

**Before the Hearings Panel
At Waimakariri District Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Waimakariri District Plan

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council reply on: Whaitua Nohonoho - Residential Zones (RESZ) – Andrew
Maclennan on behalf of Waimakariri District Council**

Date: 29 November 2024

INTRODUCTION:

- 1 My full name is Andrew MacLennan. My role in preparing this report is that of an expert planner contracted to the Waimakariri District Council.
- 2 I have read the evidence and tabled statements provided by submitters relevant to the Section 42A Report - Waitua Nohonoho - Residential Zones (RESZ).
- 3 I have prepared this Council reply on behalf of the Waimakariri District Council (**Council**) in respect of matters raised through Hearing Stream – 7A.
- 4 Specifically, this statement of evidence relates to the matters in the Section 42A Report - Waitua Nohonoho - Residential Zones (RESZ).
- 5 I am authorised to provide this evidence on behalf of the Waimakariri District Council.

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

- 6 Appendix C of my section 42A report sets out my qualifications and experience.
- 7 I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023.

SCOPE OF REPLY

- 8 This reply follows Hearing Stream 7A held on 16 – 17 September 2024. Minute 41 of the Hearing Procedures allowed for s42A report authors to submit a written reply by 25 October 2024.
- 9 The main topics addressed in this reply include:
 - Answers to questions posed by the Panel
 - Matters remaining in contention
 - Changes to recommendations in s42A report

- 10 **Appendix 1** has a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. This information is all available on the Council website.
- 11 **Appendix 2** has recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the s42A report.
- 12 **Appendix 3** has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in Appendix B of the s42A report.

Answers to questions posed by the Panel

- 13 The following answers to questions posed by the Panel were provided to the Panel on 29 September 2023, and are replicated here to provide a single reply document.

Is this recommended amendment consistent with the recommendations from other authors across the other Zone chapters? If not, why would it be appropriate to only include reference to these provisions here and not in other Zone chapters?

- 14 The suggested amendment is consistent with the recommendations in the EI chapter. In my opinion, the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines. In my opinion, it would be appropriate to include this reference in other Zone chapters where the National Grid and Major Electricity Distribution Lines pass through the zone. However, there is nothing unique about the LLRZ, GRZ, and SETZ that would specifically require this reference over and above other zones in the Plan. As such, I consider an “all or nothing” approach is appropriate to ensure consistency across the Plan.

Will the deletion of all hours of operation controls, and relying on NOISE-R19 (which relates to noise levels specified in a Table) really provide sufficient protection for the amenity of adjacent neighbours for all school activities outside

normal school hours, or would this be better managed by a (global) consent process where bespoke conditions can be developed for certain activities?

15 As a starting point, the permitted rule only applies to education facilities with a GFA of building occupied by the educational facility of less than 200m². Given this, the scale of the education facilities and the associated scale of the effect is limited by the size of the education facility. I consider relying on NOISE-R19 provisions for a small-scale education facility would ensure the amenity of adjacent neighbours is maintained as the residential noise levels within the NOISE chapter will need to be complied with. This provides the education facility with flexibility to operate outside fixed hours while still ensuring the amenity of the residential zone is maintained.

16 I agree that a consent process (or designation process) would be appropriate for larger-scale educational facilities (greater than 200m²) where bespoke conditions can be developed for certain activities.

The advice note reads as if it applies only to permanently relocated buildings, i.e. not to 'regular' buildings. Would it be clearer by addition of the word 'also'? "This rule also applies to permanently relocated buildings." Please review this recommendation in light of recommendations made by other Zone chapter authors in respect to the same submission point(s).

17 The intent of the advice note was to also apply to permanently relocated buildings. I agree the addition of "also" helps clarify the intent of the advice note.

18 I have reviewed the position of other Zone chapter authors. It appears we have largely come to the same conclusion that R1 applies to permanently relocated buildings. Where we differ in opinion is whether or not an advice note is required within the rule or not. At the hearing I retained the view the advice note (as amended) adds clarity to the rule.

19 However, following discussion with other reporting officer which has seen the amendment to the definition of 'construction work', I no longer consider the advice note is required.

Have you considered the recommendations from other reporting officers about the inclusion of reference to anticipated built form and amenity values in response to other submission points from Kainga Ora?

20 I have considered the recommendations from other reporting officers on the UFD Chapter and also in the Subdivision Chapter which have provided recommendations on Kainga Ora’s submission points seeking reference to the “anticipated form and function”¹, or an acknowledgment that amenity will “change and develop overtime”². In both case the reporting officers rejected the submission points in favour of the notified drafting which refers to supporting the “character, amenity values, form and function” within SUB-P1 or “maintaining appropriate levels of amenity” within UFD-P2(2)(e).

21 In the context of the RESZ-02 I consider describing the residential form, scale, and design provides more direction on the outcome the objective seeks to achieve, rather than referring to the “anticipated built form of the applicable residential zone”.

RESZ-05 provides for housing choice, and so how does it provide specifically for residential activities such as those requested by the submitter Corrections?

Are you instead referring to RESZ-04 as providing for diverse social opportunities?

(Also your recommendation to amend RESZ-05 would change ‘residential unit types’ to ‘residential activities’ which may at least in part grant Corrections’ requested relief)?

22 As I understood the submission point, the intention was to ensure that “a range of residential activities” are provided for. The reference to “including those that promote diverse social opportunities, such as residential activities that involve supervision, assistance, care, and/or

¹ Paragraph 137 of Urban Subdivision s42A report:
https://www.waimakariri.govt.nz/_data/assets/pdf_file/0031/160996/STREAM-8-RESIDENTIAL-SUBDIVISION-SECTION-42A-REPORT.PDF

² Paragraph 42 of Urban Form and Development – Right of Reply:
https://www.waimakariri.govt.nz/_data/assets/pdf_file/0027/137772/02_Right-of-Reply-Stream-1-and-2-Urban-Form-and-Development.pdf

treatment support” was a sub-set of a “residential activity”. I disagree that the objective needs to refer to a specific type of residential activity. I consider the relief sought by the submitter is achieved within the recommended amendment to objective subclause (1) which provides for “a range of residential activities”.

- 23 If there are non-residential activities that promote diverse social opportunities, these activities would need to be considered against RESZ-O4 - Non-residential activities.

You state that:

I note that I have recommended an amendment to RES-O4 removing the reference to ‘small scale’ from the non-residential activities objective.

Where is this addressed in the Report?

- 24 That is an error in my report. RES-O4 as notified reads:

Non-residential activities

Small-scale non-residential activities that take place in residential areas support the function of local communities.

- 25 I have recommended that RES-O4 is retained as notified, which includes the reference to ‘small scale’. I retain the view that RES-O4 should be retained as notified. I also retain the view that the additional objective sought by MoE is not required. As set out within para 145, if a new school was required within the district, the submitter, as a requiring authority, could give notice to the Council of its requirement for a designation to be included in its district plan.

- 26 NOTE: There is also an error in Appendix A - Recommended Amendments to Residential Chapters, which shows an incorrect version of RES-O4, which is missing “Small scale”. The recommended version of RES-O4 should read as notified:

Non-residential activities

Small-scale non-residential activities that take place in residential areas support the function of local communities.

Is there any scope from the words “advocate for” for potentially strengthening RESZ-P4 to take a more regulatory approach as (opposed to an ‘encourage’ approach) to sustainable design for new builds?

If there was determined to be scope, would you support this?

27 I consider the words “encourage” and “advocate for” both imply a non-regulatory response to achieving this policy. This may be in the form of non-regulatory design guidelines or other non-regulatory methods. As set out in para 172 of my s42A report, I think it is unclear how “advocating” for these design outcomes will be achieved, which is the basis for my recommendation to remove this phrase from the policy.

28 If the policy's intention was to take a regulatory approach to sustainable design for new builds, it would have “required” or “ensured” that the outcomes set out within (1) and (2) be achieved.

29 In my view there is no scope within the submission on this policy to take a more regulatory approach as to sustainable design for new builds.

What exactly is meant by “universal design” in RESZ-P4?

30 The concept of universal design was introduced to the Plan via the “Housing Demand and Need in Waimakariri District - Prepared for Waimakariri District Council”³. This report suggested promoting universal design in the community and with developers to support seniors connecting and aging in place.

³ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0020/136136/17.-Research-report-Housing-Demand-and-Need-in-Waimakariri-District.-Authors-Ian-Mitchell-and-Chris-Glaudel.PDF

31 Universal design is described within “Towards an Inclusive Environment The Waimakariri Accessibility Strategy 2017 – 2021” as⁴:

Universal Design: also known as human centered design. This holistic approach ensure buildings, public spaces and transport amenities are easy and intuitive to use for a wide range of people no matter their age, physical ability, or level of language comprehension.

32 BRANZ (Building Research Association of New Zealand) describes Universal design as⁵:

Universal design is about making buildings accessible to all people of all abilities at any stage of life. It includes people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young.

33 The BRANZ also provides some examples of universal design features:

- *wider accessways and thresholds*
- *level transition zones both inside and outside buildings*
- *lever handles rather than knob handles for doors and windows*
- *using drawers instead of cupboards to allow easy access*
- *easy-to-use drawer handles*
- *good task lighting in utility zones*
- *well-placed grab rails in bathroom areas*
- *non-slip flooring.*

As a matter of interest (as this has not been raised in submissions) how is RESZ-P10 essentially any different to RESZ-P8, noting that retirement villages must

⁴ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0016/127240/Waimakariri-Accessibility-Strategy-2017-Towards-an-Inclusive-Environment.PDF

⁵ <https://www.branz.co.nz/universal-design/>

surely come within the ambit of RESZ-P8, which covers “all ranges of residential units, types, sizes and densities”?

Is the only difference relating to exclusion of retirement villages from the LLRZ, and if so could RESZ-P8 be amended accordingly and RESZ-P10 deleted?

34 RESZ-P8 is broader than RESZ-P10 as it applies to “a range of residential units” whereas RESZ-P10 relates only to retirement villages. RESZ-P8 also applies to all residential zones whereas RESZ-P10 does not apply to the LLRZ. RESZ-P10 ensures integration with some specific infrastructure matters being the transport system, roads and parking, whereas RESZ-P8 requires integration with surrounding infrastructure more broadly.

35 I agree that the policies are similar and that both will apply to retirement villages. However, in my view, there is no scope within the submissions to merge the two policies.

Clause 1 does not appear to flow from the chapeau of the policy. Is there any scope to amend this?

36 I agree clause (1) does not flow from the chapeau. In my view, there is no scope within submissions to amend this. I consider the addition of “they are” within (1) would be a Clause 16(2) amendment as it is correcting a minor error. I.e.:

Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:

1. *they are consistent with good urban design outcomes⁶, including external design; and*

You state that:

“In relation to the specific amendments sought by Summerset, I disagree that RESZ-P12 needs to provide guidance on the purpose of ODP’s.”

⁶ Summerset [207.27]

But would it not be useful to readers of this Chapter to understand what the purpose of an ODP is, either through a brief description or cross referencing to another chapter (UFD) where ODP's are dealt with in more detail?

37 RESZ-P12 is part of a wider package of provisions that relate to outline development plans:

- Part 1 – How the plan works - Statutory Context states:

“Structure Plans have been developed for Kaiapoi and Rangiora. These contain a framework for development and are incorporated in the District Plan in Part 3 – Development Areas, as an Outline Development Plan. These describe the key issues and expected outcomes for development and provide for co-ordinated development. They set out the vision for the layout of residential development and any commercial development, supporting infrastructure and open spaces in Rangiora and Kaiapoi.”

