part of town.
You can attach documents in support of your submission point	
Submission table - Submission point 3 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress.	

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You'll be given the option to return to the form later to complete it.	
<p>State the specific part of Plan Change I that your submission point relates to.</p> <p><i>For example, Medium Density Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i></p>	<p>This incompatible with the Character of the Area, which consists of single family homes with private gardens. the introduction of multi-unit housing will disrupt the established residential atmosphere and diminish the areas appeal. this type of development may contribute to social problems associated with overcrowding as displayed in other areas that build these types of dwellings.</p>
<p>What's your attitude towards this specific part of Plan Change I?</p>	<p>Amend</p>
<p>What decision are you seeking from the Council? Retain? Amend? Delete? Please specify.</p> <p><i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i></p>	<p>Please revise your plans in accordance with these concerns.</p>
<p>Please tell us the reasons for your submission point.</p> <p><i>For example, these height controls are set too low as they restrict development potential.</i></p>	<p>I have already explained my points and reasons to oppose this plan.</p>
<p>You can attach documents in support of your submission point</p>	
<p>How did you find out about this opportunity to have your say? (select as many as apply)</p>	<p>Council website Radio Booklet in my mailbox</p>

SO - 208-1

District Plan Change I – Medium Density Housing

Your contact details	
First name	matthew
Last name	holder
Organisation you represent If applicable. Please only answer this question if you are speaking on behalf of an organisation.	development nous
Postal address	C/- Development Nous, 74 Walding Street, Palmerston North
Email	matthew.holder@developmentnous.nz
Phone Please provide a daytime contact number	+64272888762
Trade competition	
Would you gain an advantage in trade competition through this submission?	No
Are you directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.	
Hearing	
Do you want to speak to Council in support of your submission?	Yes
Will you consider presenting a joint case with other submitters who make a similar submission at a hearing?	Yes
Your submission	
Submission table - Submission point 1 You can click the 'Add another submission point' button to comment on more provisions, or 'Continue' to move to the next stage of the online form. Hit 'Save' at any time to save your progress. You'll be given the option to return to the form later to complete it.	
State the specific part of Plan Change I that your submission point relates to. <i>For example, Medium Density</i>	The Plan Change as it applies to 567 and 567A Featherston Street, Palmerston North

SO -208 -2

<i>Residential Zone Chapter - MRZ-S2 11m 'height in relation to boundary'</i>	
What's your attitude towards this specific part of Plan Change I?	Amend
What decision are you seeking from the Council? Retain? Amend? Delete? Please specify. <i>For example, remove the heritage height control, or at least increase the height allowance for this control by 1-2m.</i>	the inclusion of the properties at 567 and 567A Featherston Street, Palmerston North in the Medium Density Residential Zone (MRZ) under Proposed Plan Change I (PC:I)
Please tell us the reasons for your submission point. <i>For example, these height controls are set too low as they restrict development potential.</i>	As attached
You can attach documents in support of your submission point	
How did you find out about this opportunity to have your say? (select as many as apply)	Council website

(Continued...)

SO 208-3

Submission for Inclusion of 567 and 567A Featherston Street in Proposed Medium Density Residential Zone (MRZ) under Plan Change I

To: Palmerston North City Council

Subject: Submission for Rezoning of 567 and 567A Featherston Street under Plan Change I (PC:I)

Submitted by: A and S Hall

C/- Development Nous Ltd, 74 Walding Street, Palmerston North

Attention: Matthew Holder

matthew.holder@developmentnous.nz

Date: 4 February 2025

1. Introduction

This submission requests the inclusion of the properties at 567 and 567A Featherston Street, Palmerston North in the Medium Density Residential Zone (MRZ) under Proposed Plan Change I (PC:I). These properties, with a combined area of 3,417m², meet the majority of key criteria for rezoning based on accessibility, walkability, transport links, infrastructure, open space, and achieves alignment with the intent of the National Policy Statement on Urban Development 2020 (NPS-UD).

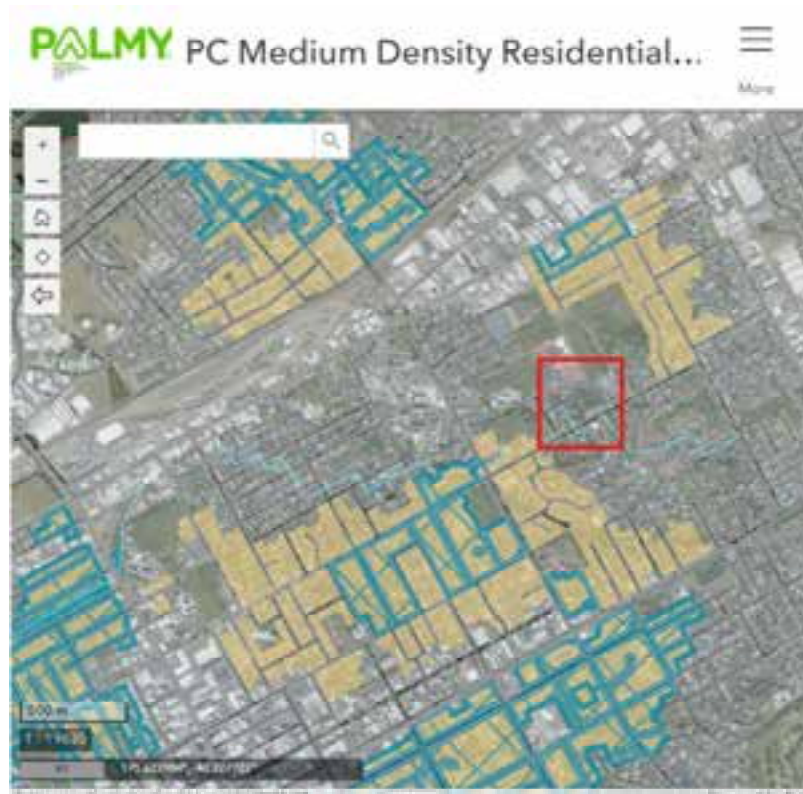


SO 208-4

2. Justification for Inclusion

2.1. Comparison with Surrounding Areas Already Included in MRZ.

- **Walkability and Accessibility:** The properties are located within an area where nearby properties have already been rezoned as MRZ¹. The exclusion of these properties appears inconsistent with the overarching rezoning strategy. The following map shows the location of site (red box) relative to other identified MDRZ sites.



- **Public Transport Links:** The site is well-served by bus routes along Featherston Street², aligning with the transport accessibility criteria used for other included areas. Featherston Street is one of the main thoroughfares through the City, and there are benefits to be obtained by maximising development opportunities along key arterial routes, and increasing the density of population within the catchment of public transport routes.
- **Proximity to Open Space & Amenities:** The properties are within walking distance of Freyberg School, parks, and local commercial centres³, which aligns with the accessibility standards used for MRZ inclusion.
- **Infrastructure Capacity:** The surrounding areas included in MRZ are serviced by existing three waters infrastructure (stormwater, wastewater, and potable water)⁴, and the subject site would likely have access to similar infrastructure provisions.

¹ Plan Change I – Rezoning Report, p.12

² Palmerston North City Council Public Transport Strategy, p.8

³ Accessibility and Demand Report, Palmerston North City Council, p.15

⁴ Infrastructure Capacity Report for Plan Change I, p.21

SO 208-5

- Demand Considerations: The Accessibility and Demand Report indicates a shortfall in housing supply within Palmerston North⁵, making additional MRZ zoned areas beneficial in meeting this demand.
- The combined land area of the sites has potential to result in a scale of medium density development that is not able to be realised on smaller sites without trying to acquire multiple sites under different ownership. This is often a challenging task and, ultimately, cost prohibitive task.

3. Alignment with Plan Change I Evaluation

3.1. Section 32 Evaluation Report

- The Section 32 Report outlines the necessity of well-connected, high-density residential areas to support Palmerston North's population growth⁶.
- The site's strategic location relative to transport and services meets the rezoning thresholds applied to other sites⁷.
- The report acknowledges the importance of enabling efficient land use, which supports the inclusion of 567 and 567A Featherston Street⁸ as a MDR zoned site.

