

Further Submission on Te Pūtahi Ladies Mile Plan Variation by Kāinga Ora – Homes and Communities

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: TE PŪTAHI LADIES MILE VARIATION FURTHER SUBMISSION
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Submitted via email to: pdpsubmission@qldc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities** (“**Kāinga Ora**”) makes this further submission on **Te Pūtahi Ladies Mile Plan Variation** (“**the Variation**”) in support of/in opposition to original submissions to **the Variation**.
2. Kāinga Ora has an interest in **the Variation** that is greater than the interest the general public has, with respect to:
 - (i) Its interests as the Crown entity responsible for the provision of public housing, its housing portfolio and its interests within Queenstown Lakes District, and
 - (ii) Its interests as a signatory to the Joint Housing Action Plan, and as a partner entity in Grow Well Whaiora, Kāinga Ora supports the implementation of the outcomes described in the Council adopted Te Putahi Ladies Mile Master Plan, and
 - (iii) As the Government’s delivery entity for housing and urban development with particular interest in facilitating and enabling affordable housing delivery in the Queenstown Lakes District.

3. Kāinga Ora makes this further submission in respect of submissions by third parties to the Variation.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
- (a) The reasons as set out in paragraph 2 above.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief.
 - (c) In the case of Primary Submissions that are supported:
 - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.

6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Noting that relief sought within **Appendix A** does not cover any duplicate submission points made by separate submitters.
8. Kāinga Ora wishes to be heard in support of its further submission.
9. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 03 August 2023

Kāinga Ora – Homes and Communities



Brendon Liggett

Manager – Development Planning

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598

Greenlane, Auckland

Attention: Development Planning Team

Email: developmentplanning@kaingaora.govt.nz

Appendix A – Further Submission Table

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Ladies Mile	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.5	Oppose	That, as a minimum, an advice note within the district plan be included to direct plan users to the Fire and Emergency New Zealand Act 2017, specifically, Clause 191 – Regulations relating to fire safety and evacuation procedures in relation to buildings, Clause 192 – Regulations relating to evacuation schemes for buildings and Part 2 of Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018 which relates to Evacuation Schemes.	Oppose	The requirement is not a RMA matter and therefore should not be included within the Variation.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.13	Oppose	That rule 49.5.2 (Building Height) be amended as follows: Building Height - A maximum of 8m Except that: <u>a. Emergency service facilities, emergency service towers and communication poles shall be up to 15m in height.</u>	Oppose in part	Kāinga Ora consider that such activities should also be subject to the appropriate standards for the zone to appropriately consider the effects.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 1 Standards for activities located in the Low Density Residential Precinct Non-compliance status	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.14	Oppose	That rule 49.5.6 (Minimum Building Setback) be amended as follows: <u>Note: Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted</u>	Oppose	This is not a RMA matter and is addressed through the building consent process.	Disallow

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Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.17	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.16	Oppose	That Rule 49.5.17 (Building Height) be amended as follows: <u>Exclusions:</u> <u>a. Emergency service facilities, emergency service towers and communication poles up to 15m in height</u>	Oppose	Kāinga Ora consider that such activities should also be subject to the appropriate standards for the zone to appropriately consider the effects.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.22	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.17	Oppose	That rule 49.5.22.1 (Minimum boundary setbacks for buildings) be amended as follows: 49.5.22.1 In the Medium Density Residential Precinct: ... <u>Note: Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u>	Oppose	This is not a RMA matter and is addressed through the building consent process.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards >	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.19	Oppose	That Rule 49.5.41.4 (building height) be amended as follows: 49.5.41.4 Building height shall not exceed: a. the maximum heights shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights or <u>b. emergency service facilities, emergency service towers and communication poles shall be up to 15m in height or whichever</u>	Oppose	Kāinga Ora consider that such activities should also be subject to the relevant standards for the zone to appropriately consider the effects.	Disallow