- SUB-P6 describes the criteria for ODP's
- SUB-P7, SUB-S4 and SUB-MCD2(2) ensure that subdivisions are undertaken in accordance with a relevant ODP.
- RESZ-P12 describes how land subject to an ODP should be used and developed.
- All of the ODP'sS are then included within Part 3 Area specific matters (Development Areas).

38 Within this package of provisions, the role of the RESZ-P12 to ensure that the use and development of land subject to an ODP is undertaken in accordance with the requirements of the ODP. In my view it is not the role of the RESZ-P12 to provide guidance on the purpose of an ODP.

39 If further guidance was required within the Plan, I consider this guidance is better located within “Part 1 - How the plan works”. Given ODP's are a common planning tool, I don't think additional explanation on the purpose of an ODP is required within the Plan.

You state:

Firstly, this policy provides the policy support for LLRZ-BFS1 which sets the permitted site density of one residential unit per 5,000m² of net site area or one residential unit on any site less than 5,000m².

There are two things to arise:

Firstly, you appear to be taking the unusual approach where a policy is to be assessed as to whether it supports a Building Standard, rather than the other way around?

Secondly, is RESZ-P14 too prescriptive whereas it may be seen to read as a rule rather than a policy?

40 Yes, I agree that phrase is somewhat unusual. The intention of this sentence was to explain that RESZ-P14 is the policy that sets the direction on development density in the LLRZ, and this policy is achieved by LLRZ-BFS1, which sets the permitted site density within the LLRZ.

41 I consider it appropriate for a policy to set a directive requirement, particularly when setting direction on development density. I also consider it common for a district plan to include directive policies to ensure the development density of a particular zone is achieved.

Is there a typo in here which refers to the RESZ Chapter being retained as notified – are you recommending RESZ-P14 is retained as notified?

42 Yes, it should read:

235. I recommend that no change be made to RESZ-P14 RESZ chapter of the Proposed Plan ~~be retained as notified~~.

43 In relation to para 51, this recommendation relates to a range of general submission point on the LLRZ. For clarity this recommendation should read:

251. I recommend that no change be made to the LLRZ chapter of the Proposed Plan *in response to these submission points*.

Please clarify – is ‘plantation forestry’ a permitted activity in the LLRZ? If so, how is this appropriate?

44 Yes, LLRZ-R16 permits “Agriculture” provided the permitted setback in PER-1 is achieved. “Agriculture” is defined as

“means a land based activity having any one or combination of the following as the purpose of the use of land:

- a. arable land use being the use of land to grow crops for harvest; or*
- b. horticultural land use being the use of land to grow food or beverage crops for human consumption (other than arable crops), or flowers for commercial supply; or*
- c. pastoral land use being the use of land for the grazing of livestock; or*
- d. Plantation Forest or Woodlot being less than 1ha of continuous area of deliberately established tree species that has been planted, or has or will be, harvested or replanted.”*

45 Therefore, “plantation forestry” that is less than 1ha of continuous area of deliberately established tree species, is permitted, provided the permitted setback in PER-1 is achieved.

46 There is no scope to amend the definition of “Agriculture” or LLRZ-R16 so I have not considered the appropriateness of this permitted activity.

Please clarify whether there is scope through submissions to add a new definition for “Vehicle or Boat Repair or Storage Services”, and if not is this appropriately a clause 16(2) matter – will there be any natural justice issues by introducing a definition for a term that is already used in other rules in the Plan.

47 There is no scope in the submissions to add a new definition for “Vehicle or Boat Repair or Storage Services”.

48 I consider this amendment can be made as a Clause 16(2) change as the suggested change corrects a minor error in the Plan. Currently there is a minor error in the Plan and rules GRZ-R30, MDZ-R30, SETZ-R33 and LLRZ-R30 could be interpreted that all vehicle or boat repair or storage

requires resource consent as a non-complying activity, which is clearly an error. To resolve what is clearly a minor error, I consider Clause 16(2) can be used to fix this minor error.

49 In my view, there will not be any natural justice issues with introducing a definition for “Vehicle or Boat Repair or Storage Services” as it clarifies the intended scope of these rules.

Is it really necessary to have a permitted activity rule for “gardening, cultivation and disturbance of land for fence posts”? If these activities are excluded from the definition of earthworks, it would mean they are not managed by the Earthworks Chapter. However, it is not clear why such benign activities would automatically be subject to the ‘catch all rule’ and therefore be discretionary activities. Would it not be a case of de minimis or negligible effects and therefore they are simply not controlled in a District Plan?

50 The earthworks chapter only applies to activities included within the “earthworks” definition, which is a National Planning Standards definition. Given this definition excludes gardening, cultivation, and disturbance of land for the installation of fence posts, these activities are not managed by the EW chapter.

51 It could be argued that these activities have a de minimis or negligible effects and therefore they are simply not controlled in a District Plan. However, in my view the permitted activity rule provides certainty to the activities. This rule is replicated in almost every other zone within the Plan, so removing it from GRZ would create an inconsistency with the other chapters of the Plan.

As per a previous question, how will the deletion of all hours of operation restrictions for schools (educational facilities) be consistent with maintaining the amenity of a residential neighbourhood – is there an evidential basis that you are relying on for this recommendation, and is it appropriate to rely entirely on noise standards to control all coming and going, and activities on a site, after hours?

52 As above.

Given that Tier 1 Councils can no longer set minimum car parking rate requirements, why is it necessary to effectively ensure that an off-street parking space can be provided in front of a garage?

53 I consider the 6-metre setback is not solely for the purpose of providing off-street parking space. I consider it better achieves the direction within GRZ-P1(1) that the GRZ provides for suburban character on larger sites primarily with detached residential units. I consider the setback also reflects the character of the GRZ.

In relation to the submission from WDC, what are the (planning) reasons why you would support a 2m setback for buildings and structures applying to accessways?

54 The 2 metre building setback from accessway helps to achieve GRZ-P1(3) which requires that as sites generally dominated by landscaped areas, with open spacious streetscapes. Without this addition setback requirement, a building would be able to be built adjoining the accessway boundary which would not maintain the character and amenity values anticipated for the zone.

To what extent could the submitter's concern be addressed, in any event, by existing use rights (i.e. current lawfully established rural sales would be able to continue at the same or similar scale etc)?

55 I think the submitters concerns are addressed by existing uses rights provided:

- the use was lawfully established: and
- the effects of the use are the same or similar in character, intensity and scale.

You state that you disagree any amendment to educational facility is required. Is it lawful to amend a National Planning Standard definition irrespective?

56 Clause 14.1 of the NPS states:

“Where terms defined in the Definitions List are used in a policy statement or plan, and the term is used in the same context as the

definition, local authorities must use the definition as defined in the Definitions List. However, if required, they may define:

- a) terms that are a subcategory of, or have a narrower application than, a defined term in the Definitions List. Any such definitions must be consistent with the higher-level definition in the Definitions List.*
- b) additional terms that do not have the same or equivalent meaning as a term defined in the Definitions List.”*

57 Given this, I consider it is lawful to define a subcategory of a definition or additional terms in accordance with either (a) or (b) above. I do not consider either (a) or (b) relevant in this example.

REPLY REPORT QUESTIONS FOR HEARING STREAM 7A

Please further consider the Oxford Ōhoka Community Board's submission point in respect to the Oxford Showground, in particular in terms of consistency with the Rangiora Showground provisions and the Temporary Activities Chapter.

58 Oxford-Ohoka Community Board [172.11] submission supports Oxford A&P showgrounds activities being able to continue on their site. Oxford A & P Association [146.1] seek the following amendment to allow existing activities and recreation to continue on the site:

'Where:

1. the activities on the site are:

a. ~~an annual~~ A&P Shows and events;

b. recreation activities;

c. equestrian and ancillary activities and facilities;

d. community facility;

e. community market;

f. motor vehicle display events; and

g. dog agility and training.

h. education institutions sports and activities

g.i. evening activities under lights'

59 In addition, they seek an amendment to the definition of 'Community facility' and 'Community market' to clarify that these definitions capture events 'whether a charge is made for admission or participation or not'.⁷ In their opinion, the current wording restricts ongoing activities on the site.

⁷ Oxford A & P Association [146.3 and 146.4]

60 In response to this submission point, I considered that the additions sought to GRZ-R18 ('education institutions sports and activities' and 'evening activities under lights') are already provided for in GRZ-R18. As such, I disagreed amendments to GRZ-R18 were required.

61 I considered amendments sought to the definition of 'Community facility' and 'Community market' unnecessary. It was not clear from the submission why these amendments are required. I noted that these definitions are used throughout the Proposed Plan, and I disagreed that these definitions should be amended to address a site-specific concern. Finally, I noted that the definition of 'Community facility' is a NPS definition and as such Clause 14 of the NPS requires that Local authorities must use the definition as defined in the Definitions List.

62 In relation to the suggested amendment to subclause (a) which would enable multiple 'A&P Shows and events', the submission was not clear as to what kind of 'events this would enable that are not already provided for within clauses (b) – (g). Without further information from the submitter as to what other events are proposed on this site, I disagreed with the suggested amendment.

63 At the hearing, it was suggested that these events may include the "Family Fun Day Event" and "Christmas Parade" held on the site. In my view, as notified, the "Family Fun Day Event" and "Christmas Parade" are not captured by the existing GRZ-R18 rule, and would instead be considered a "Temporary Activity", which is defined in the Proposed Plan as:

means an activity or event and any ancillary structures that:

- 1. is infrequent, temporary, of short duration with a defined end time;*
- and*
- 2. creates no, or only negligible, lasting alteration or disturbance to any site, building or vegetation;*

it includes:

- a. performances, celebrations, concerts;*
- b. exhibitions;*

- c. *circuses;*
- d. *parades;*
- e. *holiday observances;*
- f. *fetes, fairs and carnivals;*
- g. *festivals;*
- h. *recreation and sporting events;*
- i. *filming;*
- j. *and other types of activities of similar character;*

Temporary activity excludes markets and other activities held on a regular basis such as daily, weekly, fortnightly, or monthly, and temporary events ancillary to domestic scale residential activities.

- 64 In my view it would appear somewhat inconsistent if GRZ-R18 permitted the events listed within GRZ-R18(1)(a) – (g) but then required resource consent as a discretionary activity for a parade, fair or carnival activity, all of which would appear to have very similar effects to the activities listed as permitted. Given this, I consider “parades, fairs or carnivals”, which are a subset of “temporary activities”, should be added to GRZ-R18 to ensure these activities are permitted within GRZ-R18.
- 65 For completeness, I note that all the activities within GRZ-R18 that meet the definition of “*Temporary Activity*” also need to comply with the requirements of the Temporary Activities Chapter as highlighted in the advice note included within the rule.
- 66 Given the above, I recommend that GRZ-R18 be amended as follows:

GRZ-R18 Oxford A&P Showground activities	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activities on <u>at</u> the <u>Oxford A&P Showground</u>⁸ site are: <ol style="list-style-type: none"> a. an annual A&P Show event; b. recreation activities; c. equestrian and ancillary activities and facilities; d. community facility; e. community market; f. motor vehicle display events; and g. dog agility and training; and h. <u>parades, fairs and carnivals.</u>⁹ 	<p>Activity status when compliance not achieved: DIS</p>
<p>Advisory Note</p> <ol style="list-style-type: none"> 1. Rules for temporary activities are contained in the Temporary Activities Chapter. 	