3.2. National Policy Statement on Urban Development 2020 (NPS-UD)

- Policy 1: seeks a well-functioning urban environment that provides accessible housing choices⁹.
- Policy 5: Directs councils to remove overly restrictive zoning regulations where demand and infrastructure support increased density¹⁰.
- Policy 6: Recognises that intensification will result in changes to existing amenity values, which should not be a sole reason to deny rezoning¹¹.

The subject land provides an opportunity to add to the overall "pool" of available sites, given its size, shape, topography, serviceability, location to open space, schooling and bus routes for example.

4. Additional Considerations for Medium Density Rezoning

- Minimizing Barriers to Medium-Density Housing: It is essential to remove unnecessary zoning restrictions that limit the ability to provide medium-density housing in appropriate locations. Enabling development at a viable rate and scale enhances accessibility to essential services, commercial hubs, and recreational facilities¹².
- Alignment with National and Regional Housing Targets: The rezoning should contribute meaningfully to achieving housing targets set under the National Policy Statement on Urban Development and other strategic urban growth frameworks. The ability to

⁵ *Accessibility and Demand Report, Palmerston North City Council, p.7*

⁶ *Plan Change I – Section 32 Evaluation Report, p.5*

⁷ *Ibid, p.9*

⁸ *Ibid, p.10*

⁹ *National Policy Statement on Urban Development 2020, Policy 1, p.8*

¹⁰ *National Policy Statement on Urban Development 2020, Policy 5, p.9*

¹¹ *National Policy Statement on Urban Development 2020, Policy 6, p.9*

¹² *National Policy Statement on Urban Development 2020 – Policy 5, p.9*

SO 208-6

accommodate anticipated growth is a crucial consideration in determining zoning suitability¹³.

5. Request for Inclusion

Based on the above analysis, the exclusion of 567 and 567A Featherston Street is inconsistent with the principles of PC:I, the Accessibility and Demand Report, the Section 32 Evaluation, and the NPS-UD, The Submitter seeks:

- a) The inclusion of the sites situated at 567 and 567A Featherston Street in the Medium Density Residential Zone (MRZ) under Plan Change I. and
- b) That the relief sought as outlined in this submission is accepted and adopted into the PDP and including such further, alternative, or consequential relief as may be necessary to fully address the issues and/or achieve the relief sought in this submission.

The relief sought is made to:

- (a) To support Palmerston North's housing objectives and urban intensification goals; and
- (b) Better align and give effect to the overarching intent of the NPS-UD 2020; and
- (c) Provide for a greater extent of Plan enabled development to buffer against market fluctuations and uptake; and
- (d) Ensure that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991.

The Submitter welcomes the opportunity to further engage with Palmerston North City Council on this significant planning document.

¹³ National Policy Statement on Urban Development 2020 – Objective 2, p.6

NZ Transport Agency Waka Kotahi Reference: 2023-0900

4 February 2025

Palmerston North City Council
Governance Team

Attn: Simon Mori, Principal Planner

Via email: submission@pncc.govt.nz

Dear Simon,

Submission on Plan Change I – Increasing housing supply and choice, Palmerston North

Attached is the NZ Transport Agency Waka Kotahi (NZTA) submission on Plan Change I – Increasing housing supply and choice plan change.

We welcome the opportunity to discuss the contents of our submission with yourself and other submitters as required.

If you have any questions, please contact me.

Yours sincerely



Kelly Standish
Principal Planner - Poutiaki Taiao / Environmental Planning
System Design, Transport Services

Phone: 021 240 8724

Email: Kelly.standish@nzta.govt.nz

FORM 5, CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Submission on Plan Change I – Increasing housing supply and choice, Palmerston North

To: Palmerston North City Council
The Governance Team
Private Bag 11034
Palmerston North 4442

Via email: submissions@pncc.govt.nz

From: NZ Transport Agency Waka Kotahi
44 Bowen Street
Pipitea, Wellington 6011

1. This is a submission on the following:

Palmerston North City Council District Plan Change I – Increasing housing supply and choice.

2. NZ Transport Agency Waka Kotahi (NZTA) could not gain an advantage in trade competition through this submission.

3. Role of NZTA

NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Roadway Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

An integrated approach to transport planning, funding and delivery is taken by NZTA. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.

4. State highway environment and context

State Highway 3 enters and exits Palmerston North City on Rangitikei Line and also Napier Road. The state highway provides a critical connection to the north and east of the city into the Manawatu and Rangitikei districts to the north and also the Hawkes Bay and Wairarapa to the East.

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

Objectives, Policies and Rules outlined below from proposed chapter 10A – Medium Residential Density which include provisions to address adverse effects to noise sensitivity activities adjacent to the state highway in areas identified for future medium residential density.

6. The submission of NZTA is:

- (i) NZTA supports the increasing housing supply and choice plan change (Plan Change I) to the extent outlined in this submission below.

Point #	Chapter	Plan Provision	Support / Oppose	Reasons	Relief Sought
1.	10A – Medium Residential Density	MRZ-O5 Mitigate effects of development* adjacent to infrastructure	Support	NZTA supports the inclusion of objectives and policies to achieve appropriate mitigation for reverse sensitivity effects for noise sensitive activities adjacent to State Highway 3.	Retain as proposed.
2.	10A – Medium Residential Density	MRZ-P11 Effects on buildings and activities near infrastructure	Support	As above.	Retain as proposed.
3.	10A – Medium Residential Density	MRZ-R20 New buildings or alterations or additions to buildings within 50m of the state highway	Support	The proposed rule provides certainty that adverse effects on noise sensitive activities adjacent to state highway 3 will be mitigated.	Retain as proposed.

7. NZTA seeks the following decision from the local authority:

- (i) NZTA seeks that the proposed reverse sensitivity provisions proposed as part of the plan change are adopted in full.
- (ii) Any other relief that would provide for the adequate consideration of potential effects on the state highway environment.

8. NZTA does wish to be heard in support of this submission.

9. If others make a similar submission, NZTA will consider presenting a joint case with them at the hearing.

10. NZTA is willing to work with the Palmerston North City Council in advance of a hearing if required.

Signature:



Principal Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Pursuant to an authority delegated by NZ Transport Agency Waka Kotahi

Date: 4 February 2025

Address for service: NZ Transport Agency Waka Kotahi
44 Bowen Street
Pipitea, Wellington 6011

Contact Person: Kelly Standish
Telephone Number: 021 240 8724
Alternate Email: EnvironmentalPlanning@nzta.govt.nz

To the Planning Team, Palmerston North City Council

Name of submitter: Jo Horrocks

Organisation: Natural Hazards Commission Toka Tū Ake

Email: resilience@naturalhazards.govt.nz

Date: 31/01/2025

Thank you for the opportunity to submit on Plan Change I: Increasing housing supply and choice

About the Natural Hazards Commission Toka Tū Ake (NHC)

The Natural Hazards Commission Toka Tū Ake (NHC) is a Crown Entity responsible for providing residential property owners insurance for the impacts of natural hazards (building and land damage from earthquakes, landslides, tsunamis, volcanic and hydrothermal activity, and fire following these hazards, and land damage only from storm or flood and fire following these hazards).

Why NHC is providing this submission

The contingent liability associated with natural hazard risk in New Zealand is high. NHC carries much of this liability on behalf of the Crown, through its provision of 'first-loss' insurance coverage. NHC therefore has a strong interest in reducing risk from, and building resilience to, natural hazards in New Zealand. We do this by investing in and facilitating research and education about natural hazards, and using and translating this information and knowledge to ensure evidence-based, risk-informed policy and planning.

New Zealand's natural hazard risk profile is becoming more complex as the effects of climate change become apparent. Climate change can cause natural hazards to become more severe, happen more often, and affect more areas. Managing the impacts of climate change and natural hazard risk can, and should, be complementary – mitigating the impacts of one can improve outcomes for both.

Our focus is on ensuring long-term resilience by locating buildings and infrastructure in areas that will remain safe and sustainable for future generations. Developing in zones at high risk from natural hazards exposes future owners to complex and potentially hazardous situations, which could compromise the longevity and safety of these developments. We understand the policy dilemma when it comes to finding space for urban development despite New Zealand's high natural hazard risk. Our advice and recommendations are not intended to impede much-needed development, but rather to highlight the importance of careful and precautionary choices.

