

# Development Area / Development Area Kilbirnie Bus Barns

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Development Area / Development Area Kilbirnie Bus Barns / General DEV1	Waka Kotahi	370.447	Support	The Kilbirnie Bus Barn Development Area is supported. In particular development being consistent with the "Bus Barn - Concept Plan" to achieve the integrated outcomes.	Retain Development Area 1: Kilbirnie Bus Barn Development Area and its provisions as notified.
Development Area / Development Area Kilbirnie Bus Barns / General DEV1	Kāinga Ora Homes and Communities	391.743	Support in part	Seeks amendments to the rules to make all necessary consequential changes in response to the rezoning of those parcels which are identified for Medium Density Residential Zone to High Density Residential Zone. This rezoning is sought as considers the sites adjoin the metropolitan centres and thereby the adjoining zoning should appropriately be High Density Residential Zone. Considers this zone would also align in the outcomes sought in the overarching submission.	Seeks consequential amendments for all rules to reflect the High Density Residential Development rules.
Development Area / Development Area Kilbirnie Bus Barns / General DEV1	Kāinga Ora Homes and Communities	391.744	Amend	Seeks amendments to the rules to make all necessary consequential changes in response to the rezoning of those parcels which are identified for Medium Density Residential Zone to High Density Residential Zone. This rezoning is sought as considers the sites adjoin the metropolitan centres and thereby the adjoining zoning should appropriately be High Density Residential Zone. Considers this zone would also align in the outcomes sought in the overarching submission.	Seeks consequential amendments for all rules to reflect the High Density Residential Development rules.
Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Bus Barn Limited	320.3	Oppose	Considers that the provision within DEV1-R1 that states that alterations or new buildings are required to not be visible from public spaces will mean that any development in this area would fail the permitted activity requirements. The DEV1 site (Kilbirnie Bus Barns site) is bounded by Onepu Road to the west, Ross Street to the east and the sewer reserve to the south that is used as a pedestrian walkway. These public spaces make the whole site visible. As such any development, even one a one storey residential lot would not meet this requirement, and any development of this site will require a consent. This is conflicting with Policy 3 (b) of the NPS-UD.	Opposes DEV1-R1 (Construction of, or additions and alterations to, buildings and structures) in part and seeks amendment.
Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Bus Barn Limited	320.4	Amend	Considers that the provision within DEV1-R1 that states that alterations or new buildings are required to not be visible from public spaces will mean that any development in this area would fail the permitted activity requirements. The DEV1 site (Kilbirnie Bus Barns site) is bounded by Onepu Road to the west, Ross Street to the east and the sewer reserve to the south that is used as a pedestrian walkway. These public spaces make the whole site visible. As such any development, even one a one storey residential lot would not meet this requirement, and any development of this site will require a consent. This is conflicting with Policy 3 (b) of the NPS-UD.	Amend DEV1-R1 (Construction of, or additions and alterations to, buildings and structures) as follows:  1. Activity status: Permitted  Where: a. Any alterations or additions to a building or structure that: i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below verandah level, including entranceways and glazing; or <del>iii. Are not visible from public spaces; and</del> <del>iii iv. Results in the creation of new residential units; and</del> <del>iv v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; or</del>  b. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or <del>ii. Is not visible from public space; and</del> <del>ii iii. Will have a gross floor area of less than 100m2; and</del> <del>iii iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and</del> <del>iv v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; and</del> <del>v vi. Does not involve the construction of a new building for residential activities.</del>
Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	VicLabour	414.50	Support in part	Supportive of the inclusion of a points based system to allow developments outside of some of the rules in the PDP if they provide other benefits (the city outcomes contribution mechanism) but considers it an example of how arbitrary and excessive many of these regulations are, particularly around height and character protections.	Seeks to retain points based system to allow developments outside of some of the rules in the PDP if they provide other benefits. [Inferred decision requested]

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Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Fabric Property Limited	425.104	Amend	<p>Opposed to the 'City Outcomes Contributions' provisions, and specifically is opposed to requiring 'City Outcomes Contributions' for 'over height' development. While Fabric recognises the intent of these provisions in providing publicly beneficial outcomes, it is inappropriate for the provision of these publicly beneficial outcomes to be connected to non-compliance with height rules. Developments that breach height standards should instead be considered on their own merits and effects. The provision of beneficial outcomes in any development should be considered as part of the merits of a development, and should not be confined to a specified and required list.</p> <p>The 'City Outcomes Contributions' have the potential to act as a disincentive for development, which conflicts with the Proposed Plan strategic objectives and NPS-UD requirements of providing development capacity and providing for urban intensification. This would not achieve the aim of "density done well" as stated in the Design Guide.</p> <p>Seeks that all references to the City Outcomes Contributions be removed from the Proposed Plan and design guides.</p>	<p>Amend DEV1-R1.1.3 (City Outcomes Contribution) as follows:</p> <p>...</p> <p><del>3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;</del></p> <p>...</p>