67 In terms of ensuring consistency between GRZ-R18 and RLZ-R16, I note the reply report version of RLZ-R16¹⁰ reads as follows:

⁸ Clause 16(2) RMA

⁹ Oxford-Ohoka Community Board [172.11]

¹⁰ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0027/159705/STREAM-6-RURAL-ZONES-S42A-AUTHORS-RIGHT-OF-REPLY.pdf

RLZ-R16 Rangiora A&P Showground activities	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activities on the site are: <ol style="list-style-type: none"> a. an annual A&P Show event; b. recreation activities; c. equestrian and ancillary activities and facilities; d. community facility; e. community market; f. one motor vehicle display event of four days duration per calendar year; g. one motor vehicle display event of two days duration per calendar year; and h. dog agility and training. 2. For all motor vehicle display events a management plan for the activity shall be 	<p>Activity status when compliance not achieved: DIS</p>
<p>provided addressing the following aspects as a minimum:</p> <ol style="list-style-type: none"> e. Hours of operation; f. Location of camping areas; g. Mitigation measures to control noise between 8pm and 8am during the event; and h. Extent of community consultation and any outcomes. 	
<p>Advisory Note</p> <ul style="list-style-type: none"> • Rules for temporary activities are contained in the Temporary Activities Chapter. • Overnight camping at the Rangiora A&P Showgrounds is required to comply with the Camping-ground Regulations (1985). 	

68 The amendments to RLZ-R16 included as part of the RLZ chapter reply report have been included in response to the “Muscle Car Madness” event on the Rangiora A&P Showgrounds site, which has led to some bespoke provisions to cater to this event.

69 I consider the addition of “parades, fairs or carnivals” provides a similar bespoke amendment specific to the Oxford A&P Showgrounds. Given these amendments are specific to the individual sites, I consider it

appropriate that there is no consistency between the two site-specific rules.

Is there scope for the inclusion of Ōhoka in the introduction to the SETZ Chapter or could it be addressed under Clause 16 of Schedule 1?

70 Yes, I consider this is a minor error that can be corrected as a Clause 16(2) amendment.

Please address the matter of plan consistency in respect of paragraph 55.

71 As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.

72 On reflection, I note that within each chapter there is already a note which states:

“As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.”

73 This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.

74 For completeness, if the hearing panel were of the view that a cross-reference was appropriate (which is no longer my recommended approach), the cross-reference would apply to the following chapters, all of which are traversed by either the National Grid Lines or Major Electricity Distribution Lines:

- GRUZ - General Rural Zone
- RLZ - Rural Lifestyle Zone

- LLRZ - Large Lot Residential Zone
- LLRZO - Large Lot Residential Zone Overlay
- SETZ - Settlement Zone
- GIZ - General Industrial Zone
- GRZ - General Residential Zone
- LFRZ - Large Format Retail Zone
- HIZ - Heavy Industrial Zone
- SPZ KN - Special Purpose Zone Kainga

75 The cross-reference would read:

Where relevant, activities in the [XX] Zone must also comply with the provisions in the District-wide Energy and Infrastructure chapter, including EI-51, EI-R52, EI52A, EI-R54, EI-R55, and EI-R56, which manage activities near the National Grid and Major Electricity Distribution Lines which are shown on the Planning Map.¹¹

Please respond to Ms Dale for Kainga Ora’s tabled evidence in respect to the matters of “anticipated form and function” and amenity changing over time and requested amendments to the Zone chapters objectives and policies. Do you consider that existing amenity should also be recognised? In doing so, please bear in mind the discussion with Commissioner Sweetman about the relationship between the RESZ objectives and policies and the specific Zone chapter objectives and policies.

76 Ms Dale supports the submission of Kāinga Ora; she considers the types of residential densities and variety of housing anticipated in the zones as contained within the zone-specific objectives and policies. She seeks the following amendment to RESZ-P8:

¹¹ Mainpower [249.115, 249.117, 249.118 and 249.119, 249.132]

~~*Enable a variety of housing typologies that achieve the planned urban form anticipated for each zone.*~~

~~*Enable a range of residential unit types, sizes and densities where:*~~

~~*1. good urban design outcomes are achieved; and*~~

~~*2. development integrates with surrounding residential areas and infrastructure.*~~

77 I retain the view within paragraph 192 of my s42A report. I consider this policy aims to support the provision of housing choice and recognises the role that good urban design plays in enabling integration with the surrounding residential area and infrastructure. I consider the notified version of this policy is required to achieve RES-O3, which requires that the form scale and design of development achieve a good quality residential environment and manage adverse effects on the surrounding environment.

78 In the context of this policy, I disagree that the reference to achieving “the planned urban form anticipated for each zone” is required. I acknowledge the panel's point that this policy considers the focus on enabling the built form anticipated for each zone. However, the amendment proposed by Kainga Ora does not provide a decision maker with any guidance on how to consider applications that are not anticipated within a residential zone.

Recommendation

79 No additional amendments to RESZ-P8 are recommended.

Please respond to Commissioner Atkinson’s question regarding whether the approach taken to non-residential activities is consistent with adjacent councils.

80 Commissioner Atkinson’s question was asked in relation to the submission point from Corrections [52.6] who seek the following be added to RESZ-O5:

“a range of residential activities, including those that promote diverse social opportunities, such as residential activities that involve supervision, assistance, care, and/or treatment support.”

81 I have reviewed the Christchurch District Plan, Waimakariri District Plan, Selwyn District Plan, and Hurunui District Plan, to consider how residential activities that involve supervision, assistance, care, and/or treatment support (i.e. residential correction facilities) are managed within other TA’s in the region. The following table sets out the relevant provisions of these District Plans:

Council	Rule	Comment
Proposed Waimakariri District Plan	Residential activities ¹² are a permitted activities in the LLRZ ¹³ , GRZ ¹⁴ , SETZ ¹⁵ . Any other activity not provided for in the zone is discretionary ¹⁶ .	Residential correction facilities that meet the definition of residential activities are permitted, otherwise the non-residential activities will require consent as a discretionary activity.
Partially Operative Selwyn District Plan (Appeals Version)	Residential activity ¹⁷ is a permitted activity. Any other activity not provided for in the zone is discretionary.	Residential correction facilities that meet the definition of residential activities are permitted, otherwise the non-residential activities will require consent as a discretionary activity.

¹² means the use of land and building(s) for people’s living accommodation.

¹³ LLRZ-R4 - Residential activity

¹⁴ GRZ-R4 - Residential activity

¹⁵ SETZ-R4 - Residential activity

¹⁶ LLRZ-R27, GRZ-R28, SETZ-R30

¹⁷ means the use of land and building(s) for people’s living accommodation.

<p>Hurunui District Plan</p>	<p>Residential activities¹⁸ are a permitted activities in the settlements zone¹⁹.</p> <p>Any other activity not provided for in the zone is discretionary²⁰.</p>	<p>Residential correction facilities that meet the definition of residential activities are permitted, otherwise the non-residential activities will require consent as a discretionary activity.</p>
<p>Christchurch District Plan</p>	<p><i>Community corrections facilities</i>²¹ are a permitted activities with the Residential Medium Density Zone,²² and Residential Suburban Zone²³ provided operating hours and build form standards are achieved. Breaches of the permitted standards requires consent as a restricted discretionary activity²⁴.</p>	<p>Christchurch District Plan includes specific provision for community corrections facilities.</p>

82 The table above shows that the Proposed Waimakariri District Plan, the Partially Operative Selwyn District Plan (Appeals Version), and the Hurunui District Plan all contain a similar definition of “residential activity”. Residential correction facilities that meet the definition of residential activities will be permitted within these plans, otherwise the non-residential aspects of these activities will require consent as a

¹⁸ means the use of premises primarily for dwelling.

¹⁹ Rule 4.5.1

²⁰ Rule 4.8.1

²¹ means buildings used for non-custodial community corrections purposes. This includes probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes. Community corrections facilities may be used for the administration of, and a meeting point for, community work groups.

²² P12

²³ P23

²⁴ RD9 and RD17

discretionary activity. Christchurch District Plan contains a specific definition for “community corrections facilities”, and provides for these activities as permitted activities in the Residential Medium Density and Residential Suburban Zones.

83 Given this, I consider the provisions of the Proposed Plan to be consistent with the Partially Operative Selwyn District Plan (Appeals Version) and the Hurunui District Plan.

Please respond to Ken Fletcher’s submission points that seek a further zone offering within Oxford and the District to address the lot size “gap” between the General Residential Zone and Large Lot Residential Zone.

84 Mr Fletcher’s suggested amendment to the introduction of the LLRZ is the only submission point²⁵ that was considered within my s42A. His submission points related to the subdivision density have been considered in the s42A report on the Subdivision Chapter.

85 Within paragraphs 325 – 335 of Ms McClung’s report she responded to the suggestion that the LLRZ should have a minimum of 2000m²:

“The subdivision s32 evaluation states that subdivision less than the average of 5000m² in the LLRZ will not give effect to the CRPS.

As discussed previously, the CRPS uses the term rural residential, whereas this has been replaced with LLRZ in the District Plan to align with the National Planning Standards.

The CRPS defines rural residential activities as residential units outside the identified Greenfield Priority Areas and Future Development Areas at an average density of between 1 and 2 households per hectare.

Therefore, the District Plan would not be giving effect to the CRPS with respect to LLRZ density if the average was lower than 5000m². ...”

²⁵ Ken Fletcher [99.3]

86 Within paragraphs 342 – 344 of Ms McClung’s report she responded to Mr Fletcher’s [99.1] submission point seeking a 600m² minimum allotment size for the GRZ within Oxford. She states:

“The District Plan provides a 500m² minimum allotment size. The subdivision s32 report acknowledges that the 500m² minimum is a reduction from the existing 600m² for the Residential 2 zone in the Operative Plan, and then explains that the smaller site size provides some additional development potential in the GRZ. However, the 500m² is a minimum, and not a maximum.

The WRCDM23 states that while the District Plan enables a minimum lot size of 500m² in the GRZ within Oxford, it can be reasonably expected that lots of 600m² will be realised.

Therefore, it is possible that new allotments of 600m² will be created in Oxford if there is a market demand for that size.

I recommend no change and that the submissions of Ken Fletcher [99.1] be rejected.”

87 I agree with the rationale provided by Ms. McClung. I do not consider any further amendments to the Proposed Plan necessary.

Please respond to Ms Style’s tabled evidence for Summerset Retirement Villages, including the appropriate activity status for retirement villages

GRZ-R20 - Retirement village

88 Ms Styles supports the submission of Summerset and seeks that GRZ-R20 be amended from a restricted discretionary activity to a controlled activity.

89 I retain the view within paragraphs 426 – 330 of my s42A report. I consider the scale and residential density of retirement villages can be much greater than other residential activities. I consider the restricted discretionary activity status to be required to ensure that the density and scale of a retirement village can be managed.

Recommendation

90 No additional amendments to GRZ-R20 are recommended.

LLRZ-R41- Retirement village

91 Ms Styles supports the submission of Summerset and seeks that LLRZ-R41 be amended from a non-complying activity to a restricted discretionary activity.

92 I retain the view within paragraphs 300 – 303 of my s42A report. I do not believe a retirement village would typically fit the character and amenity of the zone. I note LLRZ-O1(1) requires low-density detached residential units set on generous sites, and LLRZ-P1 seeks to achieve a low-density residential environment with a built form dominated by detached residential units. I maintain the view that retirement villages are best managed as a non-complying activity which will only be consented in exceptional circumstances. Any application for a new retirement village would be tested against the chapter's objective and policies, which, in my opinion, provide a high threshold for the activity to meet.