NHC supports clear planning frameworks that reduce natural hazard risks and allow for resilient and sustainable land use planning to manage existing and future risks. Frameworks that effectively manage these risks allow communities to become more educated and resilient towards natural hazards. This reduces impacts, damage, and disruption when natural hazards occur, and means lower costs for homeowners and communities, the local economy, local and central government, and beyond. In summary, good policy means foreseeable losses are avoided or managed, which protects property and the prosperity and wellbeing of people and communities.

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Palmerston North could be impacted by a range of natural hazards including flooding, and liquefaction from earthquakes. Climate change will add to the complexities in natural hazard management by creating a warmer and drier climate on average but increasing the intensity of rainfall events. Increased rainfall intensity in a warmer and drier climate can increase flooding potential as often hard and dry soil has less absorption capacity and becomes more prone to flooding.

NHC encourages territorial authorities to use risk-based frameworks in district plans to reduce risk and increase resilience to natural hazards. Plan Change I: Increasing housing supply and density contains provisions that we support in this regard, and we have provided suggestions in other areas that could be improved.

We welcome the opportunity to discuss our submission with council officers and provide further assistance, if this would be helpful. Please feel free to contact us at any time.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jo Horrocks".

Jo Horrocks

Chief Resilience Officer

Form 5, Clause 6 of Schedule 1, Resource Management Act 1991

Natural Hazards Commission Toka Tū Ake Submission on Proposed Plan Change I: Increasing housing supply and density

To: Palmerston North City Council
Via Council submission email: submission@pncc.govt.nz

Submitter: Natural Hazards Commission Toka Tū Ake (NHC)

1. This is a submission on the following:

The Proposed Plan Change I: Increasing housing supply and density notified on 20/11/2024.

- 2. NHC could not gain an advantage in trade competition through this submission.**
- 3. NHC does not wish to be heard in support of this submission.**
- 4. This document and the Appendices attached is the NHC submission. This submission relates to Plan Change I: Increasing housing supply and density in its entirety.**
- 5. The submission from NHC is:**

NHC supports with amendments Plan Change I: Increasing housing supply and density to the extent outlined in this submission.

- a) **Medium Density Residential Zone** - NHC generally supports the objectives and rules in relation to managing natural hazards in the proposed Medium Density Residential Zone.
- b) **Flood modelling and minimum floor levels** - NHC seeks that the minimum floor levels are determined using at least a 1% AEP flood scenario and that climate change modelling is altered to include the RCP8.5 scenario. These changes are more aligned to what is becoming standard across the country and constitute a precautionary approach to managing natural hazard risk.

Appendix 1 is a table containing submission points that address the above, and other matters of relevance.

6. NHC seeks the following decision from the local authority:

That the specific amendments, additions or retentions which are sought as specifically outlined in Appendix 1, are accepted and adopted into Plan Change I: Increasing housing supply and density, including such further, alternative, additional, or consequential relief as may be necessary to fully achieve the relief sought in this submission.



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Date: 31/01/2025

Address for service: Natural Hazards Commission Toka Tū Ake
PO Box 790,
Wellington
6140

Contact person: Jo Horrocks

Email: resilience@naturalhazards.govt.nz

Appendix 1

Provision	Description	Support/ Oppose/ Amend	Reasoning	Requested Action
Section 32 Evaluation Report				
-	Plan Change I only includes reference to flood, despite the description of liquefaction hazard for Palmerston North included in the Section 32 Evaluation Report (Table 5, Table 7, Appendix B, and Appendix D).	Amend	<p>The provisions within Plan Change I should also include rules for restricting development within liquefaction prone areas. Palmerston North is likely to experience liquefaction in the event of an earthquake. The current proposed Medium Density Residential Zone includes areas of 'low', 'moderate-high', and 'moderate-very high' liquefaction hazard (according to the Section 32 Evaluation Report and Map 22.6.2 in the current Operative District Plan). The Section 32 Evaluation report states that "the risks associated with liquefaction are managed through the building consent process, the use of Land Information Memoranda (LIMs) and section 106 of the RMA". We consider that it is also important to consider liquefaction during land use planning for medium and high-density residential development because liquefaction can cause extensive damage to properties during an earthquake.</p> <p>NHC analysis of insurance claims from the Canterbury Earthquake Sequence shows that liquefaction damage claims amounted to around 15% of all claims, but accounted for approximately 55% of the total losses. These losses show that properties suffered</p>	<p>That the following amendments are made:</p> <ol style="list-style-type: none"> 1. A liquefaction hazard overlay (representing the 'moderate-very high' liquefaction zones from Map 22.6.2 in the Operative District Plan) is included in the planning maps for the proposed Medium Density Residential Zone. 2. Medium Density development and subdivision within the Liquefaction Hazard Overlay requires a geotechnical engineer to provide input into the design of buildings including a site-specific assessment of liquefaction issues, and an assessment of new or existing subsurface ground investigations.

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			<p>significant damage where liquefaction was present. This suggests that the biggest determinant of loss was therefore not so much how a structure was built, but where it was built.</p> <p>Rules for development within liquefaction prone areas should follow the MBIE/MfE Planning and Engineering Guidance for Potentially Liquefaction Prone Land¹. Notably, areas assigned a high liquefaction classification should require a site-specific assessment of liquefaction issues.</p> <p>¹MBIE & MfE (2017). Planning and engineering guidance for potentially liquefaction-prone land Resource Management Act and Building Act aspects.</p>	
Proposed Section 10a – Medium Density Residential Zone				
MRZ-O2	<p>Built <i>development</i> in the Medium Density Residential Zone positively contributes to achievement of a predominantly residential urban <i>environment</i> that:</p> <p>i. Is resilient to the <i>effects</i> of climate change and <i>natural hazards</i>;</p>	Support	We support that residential urban environments should be resilient to the effects of climate change and natural hazards.	That the provision be retained.
MRZ-O4	<p>Effects of flooding in the Medium Density Residential Zone</p> <p>Avoid residential intensification unless the on-site and off-site effects of flooding (including from stormwater) on people, property and the environment as a result of residential intensification are appropriately mitigated.</p>	Support in part / Amend	<p>We support avoiding residential intensification in areas that can be affected by flooding.</p> <p>It is important to clarify what level of mitigation is required for the council to deem the effects of flooding “appropriately mitigated”. Providing a definition or explanation is necessary to avoid confusion</p>	<p>That the following amendments are made:</p> <ol style="list-style-type: none"> 1. A definition or explanation for what the council deems as “appropriately mitigated” for flooding is included. 2. That “appropriately mitigated” is assessed using the following criteria:

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			<p>and ensure consistent application of rules and policies.</p> <p>A definition for what to consider in appropriate mitigation works could be adapted from Mackenzie District Council's <i>Plan Change 28 – Hazards and Risks, Historic Heritage and Notable Trees</i>:</p> <p><i>a. The effectiveness of any proposed natural hazard mitigation works and the alternative design options considered, including low impact design.</i></p> <p><i>b. Any adverse effects on the environment of any proposed mitigation measures.</i></p> <p><i>c. The extent to which the mitigation works transfer, or create, unacceptable hazard risk to other people, property or infrastructure.</i></p> <p><i>d. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.</i></p> <p><i>e. Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).</i></p>	<p>a) <u><i>The effectiveness of any proposed natural hazard mitigation works and the alternative design options considered, including low impact design.</i></u></p> <p>b) <u><i>Any adverse effects on the environment of any proposed mitigation measures.</i></u></p> <p>c) <u><i>The extent to which the mitigation works transfer, or create, unacceptable hazard risk to other people, property or infrastructure.</i></u></p> <p>d) <u><i>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.</i></u></p> <p>e) <u><i>Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).</i></u></p>
MRZ-P6	<p>Adverse effects of flooding and stormwater</p> <p>On-site mitigation measures are incorporated into subdivision, use and development in the zone, including by requiring:</p>	Support	<p>We support the use of on-site mitigation measures for subdivision to manage flooding. Permeable surfaces, stormwater attenuation, minimum floor levels, and maintaining peak stormwater flows to pre-development levels are all effective techniques for managing flooding and can</p>	That this provision be retained.