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Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.41				<u>is the greater.</u>			
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 4 Standards for activities located in the Open Space Precinct Non-compliance status > 49.5.54	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.23	Oppose	That Rule 49.5.54 (Building Height) be amended as follows: 49.5.54 Building Height Building height shall not exceed 12m, except that the maximum height of lighting shall be 23m <u>and the maximum height of emergency service towers and communication poles shall be 15m.</u> <i>Note: While the submission refers to Rule 49.4.54, the submitter has since confirmed in writing that this is an error and should be amended to read '49.5.54'.</i>	Oppose	Kāinga Ora consider that such activities should also be subject to the relevant standards for the zone to appropriately consider the effects.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.7 Assessment Matters for Site and Building Design	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.24	Oppose	That assessment matters 49.7.1 be amended as follows: d. Access, parking and servicing Whether the development provides for active transport and good access and integration of space for any parking and servicing, through consideration of the extent to which the development: ... (v) <u>Addresses whether the development provides for appropriate emergency access on/to the site including:</u> • The extent to which access to the on -site firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. • The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit • The extent to which wayfinding for different properties on a development are clear in day and night is provided.	Oppose	These matters are appropriately addressed within the building consent process.	Disallow

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Ladies Mile > Variation to Chapter 27 Subdivision and Development > 27.9 Assessment Matters for Resource Consents > 27.9.8 > 27.9.8.1	Lydia Shirley on Behalf of Fire and Emergency New Zealand (FENZ)	OS36.27	Oppose	That 27.9.8.1 (assessment matters in relation to 27.7.28.1) be amended as follows: f. <u>The extent to which a development provides for appropriate emergency access including:</u> i. <u>The extent to which access to the on-site firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u> ii. <u>The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</u> iii. <u>The extent to which wayfinding for different properties on a development are clear in day and night is provided</u>	Oppose	These matters are appropriately addressed within the building consent process.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Blair Devlin On Behalf of Shotover Country Ltd	OS46.2	Oppose	That the building restriction area as it relates to the submitter's site be reduced from 75m to 25m.	Support in part	Kāinga Ora consider that setbacks from the state highway are unnecessary and impede development density. Noting that these restrictive setbacks aren't provided for the further south west you travel down SH6.	Allow in part
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.15	Oppose	That the wording and inclusion of Policy 49.2.2.1(b) is opposed on the basis that avoiding low density housing and single detached residential units is not efficient, is not a market lead approach, and does not provide for diversity of housing choice.	Oppose	Kāinga Ora does not consider that providing for single detached dwellings achieves the intention of the Variation and will not provide for medium-high density development. Allowing 1-2 dwellings per site will encourage lower density development.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.16	Oppose	That flexibility be included to provide for variations of single detached dwellings as well as higher density typologies.	Oppose	Kāinga Ora does not consider that providing for single detached dwellings achieves the intention of the Variation and will not provide for medium-high density development. Allowing 1-2 dwellings per site will encourage lower density development.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.17	Oppose	That Policy 49.2.2.3 be amended to require a variety of housing typologies but not affording preferential weight to any particular type.	Oppose	Kāinga Ora consider that the promotion of multi-storey townhouses, semi-detached, duplexes and similar typologies is adequate to achieve the intended outcomes of the medium and high density residential precincts.	Disallow

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Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Rodney Albertyn On Behalf of Waka Kotahi NZ Transport Agency	OS104.23	Oppose	<p>That Rule 49.5.9 is amended to read:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Road noise – State Highway</p> <p>Any new <u>or altered</u> residential building or buildings containing Activities Sensitive to Road Noise located within <u>100 metres</u> a. 80 metres of the boundary of a State Highway with a speed limit of 70km/h or greater; or</p> <p>b. 40 metres of the boundary of a State Highway with a speed limit less than</p> <p>70 km/h shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed <u>the values set out in Table X 40 dB LAeq(24h) for all habitable spaces including bedrooms.</u></p> </div>	Oppose	Kāinga Ora oppose the reliance on standards 'metric setbacks' to identify the areas of land adjacent to State Highways and railway lines that require acoustic treatment. This metric setback approach relies on the "worst-case" potential noise emissions at maximum distances from the corridors. The standard metric setback approach will impact on land that is not by affected by noise to the extent that mitigation is required.	Disallow