Recommendation

93 No additional amendments to LLRZ-R41 are recommended.

GRZ-BFS4 – Height

94 Ms Styles supports the submission of Summerset and seeks that the height rule does not apply where an ODP allows for a greater height than the general rule. The ODP for the Summerset retirement village site specifically allows for buildings up to 14m and that would be contradicted by the general rule having a maximum height of 8m or 12m (depending on the setback from the boundary).

95 I agree with Ms Styles and acknowledge that I misinterpreted the Summerset submission. Agree with the submitter that the ODP should apply. I note that for the SBT - South Belt Development Area that relates

to the Summerset retirement village, the Advisory Note under DEV-SBT-R2 states:

Advisory Note

For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.

96 Given this I disagree any amendment to GRZ-BSF4 is required.

Recommendation

97 No additional amendments to GRZ-BSF4 are recommended.

Note: the amendment suggested by Ms Styles to GRZ-P1 is considered in the “Matters remaining in contention” section below.

MATTERS REMAINING IN CONTENTION

General

98 Ken Fletcher retains the view that Oxford is different from Rangiora/Kaiapoi/Woodend, and this needs to be recognised in the Plan. considers the Proposed Plan is missing – will increase the demand for larger lots and also smaller lots.

99 He agrees that the LLRZ zones in the eastern part of the district are located near but outside the established townships of Rangiora/Kaiapoi/Woodend. However, he notes that this is not the case in Oxford, where the LLRZ areas are an integral part of the town boundaries as the main blocks to the north and south are clearly within the township, and the extension along Woodside Rd is a continuation of the township to the west.

100 On reflection, I agree with Mr Fletcher that the LLRZ areas at Oxford are located on the edge of the established township. Given this, I recommend the following amendment be made to the introduction to the LLRZ as set out below.

101 The reference to “outskirts” aligns with the “Part 1 Introduction and general provisions - Description of the District” section of the Proposed Plan.

Recommendation

102 I recommend that the Introduction to the LLRZ be amended as follows:

The Large Lot Residential Zone are generally located near but outside the established townships. However, the Large Lot Residential Zones at Oxford are located on the outskirts of the established township.²⁶

Section 32AA assessment

103 I consider the recommended amendment to the Introduction listed above to be very minor in nature but improves the accuracy of the introduction.

104 The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions.

Objective RESZ-01 Residential growth, location and timing

105 Ms Dale supports the submission of Kāinga Ora and considers that RESZ-01 should better reflect the NPS-UD provisions and also the strategic directions in SD-O2, UDF-O1 and UDF-P1. She suggests the following re-drafting of RESZ-01:

RES-01 Residential growth, location and timing

Enable residential growth that provides a wide variety of housing typologies and densities:

1. to meet the communities needs for housing in the short, medium and long term; and

²⁶ Ken Fletcher [99.3]

2. in locations that are in close proximity to activity centres, existing or planned active and public transport routes, community services, and public open spaces.

Sustainable residential growth that:

~~1. provides more housing in appropriate locations in a timely manner according to growth needs;~~

~~2. is responsive to community and district needs; and~~

~~3. enables new development, as well as redevelopment of existing Residential Zones.~~

106 I acknowledge the drafting provided by Ms Dale provides greater direction as to the outcome sought by the objective when compared to the original submission of Kāinga Ora.

107 I consider that the direction relates to the variety of housing is already provided by RESZ-O5 which relates to housing choice. As such, I disagree this addition is required. I also disagree that the objectives should include specific areas where the additional residential growth should occur. I consider the specific nature of where residential growth should be provided within the UFD chapter. Given this, I consider the more general reference to the location of growth to be more appropriate within this objective.

108 I agree with Ms Dale that the drafting she has provided offers greater direction on the timing of when residential growth is provided. Given the above, I support an amendment to the objective that ensures consideration is had to growth in the short, medium and long term, as set out below.

Recommendation

109 I recommend RESZ-O1 be amended as follows:

Sustainable residential growth that:

1. provides more housing in appropriate locations in a timely manner according to growth needs in the short, medium and long term;

2. is responsive to community and district needs; and

3. *enables new development, as well as redevelopment of existing Residential Zones.*

Section 32AA Assessment

- 110 I consider the recommended amendment to the objective to be minor in nature. The recommended amendment to clause (1) means that clause (1) is slightly more descriptive as to the timing of residential growth. I consider that the recommended amendment to the objective is the most appropriate to achieve the purpose of the RMA and better give effect to Policy 2 of the NPS-UD which has a focus on growth needs in the short, medium and long term.

Objective RESZ-O2 Residential sustainability

- 111 Ms Dale supports the submission of Kāinga Ora and amendments simplifying this objective as the location and design of development are covered in other objectives and policies including, RESZ-O1 (as amended above), RESZ-P2 (as amended below) and in RESZ-P4 Sustainable Design that contains more specific detail on sustainability measures to be encouraged. However, she also considers that residential development should be “integrated” with infrastructure as required by NPS-UD Objective 6 and Policy 10. She suggests the following amendments:

RES-O2 - Residential development ~~sustainability~~

Efficient ~~and sustainable~~ use and development of residential land and infrastructure that is integrated with infrastructure planning is provided through appropriate location of development and its design.

- 112 I disagree with the amendment supported by Ms Dale; I consider the intent of the objective is to ensure the efficient and sustainable use of residential land and infrastructure. I consider retaining the reference to the appropriate location and design provides more direction on the outcome the objective is seeking to achieve and better achieves the direction within SD-O3(4) that encourages more environmentally sustainable outcomes as part of subdivision and development.

113 I note that RESZ-P8 requires that “development integrates with surrounding residential areas and infrastructure.” As such, I disagree that this direction needs to be included within RESZ-O2.

Recommendation

114 No additional amendments to RESZ-O2 are recommended.

Objective RESZ-O3 Residential form, scale, design, and amenity values

115 Ms Dale supports the submission of Kāinga Ora and considers that the objective needs to be consistent with the NPS-UD noting that it is not the existing character and amenity of residential zones that is to be maintained, but rather the character and amenity of the zone will evolve over time in response to the planned urban / built form. Also, she notes that RESZ-O3 stems from UDF-P2(e) where she has recommended in Stream 1 that wording is altered to better reflect the NPS-UD to specifically acknowledge, that as the character of planned urban areas evolves to deliver a compact urban form, amenity values will change rather than be ‘maintained’ over time.

116 She considers the NPS-UD clearly focuses on the identification and promotion of the future character/amenity of urban environments, rather than protection and preservation of existing amenity (Objectives 1 and 4). As such she recommends the following amendments to the objective:

RESZ -O3 Residential form, scale, design and amenity values

Enable residential development of a form, scale and design that:

1. is commensurate with the zone and the planned urban built form,
and
2. that manages adverse effects on amenity values that will change over time as the zone is developed.

A form, scale and design of development that:

1. ~~achieves a good quality residential environment that is attractive and functional;~~

- ~~2. supports community health, safety and well-being;~~
- ~~3. maintains differences between zones; and~~
- ~~4. manages adverse effects on the surrounding environment.~~

117 In relation to the comments from Ms Dale, I note that there is nothing within this objective that requires that ‘the existing character and amenity of residential zones be maintained’. Instead, this objective ensures that residential development:

- achieves a good quality residential environment that is attractive and functional;
- supports community health, safety and well-being;
- maintains differences between zones; and
- manages adverse effects on the surrounding environment

118 I consider retaining the reference to the appropriate location and design provides more direction on the outcome the objective is seeking to achieve. I acknowledge the direction within Objective 4 of the NPS-UD, which requires environments, including their amenity values, to develop and change over time. I consider this direction can be achieved by replacing (4) with the drafting suggested by Ms Dale.

119 I note that Mr Buckley’s recommendation within his reply report on SD-O2(2) recommends the following amendment:

Urban development and infrastructure that:

...

- 2. ~~that~~ recognises existing character, planned urban form and amenity values, and is attractive and functional to residents, businesses and visitors;

120 In my view, re-stating the language within SD-O2(2) does not assist in describing the intended outcome. I support the amendment from Ms Dale to the chapeau, as I consider this reads better as an objective.

Recommendation

121 I recommend the following amendments to be made to RESZ-O3:

Residential development is of a-A form, scale and design of development
that:

1. *achieves a good quality residential environment that is attractive and functional;*
2. *supports community health, safety and well-being;*
3. *maintains differences between zones; and*
4. *manages adverse effects on ~~the surrounding environment amenity~~ values that will change over time as the zones are developed.*

Section 32AA Assessment

122 I consider the recommended amendment to the objective to be minor in nature. The recommended amendment to clause (4) acknowledges that amenity values will change over time as the zones are developed. I consider this better gives effect to Objective 4 of the NPS-UD which has a focus on ensuring urban environments, including their amenity values, develop and change over time. I consider that the recommended amendments to the objective are the most appropriate to achieve the purpose of the RMA.

Objective RESZ-O5 – Housing Choice

123 Ms Dale supports the submission of Kāinga Ora in part. With regard to RESZ-O5, she has suggested amendments to the objective that set out that there are a range of zones that allow for different residential activities and densities, and then the policy connects these to the planned urban form for the different zones. She recommends the following amendments to the objective:

A range of Rresidential Zzones that provide for the needs of the community through *provision of:*

1. *a range of residential activities ~~unit types~~; and*
2. *a variety of residential unit densities.*

124 I disagree with the amendments suggested by Ms Dale. I consider the amendments suggested do not change the outcome sought by the objective.

Recommendation

125 No additional amendments to RESZ-O5 are recommended.

RESZ-P1 - Design of development

126 Ms Dale supports the submission of Kāinga Ora as she considers the level of detail in the policy as notified does not reflect all of the residential zones (medium density to large lot residential), and the design outcomes in each zone are better located in their subchapters. She suggests the policy is replaced with the following:

Built form provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces’.

127 I retain the view that the detail in the proposed policy supports the introduction of the rules within the chapter that drive the amenity-based standards. Retaining this policy is necessary to provide direction on the specific outcomes for new development.

128 Ms Styles supports Summerset's submission and seeks to exclude retirement villages from this policy. Alternatively, she suggests linking retirement villages to the outcomes sought for the MRZ.

129 I have reviewed the content of RES-P1 in the context of a retirement village. I consider these design concepts are applicable to the design of a retirement village. These design concepts are achieved through the built form standards related to building coverage, landscaping, height, setbacks, street interface, height in relation to boundary, and fencing. All of which apply to retirement villages. I therefore retained the view that this policy should apply to retirement villages. I note that the design concepts included within RES-P1 also align with the residential design principles within RES-MD2. RES-MD2 is one of the matters of discretion

that is considered when assessing a retirement village in the GRZ, MRZ, and SETZ.

Recommendation

130 I recommend RESZ-P1 be retained as notified.

Policy RESZ-P2 Multi-unit residential development

131 Ms Dale supports the submission of Kāinga Ora and considers that this policy is not required as the details are either provided in RESZ-P1 or in the zone subchapters, for example, GRZ-P1 or MRZ-P3. She also notes that the S42A Officer for V1 has agreed that the rule for multi-unit residential development MRZ-R18 should be deleted as per the text amendments in Appendix A to that S42A.

132 I retain the view set out in paragraph 157 of my s42A report. I do not agree that the outcomes sought should be achieved through GRZ-P1. In my view, this policy, RESZ-P2, provides specific direction on the management of multi-unit developments, which supports the rule package for these activities. I consider the content within GRZ-P1 to be much less specific and does not generally provide direction on residential character and amenity values.