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	<ol style="list-style-type: none"> 1. Minimum permeable surface areas to assist with reducing the rate and volume of stormwater run-off and improve water and soil quality; 2. Stormwater attenuation; 3. Adoption of minimum floor levels; and 4. That off-site stormwater peak flows following intensification of a site are maintained at pre-development levels. 		reduce the impacts to people and property during a flood event.	
MRZ-P7	<p>Development in the stormwater overlay</p> <p>Avoid development in the Stormwater Overlay unless the Council is satisfied that a site-specific stormwater management plan prepared by a suitably qualified stormwater design consultant (preferably with experience in water sensitive design concepts and elements) identifies:</p> <ol style="list-style-type: none"> 1. the location, scale and nature of the development proposed for the site; 2. the extent of flood and/or overland stormwater flow hazards; 3. the on-site and off-site effects of the proposed development on people, property and the environment; 4. recommended mitigation measures to remedy or mitigate the on- and off-site effects of the development; and 5. demonstrates that the on- and off-site adverse effects will be appropriately mitigated. 	Support	<p>We support avoiding development in the Stormwater Overlay and requiring a suitably qualified stormwater design consultant to prepare a site-specific management plan. The Stormwater Overlay represents an area that is more likely to experience flooding and has experienced previous flooding (as demonstrated by Figure 8 and Appendix A in the PC I: Stormwater Servicing Assessment). Avoiding development in this area will reduce the impacts to people and property in future flood events.</p>	That this provision is retained.

<p>MRZ-R7</p>	<p>Construction of up to three residential units and papakāinga (including relocatable and prefabricated residential units).</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>ix. MRZ-S9 – Permeable surfaces</p> <p>x. MRZ-S10 – <i>Stormwater</i> attenuation device</p> <p>xi. MRZ-S11 – Minimum floor levels</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. There is a non-compliance with one or more of the standards of MRZ-R7-</p> <p><i>Council's</i> discretion is restricted to:</p> <p>1. The matter(s) of discretion for any infringed standard in MRZ-R7.1(a);</p> <p>2. The extent and <i>effects</i> of non-compliance with any standard in MRZ-R7.1(b) which has not been met, including any relevant assessment criteria; and</p> <p>3. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12.</p>	<p>Support</p>	<p>We support the construction of up to three residential units and papakāinga being a permitted activity provided they are outside of the Stormwater Overlay and meet the requirements for managing flood hazard. We also support it being a restricted discretionary activity if compliance with standards MRZ-S1-S20 is not achieved. However, we have provided recommendations for amendments to MRZ-S11 as part of this submission.</p> <p>We support the inclusion of MRZ-P6 as a matter of discretion as on-site flood mitigation is an important aspect of managing flood risk and can reduce the impacts to people and property in flood events.</p> <p>Palmerston North has been affected by previous flood events, as evidenced by the previous flood complaint data provided in the Stormwater Service Assessment (Figure 8). Including provisions for flood management within the proposed MDRZ is important for ensuring the impacts to people and property are reduced in future flood events. Rainfall intensity for Palmerston North is expected to increase by 2090, leading to pressure on the stormwater system and increased risk of localised flooding (PC I: Climate Change Report). This makes it essential that effective flood management is required for permitted activities and as a matter of discretion if there is non-compliance with MRZ-R7-1.</p>	<p>That the provisions for both permitted and restricted discretionary activities be retained subject to amendments to MRZ-S11.</p>
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<p>MRZ-R8</p>	<p>Construction of four or more residential units and papakāinga (including relocatable and prefabricated residential units)</p> <p>1. Activity status: Restricted Discretionary</p> <p>Council's discretion is restricted to:</p> <p>1. The relevant matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12.</p>	<p>Support</p>	<p>We agree that the construction of four or more residential units or papakāinga should be a restricted discretionary activity.</p> <p>We support the inclusion of MRZ-P6 as a matter of discretion as on-site flood mitigation is an important aspect of managing flood risk.</p> <p>Increasing residential density can increase natural hazard risk by increasing the level of exposure. Having the construction of four or more residential units as a restricted discretionary activity can act to prevent the increase of natural hazard risk. Effective on-site flood mitigation can also manage natural hazard risk by reducing the impacts to people and property in future flood events.</p>	<p>That this provision be retained.</p>
<p>MRZ-R9</p>	<p>Addition or alteration of buildings and structures</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>ix. MRZ-S9 – <i>Permeable surfaces</i></p> <p>x. MRZ-S10 – <i>Stormwater</i> attenuation device</p> <p>xi. MRZ-S11 – Minimum floor levels</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. There is a non-compliance with one or more of the standards in MRZ-R9.1.</p> <p><i>Council's</i> discretion is restricted to:</p>	<p>Support</p>	<p>We support that the addition or alteration of buildings and structures within the MDRZ is a permitted activity, provided compliance with standards MRZ-S1 - MRZ-20 is achieved.</p> <p>However, we have provided recommendations for amendments to MRZ-S11 as part of this submission.</p> <p>We also support the inclusion of MRZ-P6 as a matter of discretion in instances when the compliance with standards MRZS1- MRZS20 is not achieved.</p> <p>We support the inclusion of the flood management standards in MRZ-S1 - MRZ-S20 and MRZ-P6 as Palmerston North has been affected by previous flood events, evidenced by the previous flood complaint data provided in the Stormwater Service</p>	<p>That the provisions for both permitted and restricted discretionary activities be retained subject to amendments to MRZ-S11.</p>

	<ol style="list-style-type: none"> 1. The matter(s) of discretion for any infringed standard in MRZ-R9.1(a); 2. The extent and <i>effects</i> of non-compliance with any standard in MRZ-R9.1(b) which has not been met, including the relevant assessment criteria; and 3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P6 and MRZ-P12. 		<p>Assessment (Figure 8). Including provisions for flood management within the proposed MDRZ is important for ensuring the impacts to people and property are reduced in future flood events. Rainfall intensity for Palmerston North is expected to increase by 2090 leading to pressure on the stormwater system and increased risk of localised flooding (PC I: Climate Change Report). This makes it essential that effective flood management is required for this to be a permitted activity and as a matter of discretion if there is non-compliance with MRZ-R9.1.</p>	
MRZ-R10	<p>Construction, alteration, or addition of buildings and structures within the stormwater overlay</p> <ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Council’s discretion is restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which any effects, both on-site and off-site, are avoided or mitigated; 2. Whether the proposed mitigation measures can be effectively implemented and maintained; 3. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy; and 4. The relevant matters in MRZ-P6, MRZ-P7 and MRZ-P8. 	Support	<p>We support that the construction, alteration, or addition of buildings and structures within the Stormwater Overlay is restricted discretionary. The Stormwater Overlay represents areas within Palmerston North that have been previously flooded or are likely to flood in the future (as demonstrated by Figure 8 and Appendix A in the PC I: Stormwater Servicing Assessment). Restricted development within these areas will limit increases in natural hazard risk and ensure that the impacts to people and property are reduced in future flood events.</p> <p>We support that the council’s discretion is restricted to on-site and off-site effects being mitigated, whether the proposed mitigation can be effectively implemented as well as the relevant matters in MRZ-P6, and MRZ -P7. Ensuring that the adverse effects from floods are appropriately mitigated (for example, see</p>	That this provision be retained.

			recommendations for MRZ-O4 and SUB-MRZ-P3) is essential for reducing the impacts to people and property in future flood events.	
MRZ-R11	<p>Construction, addition, and alteration of accessory buildings</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>iv. MRZ-S9 – <i>Permeable surfaces</i>; and</p> <p>v. MRZ-S10 – <i>Stormwater</i> attenuation device.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. There is a non-compliance with one or more of the standards in MRZ-R11.1.</p> <p>Council’s discretion is restricted to:</p> <p>1. The matter(s) of discretion for any infringed standard in MRZ-R11.1; and</p> <p>2. The relevant matters in MRZ-P3, MRZ-P6 and MRZ-P12.</p>	Support	<p>We support that this is a permitted activity provided it achieves the relevant standards.</p> <p>We support the matters of discretion if the compliance with standards is not achieved.</p> <p>The addition or alteration of accessory buildings can increase natural hazard risk by increasing levels of exposure. However, this risk can be managed by adhering to the standards that relate to flood hazard mitigation, which can reduce risk and the impacts to people and property in future flood events.</p>	That the provisions for both permitted and restricted discretionary activities be retained.
MRZ-R13	<p>Construction of a new community house</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>ix. MRZ-S9 – <i>Permeable surfaces</i></p> <p>x. MRZ-S10 – <i>Stormwater</i> attenuation device</p> <p>xi. MRZ-S11 – Minimum floor levels</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p>	Support	<p>We support the construction of a new community house being a permitted activity provided it is outside of the Stormwater Overlay and meets the requirements for managing flood hazard. The Stormwater Overlay represents areas within Palmerston North that have flooded previously and are likely to flood again (as demonstrated by Figure 8 and Appendix A in the PC I: Stormwater Servicing Assessment). To reduce natural hazard risk and impacts to people and property, development should</p>	That the provisions for both permitted and restricted discretionary activities be retained subject to amendments to MRZ-S11.