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				<p>Table X</p> <table border="1"> <thead> <tr> <th>Occupancy/activity</th> <th>Maximum road noise level $L_{Aeq(24h)}$</th> </tr> </thead> <tbody> <tr> <td colspan="2"><i>Building type: Residential</i></td> </tr> <tr> <td>Sleeping spaces</td> <td>40 dB</td> </tr> <tr> <td>All other habitable rooms</td> <td>40 dB</td> </tr> <tr> <td colspan="2"><i>Building type: Education</i></td> </tr> <tr> <td>Lecture rooms/theatres, music studios, assembly halls</td> <td>35 dB</td> </tr> <tr> <td>Teaching areas, conference rooms, drama studios, sleeping areas</td> <td>40 dB</td> </tr> <tr> <td>Libraries</td> <td>45 dB</td> </tr> <tr> <td colspan="2"><i>Building type: Health</i></td> </tr> <tr> <td>Overnight medical care, wards</td> <td>40 dB</td> </tr> <tr> <td>Clinics, consulting rooms, theatres, nurses' stations</td> <td>45 dB</td> </tr> <tr> <td colspan="2"><i>Building type: Cultural</i></td> </tr> <tr> <td>Places of worship, marae</td> <td>35 dB</td> </tr> </tbody> </table> <p>A report shall be submitted by a suitably qualified and experienced person to the council demonstrating compliance with this rule prior to the construction or alteration of any building containing an Activity Sensitive to Road Noise. The design road noise is to be based on measured or predicted external noise levels plus 3 dB.</p> <p>If windows must be closed to achieve the design noise levels in Table X, the building is designed, constructed and maintained with a mechanical ventilation system that:</p>	Occupancy/activity	Maximum road noise level $L_{Aeq(24h)}$	<i>Building type: Residential</i>		Sleeping spaces	40 dB	All other habitable rooms	40 dB	<i>Building type: Education</i>		Lecture rooms/theatres, music studios, assembly halls	35 dB	Teaching areas, conference rooms, drama studios, sleeping areas	40 dB	Libraries	45 dB	<i>Building type: Health</i>		Overnight medical care, wards	40 dB	Clinics, consulting rooms, theatres, nurses' stations	45 dB	<i>Building type: Cultural</i>		Places of worship, marae	35 dB			
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				<p>a. <u>For habitable rooms for a residential activity, achieves the following requirements:</u></p> <ul style="list-style-type: none"> i. <u>Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</u> ii. <u>is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u> iii. <u>provides relief for equivalent volumes of spill air; and</u> iv. <u>provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u> v. <u>does not generate more than 35 dB L_{Aeq(30s)} when measured 1 metre away from any grille or diffuser.</u> <p>b. <u>For other spaces, is as determined by a suitably qualified and experienced person.</u></p>			
Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Rodney Albertyn On Behalf of Waka Kotahi NZ Transport Agency	OS104.23	Oppose	<p>That Rule 49.5.32 is amended to read as follows;</p> <p>Road noise – State Highway 6</p> <p>Any new <u>or altered residential building</u> or buildings containing Activities Sensitive to Road Noise located within <u>100 metres a- 80 metres of the boundary of a State Highway 6 with a speed limit of 70km/h or greater; or b. 40 metres of the boundary of State Highway 6 with a speed limit less than 70 km/h.</u> Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed <u>the values set out in Table X 40 dB L_{Aeq(24h)} for all habitable spaces including bedrooms.</u></p>	Oppose	Kāinga Ora oppose the reliance on standards 'metric setbacks' to identify the areas of land adjacent to State Highways and railway lines that require acoustic treatment. This metric setback approach relies on the "worst-case" potential noise emissions at maximum distances from the corridors. The standard metric setback approach will impact on land that is not by affected by noise to the extent that mitigation is required.	Disallow