Recommendation

133 No additional amendments to RESZ-P2 are recommended.

Policy RESZ-P3 Safety and well-being

134 Ms Dale supports the submission of Kāinga Ora and considers signs, noise, transport and lighting are already sufficiently covered in other PDP chapters and do not need repeating here. However, she agrees that safety should remain in the policy as this links to the zone polices and the matters of discretion in RES-MD2 (both as notified and as redrafted in my Stream 7B evidence¹⁶). She also suggests that the mandatory MDRS policy is included as it is also relevant to the PDP not just V1. She seeks RESZ-P3 is amended as follows:

RESZ-P3 Safety and well-being

Encouraging development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance

Provide for safety and well-being by:

- ~~1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces:
 - ~~a. access – safe movement and connections;~~
 - ~~b. surveillance and sightlines – see and be seen;~~
 - ~~c. layout – clear and logical orientation;~~
 - ~~d. activity mix – eyes on the street;~~
 - ~~e. sense of ownership – showing a space is cared for;~~
 - ~~f. quality environments – well designed, managed and maintained environments;~~
 - ~~g. physical protection – using active security measures; and~~~~
- ~~2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise adverse effects of noise and light, particularly in night time hours.~~

135 I retain the view set out within paragraph 163 of my s42A report. In my view the architecture of the Proposed Plan is such that RESZ chapter includes objectives and policies that apply to all residential zones, and then more specific objectives and policies are included within each zone chapters. Therefore, I consider the broad references to managing signs, night-time light and noise within RESZ-P3 are appropriate as further details are included within the zone-specific chapters for example: LLRZ-P4, GRZ-P1(2), MRZ-P1(4), and SETZ-P1(4).

Recommendation

136 No additional amendments to RESZ-P3 are recommended.

Date: 28 November 2024

A handwritten signature in black ink, appearing to be 'A. M. M.', is centered on the page. The signature is written in a cursive style with a large initial 'A'.

.....

Appendix 1 – list of materials provided by submitters

Ken Fletcher [99]

- Lay statement of Ken Fletcher – 5 September 2024
- Memorandum #2 of Ken Fletcher, responding to the Panel's questions – 23 September 2024

Summerset Retirement Village [207]

- Statement of Evidence of Stephanie Styles – 27 August 2024

Kāinga Ora [325 and FS105]

- Tabled evidence of Ms Clare Dale – 11 September 2024

Christchurch International Airport Limited (CIAL) [274]

- Statement of Evidence of Mr Kyle – 30 August 2024

Canterbury Regional Council (ECan) [316]

- Statement of evidence of Ms Victoria Watt – 30 August 2024

Kiwirail [373 and FS99]

- Tabled letter from Ms Michelle Grinlinton-Handcock – 2 September 2024

Carolina Homes Limited, Allan Downs Limited and Townsend Fields Limited (previously 199 Johns Road Limited) [266]

- Evidence of Claire McKeever – 30 August 2024

Appendix 2 – Recommended amendments to PDP provisions

In order to distinguish between the recommendations made in the s42A report and the recommendations that arise from this report:

- s42A recommendations are shown in black text (with underline and ~~strike out~~ as appropriate); and Text recommended to be added to the Proposed Plan is underlined.
- Recommendations from this report in response to evidence are shown in red text (with underline and ~~strike-out~~ as appropriate).

General Objectives and Policies for all Residential Zones

Introduction

The purpose of the chapter is to provide for and manage activities within new and existing residential areas. These areas include the existing settlements throughout the District, as well as the larger urban environments of Oxford, Rangiora, Kaiapoi, Woodend and Pegasus. It also addresses activities taking place in the rural residential areas for the District, which are incorporated within the Large Lot Residential Zone.

This chapter contains objectives and policies relating to the:

1. General Residential Zone;
2. Medium Density Residential Zone;
3. Settlement Zone; and
4. Large Lot Residential Zone.

The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is²⁷ located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very²⁸ low density rural residential living opportunities with an open, spacious character.

In the towns and settlements, provision is made for a range of community activities that have a benefit by being located within Residential Zones so they are accessible. The range of activities provided for in the Large Lot Residential Zone is more restricted, given that its primary role is for rural residential living.

The objectives and policies set out below apply to all Residential Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
RESZ-01	<p>Residential growth, location and timing Sustainable residential growth that:</p> <ol style="list-style-type: none"> 1. provides more housing in appropriate locations in a timely manner according to growth needs in the short, medium and long term²⁹; 2. is responsive to community and district needs; and 3. enables new development, as well as redevelopment of existing Residential Zones.
RESZ-02	<p>Residential sustainability Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.</p>
RESZ-03	<p>Residential form, scale, design and amenity values Residential development is of a A³⁰form, scale and design of development³¹ that:</p> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and

²⁷ Kainga Ora [325.191]

²⁸ Rick Allaway and Lionel Larsen [236.14]

²⁹ Kainga Ora [325.192]

³⁰ Kainga Ora [325.194]

³¹ Kainga Ora [325.194]

	4. manages adverse effects on the surrounding environment <u>amenity values that will change over time as the zones are developed</u> . ³²
RESZ-04	Non-residential activities Small scale non-residential activities that take place in residential areas support the function of local communities.
RESZ-05	Housing choice Residential Zones provide for the needs of the community through: <ol style="list-style-type: none"> 1. a range of residential unit types <u>activities</u>³³; and 2. a variety of residential unit densities.
Policies	
RESZ-P1	Design of development New development in residential areas is well designed and laid out, including by: <ol style="list-style-type: none"> 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation; 3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated; 5. minimising the adverse impact of high fences on streetscape character and public safety; and 6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).
RESZ-P2	Multi-unit residential development Promote and manage the development of multi-unit residential development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, by: <ol style="list-style-type: none"> 1. ensuring that the development provides for active and passive engagement with the street at ground level, or where this is not provided that there are alternative design features that promote interaction; 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual effects on the streetscape; 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; 4. ensuring that the development maintains or enhances amenity values and public safety by addressing the street, and where relevant, other areas of public open space; 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey buildings; 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of landscaping features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees; 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible;

³² Kainga Ora [325.194]

³³ Oranga Tamariki [278.5]

	<p>8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and</p> <p>9. encouraging variation in residential unit sizes within a development to support housing choice.</p>
RESZ-P3	<p>Safety and well-being Provide for safety and well-being by:</p> <ol style="list-style-type: none"> 1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces: <ol style="list-style-type: none"> a. access – safe movement and connections; b. surveillance and sightlines – see and be seen; c. layout - clear and logical orientation; d. activity mix – eyes on the street; e. sense of ownership – showing a space is cared for; f. quality environments - well designed, managed and maintained environments; g. physical protection – using active security measures; and 2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage limiting signs and managing³⁴ the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise adverse effects of noise and light, particularly in night time hours.
RESZ-P4	<p>Sustainable design In relation to design of buildings in Residential Zones, encourage and advocate for³⁵:</p> <ol style="list-style-type: none"> 1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and³⁶ minor residential units³⁷.
RESZ-P5	<p>Residential Commercial Precinct Enable additional commercial activity to establish in the Residential Commercial Precinct where:</p> <ol style="list-style-type: none"> 1. it assists the supply of commercial space for Rangiora town centre; and 2. effects on any adjacent residential activity are minimised.
RESZ-P6	<p>Non-residential activities Non-residential activities are provided for in a manner that:</p> <ol style="list-style-type: none"> 1. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 2. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 3. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: <ol style="list-style-type: none"> a. community facilities; b. educational facilities; and c. childcare facilities; and d. <u>emergency service facilities</u>.³⁸
RESZ-P7	<p>Commercial activity in the General Residential and Medium Density Residential Zones Except in the Residential Commercial Precinct, only provide for commercial activities or upgrades to lawfully established commercial activity in the General Residential and Medium Density Residential Zones that:</p> <ol style="list-style-type: none"> 1. are of a scale that is ancillary to residential use; or

³⁴ Kainga Ora [325.199]

³⁵ Kainga Ora [325.200]

³⁶ Summerset [207.26]

³⁷ Kainga Ora [325.200]

³⁸ FENZ [303.51]

	<ol style="list-style-type: none"> 2. provide a public health benefit and need to be readily accessible within a residential zone, while maintaining residential amenity values through residential scale and design; or 3. are established commercial activity that minimises impacts on residential amenity values, including through controls on operating hours, traffic, signs, noise, glare and light spill; and 4. do not give rise to significant adverse distributional or urban form effects on key activity centres or townships due to the scale of the activity.
RESZ-P8	<p>Housing choice Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and³⁹ infrastructure.
RESZ-P9	<p>Commercial activity in the Settlement Zone Provide for limited scale and type of commercial activity in the Settlement Zone in order to:</p> <ol style="list-style-type: none"> 1. maintain or enhance the character of the surrounding settlement; and 2. manage adverse effects on the amenity values of adjacent residential sites from structures, signs, glare, light spill, noise and hazardous substances.
RESZ-P10	<p>Retirement villages Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> 1. they are⁴⁰ consistent with good urban design <u>outcomes</u>⁴¹, including external design; and 2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.
RESZ-P11	<p>Minor residential units Provide for a minor residential unit, which includes a tiny home, to facilitate residential choice and flexibility, while:</p> <ol style="list-style-type: none"> 1. ensuring that the minor residential unit is subservient to the principal residential unit on the site it is located; and 2. the minor residential unit maintains the amenity values of the residential activity through provision of outdoor living space.
RESZ-P12	<p>Outline development plans Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3); 2. ensure that development: <ol style="list-style-type: none"> a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; b. contributes to residential areas that comprise a diversity of housing types; c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and d. achieves a high level of visual and landscape amenity; 3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.
RESZ-P13	<p>Location of higher density development Locate higher density housing to support and have ready access to:</p> <ol style="list-style-type: none"> 1. commercial business areas, community facilities and open space; and 2. public transport and well-connected walkable communities.⁴²
RESZ-P14	<p>Development density Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</p>

³⁹ Kainga ora [325.204]

⁴⁰ Clause 16(2) RMA

⁴¹ Summerset [207.27]

⁴² Kainga Ora [325.206]

	<ol style="list-style-type: none">1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then no less than 12 households per ha.2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.
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LLRZ - Large Lot Residential Zone

Introduction

The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are generally⁴³ located near but outside the established townships. However, the Large Lot Residential Zones at Oxford are located on the outskirts of the established township.⁴⁴ Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.