	<p>a. There is a non-compliance with one or more of the standards in MRZ-R13-1.</p> <p><i>Council's</i> discretion is restricted to:</p> <ol style="list-style-type: none"> 1. The matter(s) of discretion for any infringed standard in MRZ-R13.1(a) 2. The extent and <i>effects</i> of non-compliance with any requirement in MRZ-R12.1(b)-(f) which has not been met, including any relevant assessment criteria for MRZ.R13.1(b)-(e); and 3. The relevant matters in MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P6 and MRZ-P12. 		<p>only be a permitted activity when it is outside a known natural hazard area.</p> <p>We also support this activity being restricted discretionary if compliance with the standards MRZ-S1 – MRZ-S20 are not achieved. However, we have provided recommendations for amendments to MRZ-S11 as part of this submission. We support the inclusion of MRZ-P6 as a matter of discretion as on-site flood mitigation can reduce the impacts to people and property in future flood events.</p>	
MRZ-S9	<p>Permeable surfaces</p> <ol style="list-style-type: none"> 1. Every site must contain a minimum 30% permeable surfaces, as a percentage of the net site area. 	Support	<p>We support the requirement of minimum permeable surfaces as part of flood management in the MDRZ. Permeable surfaces can result in less runoff and reduced stormwater during a flood event, which in turn can reduce the impacts to people and property.</p>	That this provision be retained.
MRZ-S10	<p>Stormwater attenuation device</p> <ol style="list-style-type: none"> 1. Every site must include a stormwater attenuation device which is sized to contain a minimum 18 litres of water per 1m² of new impervious area. 2. Each stormwater attenuation device must be maintained on an ongoing basis. 3. Any above-ground stormwater attenuation tank must be located in a side or rear yard. 	Support	<p>We support the requirement for all sites to have a stormwater attenuation device. We also support that it must be regularly maintained, and that its capacity is in relation to development of impermeable surfaces.</p> <p>Managing stormwater with an attenuation device can reduce the amount of stormwater entering the system, which can reduce the impacts to people and property during future flood events. Rainfall intensity for Palmerston North is expected to increase by 2090 leading to pressure on the stormwater system and increased risk of localised flooding (PC I: Climate Change Report). A</p>	That this provision be retained.

			stormwater attenuation device that holds stormwater on-site, reducing pressure on the stormwater system, will be useful for managing future flood risk in Palmerston North and reducing the impacts to people and property.	
MRZ-S11	<p>Minimum floor levels</p> <p>1. The finished floor and <i>ground level</i> for all <i>buildings, accessory buildings and structures</i> must be at least at the required freeboard for the 2% AEP flood extent for the <i>site</i> (including an allowance for climate change).</p> <p>2. Access to occupied <i>buildings and structures</i> must be above the 2% AEP flood extent.</p> <p>Advice Note: The required freeboard will be provided by Palmerston North City Council.</p>	Support in part / Amend	<p>We support requiring residential development to have minimum floor levels to ensure that it is resilient to the effects of flooding. We also support the inclusion of a climate change allowance in the flood modelling extent.</p> <p>We recommend that minimum floor levels are built to at least 1% AEP flood extent rather than a 2% AEP flood extent. 1% AEP represents a larger flood event and so developing to this level is taking a precautionary approach to development. Using at least 1% AEP is also becoming standard across the country with many other councils (such as Wellington City Council, Auckland Council, and Whangarei District Council) adopting minimum floor levels for a 1% AEP flood event.</p> <p>We also recommend the RCP8.5 climate change scenario rather than the RCP6.5 scenario that has been used to support Plan Change I (PC I: Stormwater Servicing Assessment). RCP8.5 represents the upper estimate of likely futures and provides for a precautionary approach to natural hazard risk management. The National Adaptation Plan¹ outlines that councils should use the RCP8.5 climate change scenarios for</p>	<p>That the following amendment is made:</p> <p>1. The finished floor and <i>ground level</i> for all <i>buildings, accessory buildings and structures</i> must be at least at the required freeboard for the 2% <u>1% AEP</u> flood extent for the <i>site</i> (including an allowance for climate change).</p> <p>2. Access to occupied <i>buildings and structures</i> must be above the 2% <u>1% AEP</u> flood extent.</p> <p>Advice Note: The required freeboard will be provided by Palmerston North City Council <u>and will be based on a RCP8.5 climate change scenario.</u></p>

			<p>detailed hazard and risk assessments in coastal and non-coastal areas.</p> <p>¹Ministry for the Environment. 2022. Aotearoa New Zealand’s first national adaptation plan. Wellington. Ministry for the Environment.</p>	
Proposed Section 7b – Subdivision in the Medium Density Residential Zone				
SUB-MRZ-O1	<p>Subdivision in the Medium Density Residential Zone creates allotments and efficient patterns of land development that:</p> <ol style="list-style-type: none"> 1. Enable medium density residential development which is compatible with the purpose and planned form for the zone; 2. Maintain the safe and efficient functioning of the transport network; 3. Are serviced by water, wastewater and stormwater infrastructure that has sufficient capacity to accommodate the proposed development; and 4. Avoid the subdivision of land where there is significant risk from natural hazards. 	Amend	<p>We support avoiding subdivision in areas where there is significant risk from natural hazards.</p> <p>However, it is important to clearly define what level of natural hazard risk is “significant” to avoid confusion and ensure consistent application of rules and policies.</p> <p>NHC has developed a Risk Tolerance Methodology¹ that is designed to integrate a risk tolerance assessment into existing risk management approaches. This methodology could be used by the Council to develop a metric to determine “significant” risk.</p> <p>¹NHC Toka Tū Ake Risk Tolerance Methodology.</p>	<p>That the following amendment be made:</p> <p>Include a definition and/or metric to determine what natural hazard risk is deemed “significant” by the council.</p>
SUB-MRZ-P3	<p>Subdivision of land affected by natural hazards</p> <p>Take a risk-based approach to the subdivision of land affected by natural hazards so that new or exacerbation of existing natural hazards is avoided and appropriate mitigation measures are in place prior to development.</p>	Support in part / Amend	<p>We support using a risk-based approach for subdividing land subject to natural hazard risk. Further direction on what “appropriate mitigation measures” are, would be useful to ensure that new or exacerbated impacts from natural hazards are avoided or reduced. Providing more direction is also necessary to avoid confusion and ensure consistent application of rules and policies.</p>	<p>That the following amendments are made:</p> <ol style="list-style-type: none"> 1. Further direction is provided for what is meant by “appropriate mitigation measures”. 2. That “appropriate mitigation measure” are assessed with the following criteria:

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NOT GOVERNMENT POLICY

			<p>An example of direction for mitigation measures can be found in <u><i>Plan Change 28 – Hazards and Risks, Historic Heritage and Notable Trees from Mackenzie District Council</i></u>. This provision outlines the following as being considered as part of natural hazard mitigation works:</p> <p><i>a. The effectiveness of any proposed natural hazard mitigation works and the alternative design options considered, including low impact design.</i></p> <p><i>b. Any adverse effects on the environment of any proposed mitigation measures.</i></p> <p><i>c. The extent to which the mitigation works transfer, or create, unacceptable hazard risk to other people, property or infrastructure.</i></p> <p><i>d. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.</i></p> <p><i>e. Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).</i></p>	<p>a) <u><i>The effectiveness of any proposed natural hazard mitigation works and the alternative design options considered, including low impact design.</i></u></p> <p>b) <u><i>Any adverse effects on the environment of any proposed mitigation measures.</i></u></p> <p>c) <u><i>The extent to which the mitigation works transfer, or create, unacceptable hazard risk to other people, property or infrastructure.</i></u></p> <p>d) <u><i>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.</i></u></p> <p>e) <u><i>Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).</i></u></p>
SUB-MRZ-P4	<p>Subdivision in the Stormwater Overlay</p> <p>Avoid subdivision in the Stormwater Overlay unless the Council is satisfied that a site-specific stormwater management plan prepared by a suitably qualified stormwater design consultant (preferably</p>	Support	<p>We support avoiding development in the Stormwater Overlay to avoid the impacts of flooding on people and property, and we support requiring a suitably qualified stormwater design consultant to prepare a site-specific management plan.</p>	<p>We request that this provision is retained.</p>

	<p>with experience in water sensitive design concepts and elements) identifies:</p> <ol style="list-style-type: none"> 1. the location, scale and nature of the development proposed for the site; 2. the extent of flood and/or overland stormwater flow hazards; 3. the on-site and off-site effects of the proposed subdivision on people, property and the environment; 		<p>The Stormwater Overlay represents areas within Palmerston North that have flooded previously and are likely to flood again (as demonstrated by Figure 8 and Appendix A in the PC I: Stormwater Servicing Assessment). To reduce natural hazard risk and impacts to people and property, subdivision in areas of known natural hazard risk should be avoided. However, a site-specific stormwater management plan, that details how subdivision could impact flood hazard, may also be appropriate for reducing impacts to people and property in future flood events.</p>	
SUB-MRZ-R1	<p>Subdivision in the Medium Density Residential Zone</p> <ol style="list-style-type: none"> 1. Activity status: Controlled Where: <ol style="list-style-type: none"> a. Where the <i>site</i> is not located within the Stormwater Overlay; <p><i>Council's</i> control is restricted to:</p> <ol style="list-style-type: none"> 1. The matter(s) of control for any infringed standard in SUB-MRZ-R1.1(b)-(e); 4. The <i>effect</i> of <i>earthworks</i> on on-<i>site</i> and off-<i>site</i> flooding and overland flow paths, hazard risk and erosion and sedimentation; and 5. Whether the <i>subdivision</i> design and layout meets the requirements of the <i>Council's</i> Engineering Standards for Land Development. 2. Activity status: Restricted Discretionary Where: 	Support	<p>We support subdivision being a controlled activity in the MDRZ, where the site is not located in the Stormwater Overlay, and it complies with standards MRZ-S1-MRZ-S20. However, we have made recommendations for MRZ-S11 within this submission. We support matters of control including the effect of earthworks on on-site and off-site flooding and overland flow paths, hazard risk and erosion and sedimentation. These matters of control can reduce the impacts to people and property in future flood events when they are applied with the intention of managing flood risk.</p> <p>We support that subdivision will be a restricted discretionary activity if it is located within the Stormwater Overlay. The Stormwater Overlay represents areas within Palmerston North that have flooded previously and are likely to flood again (as demonstrated by Figure 8 and Appendix A in</p>	<p>That the provisions for both permitted and restricted discretionary activities be retained subject to amendments to MRZ-S11.</p>

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NOT GOVERNMENT POLICY



	<p>a. Compliance with SUB-MRZ-R1.1(a) is not achieved.</p> <p><i>Council's</i> discretion is restricted to:</p> <ol style="list-style-type: none"> 1. The <i>effect</i> of <i>earthworks</i> on on-site and off-site flooding and overland flow paths, hazard risk and erosion and sedimentation; 2. Setting of minimum floor levels; 3. Setting of maximum impervious surface area; 4. <i>Subdivision</i> design and layout and the size, shape and arrangement of proposed <i>allotments</i>; 5. The extent to which on-site mitigation measures will support and align with any catchment or sub-catchment plan to implement the city-wide Stormwater Strategy 6. Whether the <i>subdivision</i> design and layout meets the requirements of the <i>Council's</i> Engineering Standards for Land Development; and 7. The relevant matters in SUB-MRZ-P3 and SUB-MRZ-P4. 		<p>the PC I: Stormwater Servicing Assessment). To reduce natural hazard risk and impacts to people and property, subdivision should be a restricted discretionary activity. The matters of discretion for this activity that relate to flood hazard management are also able to contribute to reducing the impacts to people and property.</p>	
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SO 211

From: Submission
Subject: FW: Proposed Plan Change I – Increasing Housing Supply and Choice

-----Original Message-----

From: Ben Gadsby <bga255@gmail.com>
Sent: Friday, 20 December 2024 12:30 pm
To: Submission <submission@pncc.govt.nz>
Subject: Proposed Plan Change I – Increasing Housing Supply and Choice

Hi,

I generally support this initiative, however I would like to see some further assessment to exclude some areas to this new zone as follows:

1. Within 3 houses of the end of streets with a cul der sac.
2. Areas where long driveways already exist that service multiple properties.

The reasons is due to already have pressure on the on road parking density and density of road side collection bins. At a minimum this should be considered in the revised road side collection strategy when looking at numbers of bins being put out on a single day.

I also would like to see areas where there is high pressure on the wastewater network looked at for suitability. Perhaps this can be assessed in a similar manner to the stormwater system. I suggest anywhere contributing to wastewater overflows in a greater than 1 year ARI storm is considered as higher risk. Although wastewater network upgrades could solve these, I would propose at a minimum higher development levies are applied to cover this in these areas.

Thought on appropriate locations of high density should be prioritised and appropriate plans for support infrastructure and how these upgrades will be funded.

Thanks,
Ben

SO 212-1

From: Submission
Subject: FW: 'Plan Change 1 - Increasing Housing Supply and Choice'

-----Original Message-----

From: Brett Alcock <brettalcock7@gmail.com>
Sent: Thursday, 16 January 2025 3:24 pm
To: Submission <submission@pncc.govt.nz>
Subject: 'Plan Change 1 - Increasing Housing Supply and Choice'

Submission on proposed Plan Change 1 – Increasing housing supply and choice, Palmerston North

Submission on behalf of:

Brett Alcock & Cindy Tan

31 Chilton Grove

Palmerston North

Ph 0210776575

&

June Alcock

327 Ruahine Street

Palmerston North

Ph 063579612

The current PNCC proposal for the creation of “a Medium Density Residential Zone for some parts of the city” seems to unfortunately be mostly merely a reiteration of its previous proposed outline for housing in Palmerston North (Nov 2024). It seems the PNCC is primarily intent on pleasing developers and pushing through its plan regardless of community concerns. The current proposed plan continues to contain the same failings and flawed assumptions with only one problematic area, stormwater, being taken into any plan change considerations.

A stated key rationale for the proposed Plan Change 1 is that the designated areas have “good access to things people need, like public transport, shops, schools and green space”. However, it does not consider other crucial infrastructure areas such as roading. A good example of this issue is the area down from the Ferguson St intersection with Albert Street to the Hokowhitu roundabout, thence down Te Awe Awe Street past its intersections with Ihaka and Victoria Avenue. The roads here were put in when the area was first developed as a residential neighbourhood (1950s) and were not built to take the current heavy volume of traffic, including heavy vehicles - something very apparent to anyone who lives and/or commutes along here.

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It should also be noted that many of the schools in these proposed areas for intensification are already struggling with large student rolls which any development would further aggravate. It should also be noted that current traffic issues noted previously are exacerbated by local schools (e.g. St James, Hokowhitu) and shops which, due in part to the poor siting of carparks, cause tailbacks and resultant traffic problems; prime examples being the intersection of Albert St and Winton Ave, and Chilton Gr and Te Awe Awe St where if a car is parked in one of the designated carparks directly across from the intersecting street and a vehicle is trying to right turn it is impossible for any traffic behind to pass.