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Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Rodney Albertyn On Behalf of Waka Kotahi NZ Transport Agency	OS104.25	Oppose	<p>That Rule 49.5.46 is amended to read as follows;</p> <p>Road noise – State Highway-6</p> <p>Any new <u>or altered residential building</u> or buildings containing Activities Sensitive to Road Noise located within <u>100 metres a 80 metres</u> of the boundary of a State Highway 6 with a speed limit of <u>70km/h or greater; or</u></p> <p><u>b. 40 metres of the boundary of State Highway 6 with a speed limit less than</u></p> <p><u>70 km/h</u> shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed the values set out in Table X <u>40 dB LAeq(24h) for all habitable spaces including bedrooms.</u></p> <p>Table X</p> <table border="1"> <thead> <tr> <th>Occupancy/activity</th> <th>Maximum road noise level LAeq(24h)</th> </tr> </thead> <tbody> <tr> <td colspan="2"><i>Building type: Residential</i></td> </tr> <tr> <td>Sleeping spaces</td> <td>40 dB</td> </tr> <tr> <td>All other habitable rooms</td> <td>40 dB</td> </tr> <tr> <td colspan="2"><i>Building type: Education</i></td> </tr> <tr> <td>Lecture rooms/theatres, music studios, assembly halls</td> <td>35 dB</td> </tr> <tr> <td>Teaching areas, conference rooms, drama studios, sleeping areas</td> <td>40 dB</td> </tr> <tr> <td>Libraries</td> <td>45 dB</td> </tr> <tr> <td colspan="2"><i>Building type: Health</i></td> </tr> <tr> <td>Overnight medical care, wards</td> <td>40 dB</td> </tr> <tr> <td>Clinics, consulting rooms, theatres, nurses' stations</td> <td>45 dB</td> </tr> <tr> <td colspan="2"><i>Building type: Cultural</i></td> </tr> <tr> <td>Places of worship, marae</td> <td>35 dB</td> </tr> </tbody> </table> <p>A report shall be submitted by a suitably qualified and experienced person to the council demonstrating compliance with this rule prior to the construction or alteration of any building containing an Activity Sensitive to Road Noise. The design road noise is to be based on measured or predicted external noise levels plus 3 dB.</p> <p>If windows must be closed to achieve the design noise levels in Table X, the building is designed, constructed and maintained with a mechanical ventilation system that:</p> <p>e. For habitable rooms for a residential activity, achieves the following requirements:</p> <p>xi. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</p>	Occupancy/activity	Maximum road noise level LAeq(24h)	<i>Building type: Residential</i>		Sleeping spaces	40 dB	All other habitable rooms	40 dB	<i>Building type: Education</i>		Lecture rooms/theatres, music studios, assembly halls	35 dB	Teaching areas, conference rooms, drama studios, sleeping areas	40 dB	Libraries	45 dB	<i>Building type: Health</i>		Overnight medical care, wards	40 dB	Clinics, consulting rooms, theatres, nurses' stations	45 dB	<i>Building type: Cultural</i>		Places of worship, marae	35 dB	Oppose	Kāinga Ora oppose the reliance on standards 'metric setbacks' to identify the areas of land adjacent to State Highways and railway lines that require acoustic treatment. This metric setback approach relies on the "worst-case" potential noise emissions at maximum distances from the corridors. The standard metric setback approach will impact on land that is not by affected by noise to the extent that mitigation is required.	Disallow
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				<p><u>xiii. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u></p> <p><u>xiv. provides relief for equivalent volumes of spill air; and</u></p> <p><u>xiv. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u></p> <p><u>xv. does not generate more than 35 dB L_{Aeq(30s)} when measured 1 metre away from any grille or diffuser.</u></p> <p><u>f. For other spaces, is as determined by a suitably qualified and experienced person.</u></p>						
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.4	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.27	Oppose	<p>That 49.4.4 be amended as follows: Two <u>Three</u> or more residential units per site in the Medium Density Residential Precinct and High Density Residential Precinct Discretion is restricted to: ... i. within Sub Area A, the establishment of the "Landscape Buffer Area" shown on the Structure Plan, and the methods to ensure it is maintained in perpetuity;</p>	Support	Kāinga Ora supports up to three dwellings on a site as a permitted activity and supports any consequential changes required to be made to other provisions within the Variation.	Allow			
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.4 Rules - Activities > 49.4.7	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.28	Oppose	<p>That 49.4.6 (One residential unit per site within the Medium Density Residential Precinct and the High Density Residential Precinct...), be amended as follows:</p> <table border="1" data-bbox="943 1129 1715 1243"> <tr> <td>49.4.6</td> <td>Non-complying Permitted</td> <td>One or two residential unit/s per site within the Medium Density Residential Precinct and the High Density Residential Precinct, except...</td> </tr> </table> <p><i>Note: While the submission refers to Rule 49.4.7, the submitter has since confirmed in writing that this is an error and should be amended to read '49.4.6', as above.</i></p>	49.4.6	Non-complying Permitted	One or two residential unit/s per site within the Medium Density Residential Precinct and the High Density Residential Precinct , except...	Oppose	Kāinga Ora does not consider that 1-2 dwelling on a site as a permitted activity achieves the intention of the Variation and will not provide for medium-high density development. Allowing 1-2 dwellings per site will encourage lower density development.	Disallow
49.4.6	Non-complying Permitted	One or two residential unit/s per site within the Medium Density Residential Precinct and the High Density Residential Precinct , except...								
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.32	Oppose	<p>That Rule 49.5.16 (Density) be amended as follows: Density 49.5.16.1 In the Medium Density Residential Precinct, development shall achieve a minimum density of 40-48 <u>25-30</u> residential units per hectare across the gross developable area of the site.</p>	Oppose	Kāinga Ora oppose the reduction in minimum density as this does not achieve the outcomes of the Variation to provide for Medium Density development within the particular precinct.	Disallow			

