

41. Residential Overview

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
	General		
56.7 Jenny Campbell	General	The submitter believes that encouragement needs to be given to building within the inner city and existing suburban areas through old houses being removed and new eco-friendly dwellings encouraged.	Not stated.
56.8 Jenny Campbell	General	The submitter believes that making existing suburbs more eco-aware, revitalising with the support from Council, such as is being done by residents in Glengarry and South City, creating pride and a sense of belonging to a vital and vibrant community is preferable to creating new residential areas using valuable farmland.	Not stated.
56.9 Jenny Campbell	General	The submitter believes new residential areas need a high standard of amenities to create local community support, interaction and sense of well-being and safety. The submitter believes that once people know others locally there is a whole new sense of well being created along with stability.	Not stated.
56.10 Jenny Campbell	General	The submitter supports the creation if medium density housing close to the CBD.	Not stated.
56.11 Jenny Campbell	General	The submitter commends the residential standards and raises the issues of cycle ways, safe walking tracks and foot paths, beautification projects, biodiversity areas through native plantings, easy access to bus services and community garden areas, particularly for growing vegetables. The submitter also believes ensuring homes are insulated and all forms of energy saving and ways of keeping homes warm must be implemented.	Not stated.
107.3 A4 Simpson Architects Limited	General	The submitter supports the aim of upgrading older housing stock in the city and a policy approach encouraging on-going growth and development in the city's existing urban areas.	Zone for increased density and redevelopment of existing urban areas.
SECTION 2.35 ISSUES, OBJECTIVES AND POLICIES			
	2.35.1 Issues		
107.4 A4 Simpson Architects	2.35.1 Issues	The submitter supports Issues 3 and 3, but opposes in part the wording of issue 1 on the grounds that the issues associated with old and substandard housing are not just a result of a lack of redevelopment in	Amend the wording of Issue 1 and retain Issues 2 and 3

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Limited		existing residential areas, but can also be the result of wider socio-economic problems outside the scope of the District Plan. In addition areas of older housing stock that have been maintained can add to the amenity of the City.	
	2.35.2 Objectives		
79.22 KiwiRail Holdings Ltd	Objectives	Oppose in part. The submitter suggests a new objective and policy be inserted concerning reverse sensitivity noise and vibration effects that may arise from noise sensitive activities on the efficient operation of the rail network	Add objective to residential zones: <u>“Reduce reverse sensitivity noise and vibration effects arising from new development locating near to the rail transport network;</u> OR <u>Require noise sensitive land activities to be located and/or designed to mitigate any reverse sensitivity noise and vibration effects on airfields, strategic roads and rail lines”</u>
107.6 A4 Simpson Architects Limited	Objectives	Support	Retain residential objectives
53.56 NZ Transport Agency	Objective 4	Support. The submitter considers that demand for roading establishment and maintenance is afforded some consideration in the objective.	Reword Objective 4 as follows: <u>“Unplanned peripheral expansion of the built up area resulting in increased demand for urban services and roading is avoided.”</u>
	2.35.3 Policies		
79.23 KiwiRail Holdings Ltd	Policies	Oppose in part. The submitter considers that significant infrastructure should be protected from inappropriate subdivision, use and development and that this should be reflected in the Policies	Include a new Policy: <u>“New buildings locating near to the rail network should include separation distances, design and materials to reduce noise and vibration to acceptable levels.”</u>
107.7 A4 Simpson Architects Limited	Policies	Support	Retain residential policies
53.57 NZ Transport Agency	Policy 5 – Greenfield Development	Support	Retain Policy 5 as proposed.