Additionally, some of the arguments for the proposed changes are fundamentally flawed. As can be seen in Hokowhitu any development of intensified housing density on current residentially built land does not necessarily provide a "widen[ed] ... range of housing options". Realistically the prime beneficiaries are developers who are able to greatly increase profits. Due to cost intensified housing development very much tends to benefit high-income households and increasingly drive out lower socio-economic residents (e.g. higher rental costs, increased property values) thereby aggravating socio-economic striations with their resultant social issues.

Perhaps the most crucial flaw in the proposed change is the proposal "that a resource consent would not be needed for ... new homes in the medium density residential zone". This proposal is authoritarian in nature, completely anathema to the fundamentals of local democracy, and something that in many places would be grounds for a lawsuit against the local authority. Changes which affect established neighbours and neighbourhoods should by necessity be subject to input from those affected. Clearly if you paid \$800k on a property which provided you with privacy having an 11-metre-high apartment or residence built overlooking your property or high density duplexes next door is a profound and potentially stressful intrusion upon your life.

There are much better alternative potential residential resolutions. The PNCC could for example improve housing availability and choice by copying cities such as Vancouver, Canada which enforce a tax on vacant and 'land banked' properties, features that are obvious in PN.

It would seem to be a far better option to encourage development in areas which have lesser such pressures. If the PNCC is truly looking to "widen the range of housing options" and encourage greater housing density then a much better solution would be the development of residential housing in and immediately around the CBD utilising the upstairs of the remaining heritage buildings a common situation overseas (e.g. Singapore and much of Europe) which has the great added plus of humanising and aesthetically enhancing the central city. Another great opportunity is the encouragement of the conversion of commercial buildings, either partial or fully, to residential apartments.

Experience both in NZ and overseas shows that the development of CBD housing would also provide a tremendous boost to businesses in the area and decrease suburb expansion pressures. Both of the above options have the great advantages of utilising already in place infrastructure (water, sewage, electricity), discouraging commuting (climate goals, traffic congestion, easy access to public transport), and aiding the revitalisation and humanisation of the CBD. If the PNCC is truly concerned with improving Palmerston North's housing environment it should move away from its current developer focused model which replaces green space with concrete and requires extensive investment in infrastructure and instead look to follow a more resilient, eco-friendly, sustainable model which utilises that which is already in place.

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28 Hereford Street
PALMERSTON NORTH

PNCC Rec'd 12 FEB 2025

10 February 2025

Mr Simon Mori
Principal Planner
Palmerston North City Council

Dear Mr Mori

We are writing to you regarding the Medium Density Residential Zone Proposal. We are also writing regarding the consultation period for this proposal, which, as we are aware, is now closed.

We are working parents with 4 children aged between 1 and 11 years old. My husband and I own our own home in West End of Palmerston North and we have lived here for 17 years. We believe that it is very important to have our say in community and government matters, and we really wanted to make a submission on this issue, as we are affected by this change. However, we felt that the consultation period was insufficient and inappropriate for us, and other families to be able to have their say.

The consultation period timing was across the busiest time of the year for many families. December is extremely busy with the pre-Christmas rush with school prize givings and end of year school and extracurricular functions. Also, the school holidays start mid-December and go through until the end of January. Our children just started back at school the week the submissions were due, and getting children ready to start back at school is also an extremely busy period. School holidays for working parents are incredibly busy, juggling school holiday care for children and work. Also, many people are away for at least 2-3 weeks during this time for their summer holiday and other long weekends. For these reasons, the consultation period provided was insufficient and inappropriate for people, particularly parents, to be able to provide their feedback. As it is important for all groups of people to have their say, we think that the consultation period for this, as well as other consultations on other issues in the future, should not be held across the Christmas holiday period, or at least be extended until at least early March, when children are back at school to allow parents time to provide feedback. That is why we are writing to you now, as now that our children are back at school we have the time to write to you on this issue!

My husband and I do have concerns regarding the proposed changes to the city with the Medium Density Residential changes. We are concerned with the land available for each dwelling as well as the number of dwellings on each parcel of land. For families, an outside safe space for children to play is incredibly important. Parents, like us, are often working in the kitchen or laundry when we are home from work as there are many jobs that must be done as part of family life. Our garden is such an important space, as while we are working, our children are outside, in the fresh air,

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playing on the grass and patio area while we can watch them from our house. We do not have a large section (613 m²) but having this space is essential to family life. Having houses squashed onto small sections does not provide space for this – so where will the children play? On the streets? Or not outside at all, which would be terrible for childhood obesity and excessive screen time, both of which are real issues that our society faces today. City green spaces are important, but children need to have space to play outside on their own property.

Also, parking spaces on properties are a concern that we had also with the proposed developments. The new developments do not have sufficient parking spaces. So where will people park their cars? On the streets also? Given the higher density housing proposed, that is many more cars to fit in a smaller street area. People will walk and use buses for some trips, but everyone still needs a car for longer trips and larger shopping trips. Our family spends \$600 at the supermarket every week, buying huge amounts of groceries to feed our growing family. We simply could not ride the bus with this number of shopping bags!

Light is another concern for us, with such large, high dwellings being proposed and building very close to the boundary. This will greatly impact current one storey houses, such as ours, and we may not get much light at all.

Two-stored houses and smaller sections are already allowed for in the current council planning, so we think that these developments should continue, and two-story space efficient dwellings should be encouraged. There are also areas of the city where there has been very little subdivision, so development within the existing resource and building provisions should continue there, rather than bringing in the Medium Density housing proposal across most of the city, which we think will turn our city into an urban ghetto.

We trust that our points above will be considered.

Yours faithfully,

Andrea and Justin Coker

AJ Coker



PLAN CHANGE I: INCREASING HOUSING SUPPLY AND CHOICE SUBMISSION FORM




This submission form should be used for making a submission on Plan Change I in accordance with clause 6 of the First Schedule, Resource Management Act 1991.

Consultation closes at
4pm, 4 February 2025.

To Palmerston North City Council	
Email to submission@pncc.govt.nz	Subject Submission on Plan Change I
Post Private Bag 11034, Manawatu Mail Centre, 4442	
Delivery 32 Te Marae o Hine, The Square, Palmerston North 4410	

SUBMITTER CONTACT DETAILS

Full name	GILLIAN LUCY RAPSON		
Company / Organisation name (if applicable)			
Contact person			
Email address for service	GoRapson@massey.ac.nz		
Address	28 Parkland Crescent, Palmerston North		
Mail address for service (if different)			
Phone	Mobile		
Home 06/3589088	Work		

TRADE COMPETITION - you must select the box that applies to you

<input type="checkbox"/> I could	<input checked="" type="checkbox"/> I could not	gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please select one of the following boxes, otherwise go to the section 'Attendance and wish to be heard at the hearing'.
<input type="checkbox"/> I am	<input checked="" type="checkbox"/> I am not	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition. ?

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

Attendance and wish to be heard at a hearing

<input checked="" type="checkbox"/> I wish	<input type="checkbox"/> I do not wish	to be heard in support of my submission,
<input type="checkbox"/> I will	<input checked="" type="checkbox"/> I will not	consider presenting a joint case with other submitters who make a similar submission at a hearing.