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compliance status > 49.5.16							
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.8 Structure Plan	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.33	Oppose	That the maximum height in the Medium Density Precinct shown on the Ladies Mile Structure Plan – Building Heights be amended to 13 metres.	Support	Kāinga Ora supports one height over the whole of the Medium Density Precinct and does not consider that a 'step down' is required as a transition to adjoining sites.	Allow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.18	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.34	Oppose	That 49.5.18.1 (Recession Plane) be amended as follows: Buildings shall not project beyond the following: 49.5.18.1 In the Medium Density Residential Precinct, the following: <u>a. Front: N/A</u> <u>b. Rear: 2.0m + 35 degrees.</u> <u>c. Side: 7.0m + 45 degrees</u> <u>d. Side (Alt): 3.0m + 65 degrees (applies to side yard immediately abutting a rear yard).</u> a. Northern boundary: A 55 degree recession plane measured 2.5m above the boundary; b. Western and Eastern boundaries: A 45 degree recession plane measured 2.5m above the boundary; c. Southern boundary: A 35 degree recession plane measured 2.5m above the boundary.	Support in part	Kāinga Ora support more enabling recession planes to provide for medium density development as a permitted activity. Kāinga Ora consider that further testing of these proposed recession planes would be required to understand their appropriateness.	Allow in part
5 Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.35	Oppose	That 49.5.21 be amended as follows: Building Coverage: 49.5.21.1 In the Medium Density Residential Precinct, a maximum of <u>50% 45%</u>	Support	Kāinga Ora supports the increase in building coverage to adequately provide for medium density development outcomes.	Allow