There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and the density requirements for rural residential development directed by the RPS being achieved.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LLRZ-O1	<p>Purpose, character and amenity values of Large Lot Residential Zone</p> <p>A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:</p> <ol style="list-style-type: none"> 1. is of low density detached residential units set on generous sites; 2. has a predominance of open space over built form; 3. is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and 4. provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities.
Policies	
LLRZ-P1	<p>Maintaining the qualities and character</p> <p>Maintain the qualities and character of the Large Lot Residential Zone by:</p> <ol style="list-style-type: none"> 1. achieving a low density residential environment with a built form dominated by detached residential units, which other than minor residential units, are established on their own separate sites; 2. managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that open space predominates over built form on each site; 3. ensuring the built form for all activities is consistent with the low density residential character of the zone; and 4. retaining the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability.
LLRZ-P2	<p>Managing activities</p> <p>Manage activities within the zone to maintain the character and amenity values of the zone including by:</p> <ol style="list-style-type: none"> 1. enabling residential activities and activities ancillary to residential activities, where the scale of activity does not dominate the residential use of the site;

⁴³ Ken Fletcher [99.3]

⁴⁴ Ken Fletcher [99.3]

	<ol style="list-style-type: none"> 2. providing for agricultural activities, and activities that support agricultural activities where any adverse effects are internalised within the site where the activity occurs; 3. providing for a limited range of community activities, and commercial activities which in terms of location, scale and type of activity are compatible with the predominant activities of the zone, which ensuring that adverse effects of any activity are internalised within the site where the activity occurs; and 4. other than provided for above, <u>limit</u>⁴⁵ non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.
LLRZ-P3	<p>Reverse sensitivity Minimise reverse sensitivity effects within the Large Lot Residential Zone or on an existing activity in an adjacent zone by:</p> <ol style="list-style-type: none"> 1. requiring new activities minimise the potential for reverse sensitivity effects to occur on activities anticipated in the zone; and 2. requiring separation distances between new activities in the Large Lot Residential Zone and existing activities in adjacent zones.
LLRZ-P4	<p>Amenity values Maintain amenity values within the Large Lot Residential Zone through:</p> <ol style="list-style-type: none"> 1. low levels of noise, outdoor lighting, signs, dust, odour and traffic; and 2. limiting kerb, channel and street lighting compared to other Residential Zones.
LLRZ-P5	<p>Large Lot Residential Zone Overlay For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.</p>

Activity Rules

LLRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
LLRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R3 Minor residential unit	
Activity status: PER Where: <ol style="list-style-type: none"> 1. access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site; 2. the maximum GFA of the minor residential unit shall be 80m² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²); 3. there shall be only one minor residential unit per site; and 4. a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit 	Activity status when compliance with LLRZ-R3 (1) not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units Activity status when compliance with LLRZ-R3 (2) to (4) not achieved: NC

⁴⁵ Clause 16(2) RMA

achieves an average site density of one residential unit per 5,000m ² of site area.	
LLRZ-R4 Residential activity	
Activity status: PER Where: <ol style="list-style-type: none"> a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site. 	Activity status when compliance not achieved: DIS
LLRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: <ol style="list-style-type: none"> the activity is associated with an otherwise permitted or consented activity. 	Activity status when compliance not achieved: N/A
LLRZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R7 Boarding house	
Activity status: PER Where: <ol style="list-style-type: none"> a maximum of eight people shall be accommodated per site, including any on site managers. 	Activity status when compliance not achieved: DIS
LLRZ-R8 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under LLRZ-R25.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> a maximum of eight visitors shall be accommodated per site. 	Activity status when compliance not achieved: DIS
LLRZ-R10 Home business	
Activity status: PER Where: <ol style="list-style-type: none"> the maximum area occupied by the home business shall be 40m² (within or external to buildings on the site); hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; there is a maximum of 20 vehicle movements generated by the home business activity per day; a maximum of two non-resident staff shall be employed as part of the home business; any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (1); 	Activity status when compliance not achieved: DIS

<p>6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and</p> <p>7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</p>	
LLRZ-R11 Residential unit used as a show home	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; and the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued, after which it shall only be used as a residential unit. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
LLRZ-R12 Educational facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the maximum GFA of building occupied by the educational facility shall be 200m²; the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁴⁶ 	<p>Activity status when compliance not achieved: DIS</p>
LLRZ-R13 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the maximum GFA of building occupied by the childcare facility shall be 200m²; the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	<p>Activity status when compliance not achieved: DIS</p>
LLRZ-R14 Community garden	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
LLRZ-R15 Domestic animal keeping and breeding	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>Advisory Note</p> <ol style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
LLRZ-R16 Agriculture	

⁴⁶ MoE [277.47]

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity involves the planting of trees, any tree planted shall be located a minimum of 10m from any site internal boundary. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD9 - Impact of trees on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LLRZ-R17 Rural produce retail</p>	
<p><i>This rule does not apply to farmers' markets provided for under LLRZ-R23.</i></p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> rural produce retail activity exceeds 5m² any sales area shall be located a minimum of 10m inside any site boundary; there shall be only one rural produce retail activity per site; and the maximum area of any rural produce retail activity shall be 50m². 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LLRZ-R18 Recreation activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity is not a motorised recreation activity. 	<p>Activity status when compliance not achieved: NC</p>
<p>LLRZ-R19 Emergency service facility</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>LLRZ-R20 Boarding kennels</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>LLRZ-R21 Cattery</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>LLRZ-R22 Equestrian and ancillary activities and facilities</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>LLRZ-R23 Farmers' market</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>LLRZ-R24 Community facility</p>	

<i>This rule does not apply to any recreation activity provided for under LLRZ-R18; emergency service facility provided for under LLRZ-R19; or motorised sports facility provided for under LLRZ-R39.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R25 Camping ground	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R26 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R27 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying activity, or prohibited, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R28 Commercial activity	
<i>This rule does not apply to home business provided for under LLRZ-R10; rural produce retail provided for under LLRZ R17; or farmers' markets provided for under LLRZ-R23.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R29 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R30 Vehicle or boat repair or storage <u>services</u>⁴⁷	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R32 Rural Industry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R33 Quarrying activities	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R34 Mining	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R35 Farm quarry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R36 Primary production	
<i>This rule does not apply to agriculture provided for under LLRZ-R16; or farm quarry provided for under LLRZ-R35.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R37 Waste management facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R38 Composting facility	
Activity status: NC	Activity status when compliance not achieved: N/A

⁴⁷ Clause 16(2) RMA

LLRZ-R39 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R40 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R41 Retirement village	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R42 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R43 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R44 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LLRZ-BFS1 Site density	
<ol style="list-style-type: none"> 1. Site density shall be a maximum of: <ol style="list-style-type: none"> a. one residential unit per 5,000m² of net site area or b. one residential unit on any site less than 5,000m². 2. This rule does not apply to a minor residential unit or residential unit in a retirement village. 	Activity status when compliance not achieved: NC
LLRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> 1. The maximum building coverage shall be 20% of the net site area of any site. 	Activity status when compliance not achieved: DIS
LLRZ-BFS3 Landscaped permeable surface	
<ol style="list-style-type: none"> 1. The minimum landscaped permeable surface of any site shall be 30% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ol style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	Activity status when compliance not achieved: DIS
LLRZ-BFS4 Impermeable surface	
<ol style="list-style-type: none"> 1. The maximum impermeable surface of any site shall be 20% of the net site area. 	Activity status when compliance not achieved: DIS
LLRZ-BFS5 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building or structure shall be 8m above ground level. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property

LLRZ-BFS6 Building and structure setbacks

1. Any building or structure, other than a fence, shall be set back a minimum of:
 - a. 10m from any road boundary;
 - b. 10m from any boundary with a General Rural Zone or Rural Lifestyle Zone; and
 - c. 5m from any site boundary.
2. On corner sites any structure or vegetation exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure LLRZ-1.
3. Any habitable building or building housing a sensitive activity shall have a setback a minimum distance of:
 - a. 20m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on the same site.
 - b. 3500m⁴⁸ from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on a site in different ownership; and
 - c. 300m from any existing quarry where it is located on a site in different ownership.
4. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.

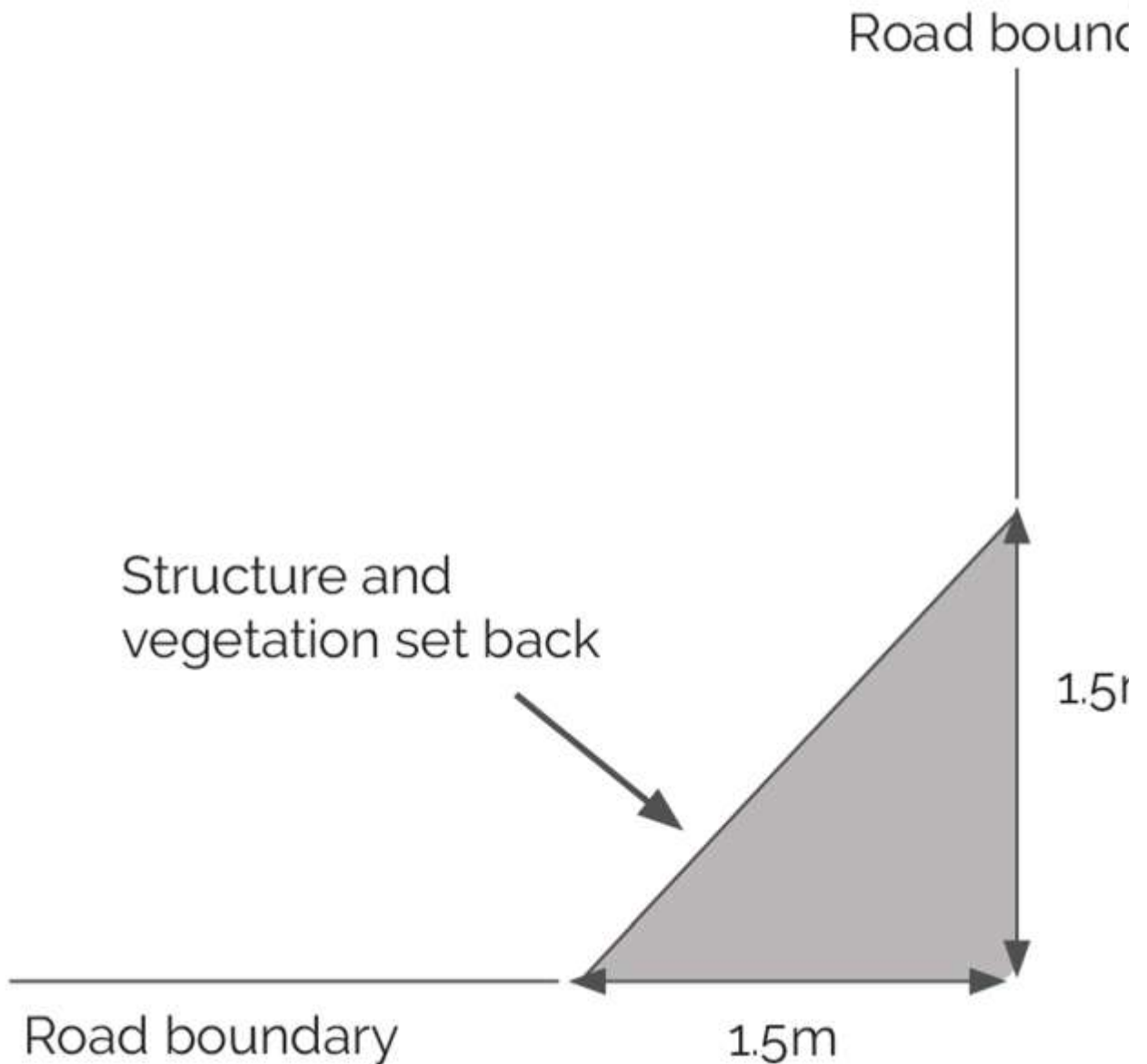
**Activity status when compliance not achieved:
RDIS**

Matters of discretion are restricted to:

- RES-MD2 - Residential design principles
- RES-MD5 - Impact on neighbouring property
- RES-MD6 - Road boundary setback
- RURZ-MD2 - Housing of animals

Figure LLRZ-1: Structure and Vegetation Setback

⁴⁸ ECan [316.166]



LLRZ-BFS7 Fencing

1. Any fencing located on or within 15m from any road boundary shall:
 - a. be no higher than 1.2m above ground level; and
 - b. be a farm-style post and wire or post and rail fence; and
 - c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.
2. Any fencing located on or within 10m of an internal boundary shall:
 - a. be no higher than 1.8m above ground level; and
 - b. be a farm-style post and wire or post and rail fence; and
 - c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.