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Submission from Jill Rapson, 28 Parkland Crescent, Palmerston North. 16/02/2025

Specific part / provision	Support? Oppose? Amend?	"Relief" sought	Reasons
General	Incorporate	Longer term view needed	<p>Over time a town becomes a city, then becomes a concrete jungle. And the roots and history of that place are lost. That is, unless some serious effort is made to preserve at least examples of the early buildings and features.</p> <p>There are some zones or areas of interesting and historic buildings, principally housing, in PNth, an example of which is the Savage Crescent Housing estate. Others are unprotected or unrepresented. I am thinking especially of the Railway Housing (e.g. in Carlisle St), and the old villas around the city centre. Do we (citizens of PNth, now and future) want all these types of buildings to be progressively replaced by multi-storey buildings? It makes more sense to make the decisions now on how to protect some of these historic areas for the future. These decisions might impact on the selection of zones for intensified developments.</p>
Proposed zones	Amend	Reduce size of zones to a quarter about each of the focal points	<p>Apparently 32% of PNth is included in this proposal. That is simply too much. Assuming that two more proposals/PNCC plan changes are developed in the next century, then ALL of PNth will be "developed", and nothing of the original town will be left.</p> <p>My suggested approach is to reduce the 32% by about 75% to give about 8% of PNth affected by this proposal NOW. That is best achieved, at this time, by dividing each of the existing 4(6?) proposed zones into quarters, and selecting one quarter at random to be available to the current proposal.</p> <p>This concentrates the higher density areas into smaller patches, and leaves some surrounding areas which can be, sequentially over the decades, used to accommodate future medium- or even high-density housing.</p>
Rezoning reserves	Oppose	Abandon	<p>Using reserves is a short-term grasp at land, but such reserves will become more and more essential in the future. Increased density of large buildings makes open green spaces even more rare and relatively less open.</p>

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Stormwater overlay	Support	Continue	Some of PNth has no stormwater piping at all. And too many modern developments contain no open ground or soil at all, so that all stormwater drains off the property. This is not viable in the long-term. The addition to new constructions of small above-ground tanks (<1000 litres) is so small as to be almost useless. Larger underground cisterns might be worth considering, though they may be vulnerable to earthquakes.
Stormwater services	Amend	More equitability in costs of identification of storm water issues	I think that the suggestion is that an application for building consent will include an assessment of storm water disposal issues. But surely this assessment will apply at a larger scale than just that of a single section/site. This cost should be spread as widely as possible over the zone. Surely this is a task the PNCC should undertake, since it has all the information already, and the assessment can be made to cover all applicants within a defined zone?
Water, storm water and sewage	Amend	Better separation of waste streams and long-term planning is needed.	<p>Shortly PNth will have to face reality and make some (extremely expensive) updates to its water infrastructure. Treating sewage is so expensive already that adding unnecessary water to it is a waste of money (except from the perspective of the solubility of sediment). Eventually separation of grey water from sewage will become essential.</p> <p>Thus it makes sense to NOW start separating these within the plumbing of individual buildings, even if these are (for the next few decades) then promptly rejoined at the street (or main sewer line). The additional cost of extra plumbing lines per building is relatively small at the construction stage. I would guess that the extra cost is <2% on the current cost of combining those waste streams. And potential future recycling of grey water (e.g., to gardens) is more possible under this kind of plumbing arrangement.</p>
Flooding	?	Flooding preparation is needed	Flooding issues will become more important in the future as floods become more frequent and of larger depths. Consideration should be given to requiring new dwellings in at least some areas, perhaps the ones already identified as flood exposed, to have their ground floors HIGHER off the ground, to reduce exposure to flood. In very flood-prone areas perhaps there should be a requirement for dwellings to be on wooden floors, not concrete, as these are more easily relocated should flood exposure become unsustainable.

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Open areas	??	Clarification?	<p>How dense can these buildings be? Is there any requirement for open spaces between them or groups of them? Open space needs to be provided per building consent, as adjacent open spaces off the development site cannot be assumed to remain permanently open.</p> <p>A contribution from each consent towards a future purchase of a section or block for future open space could be considered.</p>
Loss of other's views, sun, privacy	??	Recession plans etc.	<p>PNth is (currently) a city of villas and bungalows, so that most (98%?) of dwellings are single storey. The problem with permitting large numbers of taller residential buildings is the impact these have on their neighbouring dwellings.</p> <p>There are two major impacts (of a physical kind). The first is any decrease in privacy of neighbouring dwellings, which might have other dwellings overlooking them. It is hard, if you have a private "living court" or patio or garden, which is now on the real-estate brochures as advertising the light and openness available for purchase. And to what extent can that attractive vista be guaranteed to purchasers of that upper-storey dwelling?</p> <p>The second impact is the more common and more important one of loss of sunshine. PNth is a cold and wet town in winter and sunshine is important for residents and for keeping buildings dry and habitable.</p> <p>A council planning change of this size will usually expose 3 or more neighbours of each development to these impacts. To date there appears to be no consideration at all given to incorporating protections for those property owners.</p> <p>As city managers PNCC probably does not want to encourage developments which impact seriously on their neighbours, without any comeback. Currently neighbours do not need to be ADVISED about the nature of construction on adjacent properties, even if such construction drastically alters the value of their own properties. This is not reasonable.</p>
Requirement for compensation for instances of loss	Consider	Introduce	<p>The CURRENT owners of adjacent and affected dwellings are the ones who experience the loss of capital value and enjoyment value in their property or properties under such a change as is proposed for residential dwellings. It is not improbable that</p>

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			<p>loss of value could be 30% or more of the then market value, depending on the extent of impacts from the development.</p> <p>COMPENSATION for those losses should be programmed into the cost of the new residential development. If the development is intolerable to a neighbour, then compensation along with the diminished market price of the property does allow relocation, if desired.</p> <p>Future purchasers of that dwelling price their purchase based on what they can see, when the new adjacent building has been constructed. So they do not need to be compensated. That is only needed during the construction period. Prior to construction a note should be put on the property file of any adjacent dwellings as a warning to any immediate purchasers.</p> <p>To avoid cost-wars, buy-out of lost capital value at PNCC-determined rates should be a necessary part of consent process. An appeal process re level of compensation for adjacent properties should be developed to deal with issues which are unusually severe.</p>
Solution to loss issues	??	Retire the recession plane	<p>Impacts reducing the neighbouring properties' marketable value should be proportionately compensated for. It could be argued that any impact >10% is more than an inhabitant can be expected to tolerate without taking action to combat that if viable action, such as tree-pruning, is possible.</p> <p>There seem to be two approaches to assessing the level of compensation for lost property value for adjacent properties.</p> <p>1) Use market valuers to give (unbiased) before and after market valuations, the difference (and costs) to be paid as compensation by the developer to the property owner(s).</p> <p>2) A modern equivalent of the recession plane. That feature has served PNth well over the years, and can be taken into account by current and prospective owners and builders and developers etc.</p> <p>Given modern app. power, a suitable app. could readily be developed which can quickly identify the extent of impacts on neighbours. The characteristics of this should take into account:</p>

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			<ul style="list-style-type: none"> • solar angle changes throughout the year; • distance of dwelling from building to be constructed; • distance of major outdoor recreational zones from the building to be constructed. <p>It is probable that the best replacement for the recession plane would be a variant of an elastic hemisphere. Modern computing makes this a trivial shape to deal with.</p> <p>For example, a development to the south of any particular dwelling would not impact on its incident sunshine, but may impact on privacy issues, both for rooms within the dwelling and for outdoor recreational spaces. Shadows created by the new development might impinge on an existing dwelling for only one month of the year, or for several months. That impingement might be partial or total from within the dwelling, a feature of the current placement of windows and doors.</p> <p>Such an app. should be publicly available so that all parties could apply it, say, using internet imagery to determine at least approximate exposure levels.</p>
Trees grow up	??	Reality	<p>There are pretty diagrams in the Landscape reports for this proposal, which show cute little seedling trees growing in front of some of the proposed new buildings. But trees do not stay little. They can get very big indeed.</p> <p>So ground-floor dwellings could have their views and possible sun blocked for the first decade of a tree's growth, while that same tree will also impact the first floor in the next decade, and the second floor in the third decade. Lower levels might become less affected in these later decades, as trees may be "lifted" and only trunks remain at low levels as obstructions.</p> <p>How will these be managed? This needs sorting out SPECIFICALLY in advance for each set of buildings. Who is making these decisions? This is especially an issue for trees planted near multi-dwelling constructions, and even more so for those dwellings which are on different storeys (above the ground).</p> <p>Also (since I am currently having street-tree problems) who is going to be responsible for cleaning up after these trees, if they are deciduous and drop their leaves (and/or</p>

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			<p>flowers) every year? And where do all these leaves and flowers go if collected up? The time when someone locally has energy and an available compost heap has gone. There clearly needs to be more planning here for dealing with the problems associated with trees in dense urban areas.</p> <p>The same issue applies to organic waste from the dwellings. What options other than the general waste stream should be offered for residents of these dwellings?</p>
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