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Density Residential Precinct Non-compliance status > 49.5.21							
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non-compliance status > 49.5.22	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.36	Oppose	That 49.5.22 be amended as follows: Minimum boundary setbacks for buildings 49.5.22.1 In the Medium Density Residential Precinct: <u>a. Front and rear boundaries 3m</u> <u>b. Side boundaries zero lot</u> <u>c. All other boundaries: 1.2m</u> a. Road boundaries: 3m b. All other boundaries: 1.5m c. Garages shall be setback at least 6m from a road boundary.	Support in part	Kāinga Ora supports the reduction in yard setbacks in order to achieve medium and high density development, however considers that the setbacks should be amended as follows: That 49.5.22 be amended as follows: Minimum boundary setbacks for buildings 49.5.22.1 In the Medium Density Residential Precinct: a. Road boundaries: 3m <u>1.50m</u> b. All other boundaries: 1.5m c. Garages shall be setback at least 6m from a road boundary.	Allow in part
49.5 Rules – Standards > Table 3 Standards for activities located in the Commercial Precinct and the Glenpanel Precinct Non-compliance status > 49.5.41	Werner Murray On Behalf of Glenpanel Development Ltd	OS73.41	Oppose	That Rule 49.5.41 (building height) be amended as follows: Building Height 49.5.41.1 Buildings shall not exceed the maximum number of storeys shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights. 49.5.41.2 In the Glenpanel Precinct, building height shall not exceed 8m <u>17 m</u> .	Support in part	Kāinga Ora supports the increase in heights within the commercial centre.	Support
Ladies Mile > Variation to Chapter 4 Urban Development	Ian Bayliss On Behalf of Ladies Mile Property Syndicate	OS77.1	Oppose	That Policy 4.2.2.22 either be deleted or amended as follows: “Avoid subdivision and development that does not <u>is encouraged to</u> achieve the residential density range required within the Medium and High Density Residential Precincts of the Te Pūtahi Ladies Mile Zone, <u>to ensure allow</u> a sufficient population to support viable public	Oppose	Kāinga Ora opposes the proposed changes to the policy as this weakens the proposed outcomes of the Variation to provide for medium and high density development within those respective precincts.	Disallow

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> 4.2 Objectives and Policies > 4.2.2.22				transport and social amenities.”			
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Non compliance status > 49.5.16	Ian Bayliss On Behalf of Ladies Mile Property Syndicate	OS77.6	Oppose	That Rule 49.5.16.2 (Density) be amended as follows: In the High Density Residential Precinct, development shall achieve a minimum density of 4060-72 residential units per hectare across the gross developable area of the site... <u>NC-RD</u>	Oppose	Kāinga Ora opposes the reduction in minimum density as this does not achieve high density development outcomes.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.2	Ian Bayliss On Behalf of Ladies Mile Property Syndicate	OS77.20	Oppose	That Policy 49.2.2.1 be amended as follows, to reflect that a wide range of typologies are required to support housing choice and reflect market realities: Within the Medium and High Density Residential Precincts: a. Promote affordability and diversity of housing by maximising choice for residents through encouraging a range of residential typologies, unit sizes and bedroom numbers. b. Avoiding development that does not achieve the residential densities required in each Precinct, and a Avoiding low density housing typologies including single detached residential units <u>and encouraging development to achieve the residential densities standards in each Precinct.</u>	Oppose	Kāinga Ora opposes the proposed changes to the policy as this weakens the proposed outcomes of the Variation to provide for medium and high density development within those respective precincts.	Disallow
Ladies Mile > Chapter 49 Te Putahi Ladies Mile	Warren Hanley On Behalf of Otago Regional Council	OS83.1	Support	That the proposed Variation is supported.	Support in part	Kāinga Ora supports the Variation to the extent of the requested changes made within this further submission.	Allow