Activity status when compliance not achieved: RDIS

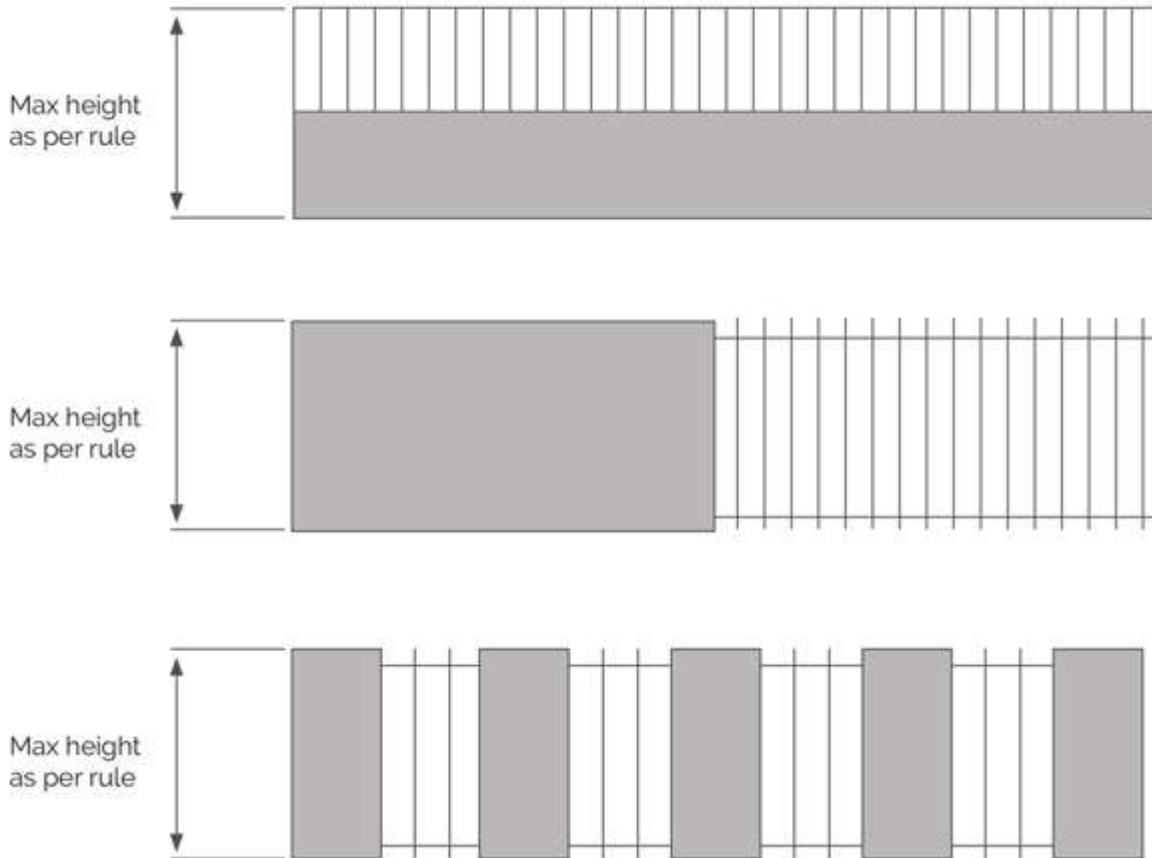
Matters of discretion are restricted to:
 RES-MD2 - Residential design principles
 RES-MD6 - Road boundary setback

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

3. Any fencing located outside the areas specified in (1) and (2) above shall:
- a. be a farm-style post and wire or post and rail fence; or
 - b. have a maximum height above ground level of 1.8m and
 - c. be not more than 30m along any length of the fence.

Figure LLRZ-2: Examples of Visually Permeable Fencing



GRZ - General Residential Zone

Introduction

The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activity, with a mix of building types, and other compatible activities that provide for maintenance or enhancement of residential amenity values. Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential character.

The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
GRZ-O1	General Residential Zone A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.
Policies	
GRZ-P1	Residential character and amenity values Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: <ol style="list-style-type: none">1. provides for suburban character on larger sites primarily with detached residential units;2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs;3. provides opportunities for multi-unit residential development, <u>and retirement villages</u>⁴⁹ <u>on larger sites</u>⁵⁰;4. has sites generally dominated by landscaped areas, with open spacious streetscapes;5. through careful design provides a range of higher density living choices to be developed within the zone; and6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values.
GRZ-P2	General Residential Zone Overlay For any General Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.

Activity Rules

GRZ-R1 Construction or alteration of or addition to any building or other structure
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⁴⁹ Summerset [207.29]

⁵⁰ Miranda Hales [246.12] and Dalkeith Holdings Ltd [242.13]

Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
GRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit per site; and 3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
GRZ-R4 Residential activity	
Activity status: PER Where: 1. no more than one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
GRZ-R5 Gardening, cultivation and disturbance of land for fence posts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: N/A
GRZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R7 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
GRZ-R8 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under GRZ-R23.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS

GRZ-R10 Home business	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m² (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. <u>if</u>⁵¹ the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R11 Residential unit used as a show home	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to <u>Friday</u> and 9:00am-4:00pm <u>Saturday</u>.⁵² Sunday <u>and</u> including public holidays; 2. the duration of use as a show home shall not exceed two <u>three</u>⁵³ years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
GRZ-R12 Educational facility (excluding childcare facility)	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; <u>and</u> 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;⁵⁴ 	<p>Activity status when compliance not achieved: DIS</p>

⁵¹ Kainga Ora [325.222]

⁵² Bellgrove Rangiora Ltd [408.38]

⁵³ Ravenswood Developments [347.31]

⁵⁴ MoE [277.47]

<p>4.3 the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>2. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁵⁵</p>	
GRZ-R13 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, children, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R14 Community garden	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R15 Health care facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the health care facility shall be 200m²; 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R16 Domestic animal keeping and breeding	
<p>Activity status PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
GRZ-R17 Recreation activities	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: NC</p>

⁵⁵ MoE [277.47]

<p>Where:</p> <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	
<p>GRZ-R18 Oxford A&P Showground activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 2. the activities on <u>at the Oxford A&P Showground</u>⁵⁶ site are: <ol style="list-style-type: none"> a. an annual A&P Show event; b. recreation activities; c. equestrian and ancillary activities and facilities; d. community facility; e. community market; f. motor vehicle display events; and g. dog agility and training; <u>and</u> h. <u>parades, fairs and carnivals</u>.⁵⁷ 	<p>Activity status when compliance not achieved: DIS</p>
<p>Advisory Note</p> <ol style="list-style-type: none"> 2. Rules for temporary activities are contained in the Temporary Activities Chapter. 	
<p>GRZ-R19 Multi-unit residential development</p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level; 2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and 3. a design statement shall be provided with the application. <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>GRZ-R20 Retirement village</p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. a design statement is provided with the application. <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>

⁵⁶ Clause 16(2) RMA

⁵⁷ Oxford-Ohoka Community Board [172.11]

GRZ-R21 Community facility	
<i>This rule does not apply to any health care facility provided for under GRZ-R15; or recreation facility provided for under GRZ-R26.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
GRZ-R21A Emergency service facility	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage ⁵⁸	Activity status when compliance not achieved: N/A
GRZ-R22 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R23 Camping grounds	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R24 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R25 Convenience activity	
Activity status: DIS Where: 1. the retail activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
GRZ-R26 Recreation facilities	
<i>This rule does not apply to any motorised vehicle events provided for under GRZ-R37; or motorised recreation activity provided for under GRZ-R38.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R27 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R28 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R29 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A

⁵⁸ FENZ [303.53 and 303.55]

GRZ-R30 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R32 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R33 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R34 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R35 Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R36 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R37 Motorised vehicle events	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R38 Motorised recreation activity	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R39 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R40 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

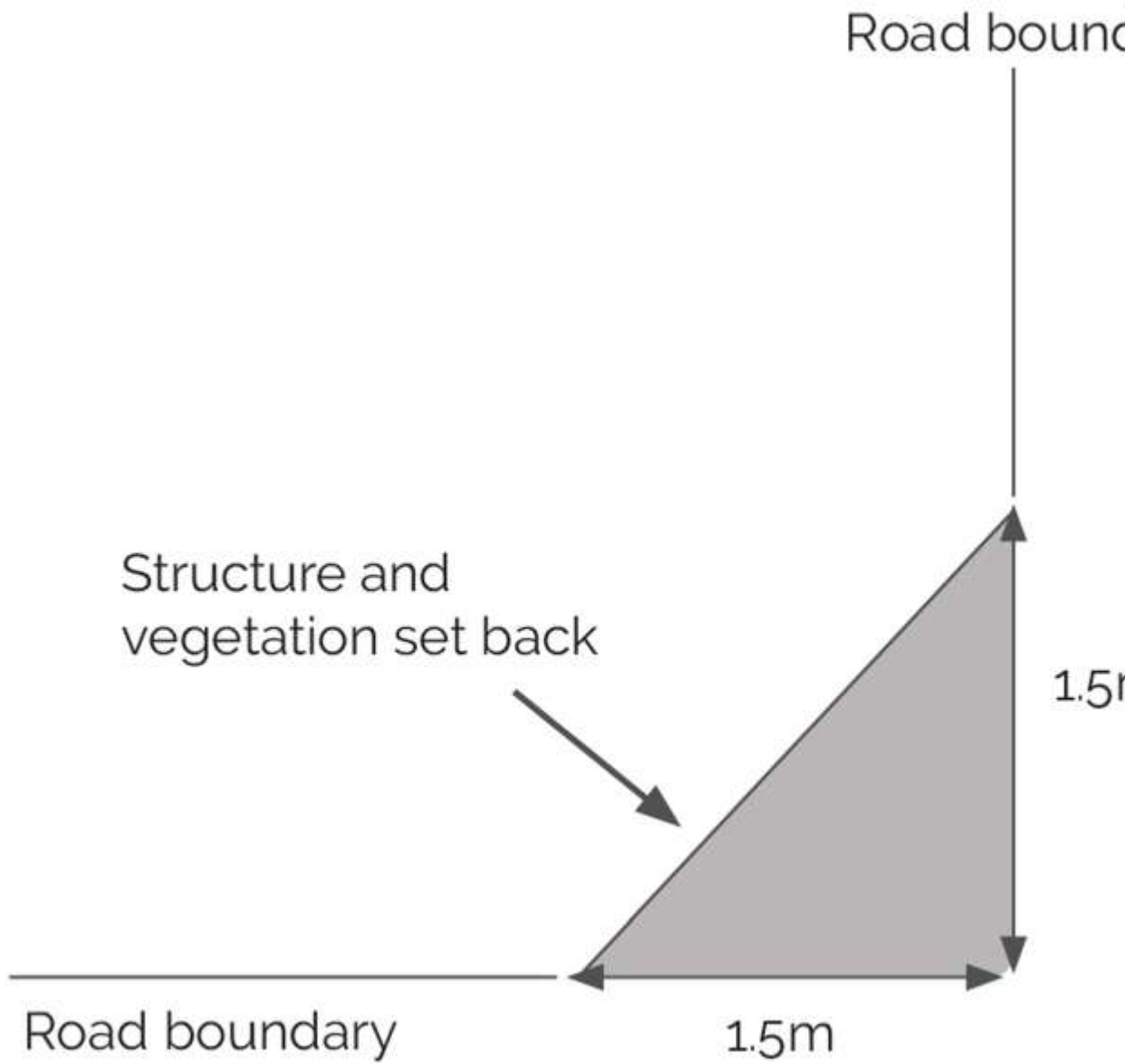
GRZ-BFS1 Site density	
<ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 500m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 500m², one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village. 	Activity status when compliance not achieved: NC
GRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> 1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to: <ol style="list-style-type: none"> a. any infrastructure building; 	Activity status when compliance not achieved: DIS