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Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.6	Erin Stagg On Behalf of Sanderson Group and Queenstown Commercial Limited	OS93.7	Oppose	That Policy 49.2.6.3 is amended as follows: Provide for efficient and effective public transport through: a) Requiring enabling higher residential densities within the Zone north of State Highway 6; b) Ensuring road widths and configurations are consistent with their efficient utilisation as bus routes;.....	Oppose	Kāinga Ora opposes the proposed changes to the policy as this weakens the proposed outcomes of the Variation to provide for high density development within those respective precinct.	Disallow		
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.5 Rules – Standards > Table 2 Standards for Activities located in the Medium Density Residential Precinct and the High Density Residential Precinct Noncompliance status > 49.5.16	Erin Stagg On Behalf of Sanderson Group and Queenstown Commercial Limited	OS93.18	Oppose	That Rule 49.5.16 (Density) be amended as follows: <table border="1" data-bbox="952 793 1715 905"> <tr> <td>In the High Density Residential Precinct, development to an average density of 60-40 residential units per hectare per <u>net site area</u> across the gross developable area of the site.</td> <td><u>NCD</u></td> </tr> </table>	In the High Density Residential Precinct, development to an average density of 60-40 residential units per hectare per <u>net site area</u> across the gross developable area of the site.	<u>NCD</u>	Oppose	Kāinga Ora opposes the reduction in minimum density as this does not achieve high density development outcomes.	Disallow
In the High Density Residential Precinct, development to an average density of 60-40 residential units per hectare per <u>net site area</u> across the gross developable area of the site.	<u>NCD</u>								
Ladies Mile > Variation to Chapter 4 Urban Development > 4.2 Objectives and Policies > 4.2.2.22	Erin Stagg On Behalf of Sanderson Group and Queenstown Commercial Limited	OS93.40	Oppose	That Policy 4.2.2.22 be amended as follows: Avoid Encourage subdivision and development that does not to achieve the residential density range required <u>anticipated</u> within the Medium and High Density Residential Precincts of the Te Pūtahi Ladies Mile Zone....	Oppose	Kāinga Ora opposes the reduction in minimum density as this does not achieve high density development outcomes.	Disallow		
Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.1	Brett Giddens On Behalf of Corona Trust	OS99.17	Oppose	That a new proposed Policy 49.2.1.2 be inserted as follows: <u>Policy 49.2.1.2 – Require that development in Sub Area H2 of the LDR precinct is managed by building setbacks and controls on built form and density to ensure that development integrates with the adjoining rural living environment and avoid adverse effects resulting from development occurring on the prominent terrace edge between the zones.</u>	Oppose	Kāinga Ora opposes provisions that require setbacks or buffers from rural zones as this impedes achieving the density outcomes of the Variation.	Disallow		

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Ladies Mile > Chapter 49 Te Putahi Ladies Mile > 49.2 Objectives and policies > 49.2.7	Brett Giddens On Behalf of Corona Trust	OS99.24	Oppose	<p>That two new policies under Objective 49.2.7 are proposed as follows:</p> <p><u>Low Density Residential Precincts</u> <u>Policy 49.2.7.14 - Ensure that the height, bulk and location of development maintains a low density suburban character and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy, access to sunlight, lack of dominance, and avoiding buildings breaking skylines and ridges</u> <u>Policy 49.2.7.15 – Protect the interface between the urban LDR precinct and rural living interface by building restriction areas, building setbacks, bulk and location control of buildings and screening requirements for outdoor storage and car parking spaces, and enhance the interface with landscaping and open space</u></p>	Oppose	<p>Kāinga Ora opposes provisions that require setbacks or buffers from rural zones as this impedes achieving the density outcomes of the Variation. Further, the proposed policies are contrary to Objective 4 of the NPS-UD which anticipates that:</p> <p>“New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.”</p>	Disallow