<ul style="list-style-type: none"> b. any caravan; or c. deck under 1m in height above ground level. 	
GRZ-BFS3 Landscaped permeable surface	
<ol style="list-style-type: none"> 1. The minimum landscaped permeable surface of any site shall be 30% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ul style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	Activity status when compliance not achieved: DIS
GRZ-BFS4 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building shall be: <ul style="list-style-type: none"> a. 8m above ground level; except that where a site is larger than 6,000m², the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. 	Activity status when compliance not achieved: DIS RDIS <u>Matters of discretion are restricted to:</u> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property ⁵⁹
GRZ-BFS5 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary or accessway⁶⁰ (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ul style="list-style-type: none"> a. any fence permitted by GRZ-BFS8; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. 2. Any garage shall be set back a minimum of 6m from the road boundary. 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall. 4. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1. 5. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

⁵⁹ Kainga Ora [325.234]

⁶⁰ WDC [367.1]

Figure GRZ-1: Structure and Vegetation Setback



GRZ-BFS6 Street interface

<ol style="list-style-type: none"> 1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> a. have at least one habitable room or kitchen located facing the street at ground level. <u>If the site has direct frontages onto both a road and an open space reserve, a residential unit or a minor residential unit may have a habitable room or kitchen located to face either the road or the reserve;</u>⁶¹ and b. include at least <u>20</u>⁶²% of the front façade in glazing (within window or door panels) of which at least half is clear; and c. shall have a door that is directly visible and accessible from the street. 2. Garage doors that face the street shall have a combined maximum width of 6.5m. 3. <u>This rule does not apply to any minor residential unit, or residential unit in a retirement village.</u>⁶³ 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be <u>or</u>⁶⁴ limited notified.</p>
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GRZ-BFS7 Height in relation to boundary

<ol style="list-style-type: none"> 1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following: <ol style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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⁶¹ Bellgrove Rangiora Ltd [408.42]

⁶² Kainga Ora [325.236]

⁶³ Summerset [207.49]

⁶⁴ Kainga Ora [325.236]

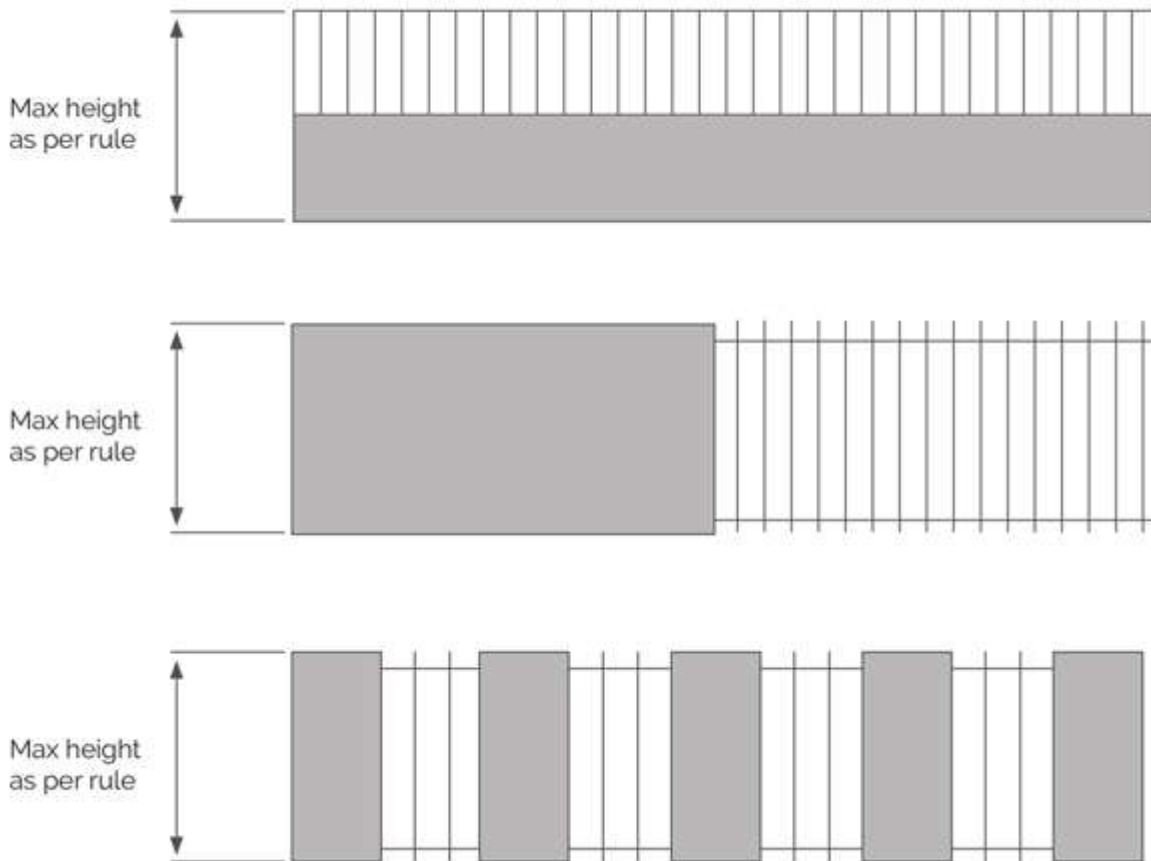
<p>boundary is no further than 6m from the site boundary;</p> <ol style="list-style-type: none"> 2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary. 3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level. 	
<p>GRZ-BFS8 Fencing</p>	
<ol style="list-style-type: none"> 1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, <u>pedestrian facility walkway</u>, or <u>cycle facility cycleway</u>,⁶⁵ shall be: <ol style="list-style-type: none"> a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any <u>accessway vehicle crossing</u>⁶⁶, or within the structure and vegetation set back area shown in Figure GRZ-1. 3. <u>Any other fence or freestanding wall is a maximum height of 1.8m.</u>⁶⁷ 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

Figure GRZ-2: Examples of Visually Permeable Fencing

⁶⁵ WDC [367.27]

⁶⁶ Kainga Ora [325.238]

⁶⁷ WDC [367.27]



GRZ-BFS9 Outdoor living space

1. For any residential unit:
 - a. a minimum of 1080m^2 ⁶⁸ of continuous outdoor living space able to contain a circle with a diameter of 86m ⁶⁹ shall be provided within the site of a residential unit (except a residential unit in a retirement village); and
 - b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.
2. For any minor residential unit:
 - a. a minimum of 20m^2 of an ⁷⁰ outdoor living space able to contain a circle with a diameter of 64m ⁷¹ shall be provided; and
 - b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and
 - c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:
RES-MD8 - Outdoor living space

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

⁶⁸ Ravenswood [347.42]

⁶⁹ Ravenswood [347.42]

⁷⁰ Kainga Ora [325.239]

⁷¹ Kainga Ora [325.239]

GRZ-BFS10 Scale

1. The maximum GFA of any single non-residential structure shall be 550m².

**Activity status when compliance not achieved:
RDIS**

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

SETZ - Settlement Zone

Introduction

The purpose of the Settlement Zone is to provide for the smaller rural and beach settlements of the District. This is a mix of residential and commercial activities in a manner that provides services to the local rural or beach communities. These include the settlements of Ashley, Sefton, Cust, Waikuku Beach, Kairaki, The Pines Beach and Woodend Beach.

The settlements also provide for tourist and traveller amenities, including any service station, food and beverage outlet, and small scale retail.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SETZ-O1	<p>Settlement Zone Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.</p>
Policies	
SETZ-P1	<p>Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</p> <ol style="list-style-type: none"> 1. predominantly residential activity, with density at the lower end compared to other Residential Zones; 2. small scale commercial services that service the local beach and/or rural communities; 3. cultural and spiritual activities, visitor accommodation, reserves and community facilities; 4. provides for a pleasant residential environment interspersed with commercial activities, in particular minimising the adverse effects of noise and outdoor lighting, but providing for small scale signs as well as signs necessary to support commercial activities in the settlement while maintain a high level of visual amenity; 5. maintenance of outlooks from within the settlements to rural areas; and 6. pedestrian movement, but with minimal use of kerb and channelling, and intimate and informal streetscapes.

Activity Rules

SETZ-R1 Construction or alteration of or addition to any building or other structure	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	<p>Activity status when compliance not achieved: as set out in the relevant built form standards</p>
SETZ-R2 Residential unit	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
SETZ-R3 Minor residential unit	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of the minor residential unit shall be 80m² (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit is provided per site; and 3. parking and access is achieved from the same entrance as the principal residential unit on the site. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units</p>
<p>SETZ-R4 Residential activity</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R5 Gardening, cultivation and disturbance of land for fenceposts</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity is associated with an otherwise permitted or consented activity. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R6 Accessory building or structure</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>SETZ-R7 Boarding house</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. a maximum of eight people shall be accommodated per site, including any on site managers. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R8 Residential disability care or care facility</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>SETZ-R9 Visitor accommodation</p>	
<p><i>This rule does not apply to any camping ground provided for under SETZ-R25.</i></p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. a maximum of eight visitors shall be accommodated per site. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R10 Home business</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m² (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 	<p>Activity status when compliance not achieved: DIS</p>

<ol style="list-style-type: none"> 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	
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SETZ-R11 Residential unit used as a show home

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
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SETZ-R12 Educational facility (excluding childcare facility)

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; <u>and</u> 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;⁷² 4.3. the facility shall not result in more than two non-residential activities within a residential block frontage; <u>and</u> 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁷³ 	<p>Activity status when compliance not achieved: DIS</p>
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SETZ-R13 Childcare facility

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 	<p>Activity status when compliance not achieved: DIS</p>
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⁷² MoE [277.47]

⁷³ MoE [277.47]

<ol style="list-style-type: none"> 3. the hours of operation when the site is open to visitors, children, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	
SETZ-R14 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R15 Health care facility	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	Activity status when compliance not achieved: DIS
SETZ-R16 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
SETZ-R17 Convenience activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the maximum GFA of building occupied by the neighbourhood convenience retail activity shall be 75m². 	Activity status when compliance not achieved: DIS
SETZ-R18 Veterinary facility	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the veterinary facility shall be 200m². 	Activity status when compliance not achieved: DIS
SETZ-R19 Food and beverage outlet	
Activity status: PER	Activity status when compliance not achieved: DIS

<p>Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the food and beverage outlet shall be 200m². 	
<p>SETZ-R20 Supermarket</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the supermarket shall be 400m². 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R21 Recreation activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	<p>Activity status when compliance not achieved: NC</p>
<p>SETZ-R22 Retirement village</p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the application is supported by a design statement. <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R23 Community facility</p>	
<p><i>This rule does not apply to any health care facility provided for under SETZ-R15; or recreation facilities provided for under SETZ-R28.</i></p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>SETZ-R23A Emergency service facility</p>	
<p>Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u></p>	<p>Activity status when compliance not achieved: N/A</p>

<u>RES-MD7 - Outdoor storage</u> ⁷⁴	
SETZ-R24 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R25 Camping grounds	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R26 Funeral related services and facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R27 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R28 Recreation facilities	
<i>This rule does not apply to any motorised vehicle events provided for under SETZ-R36; or motorised recreation activity provided for under SETZ-R37.</i>	
Activity status: DIS	
SETZ-R29 Service station	
Activity status: DIS Where: <ol style="list-style-type: none"> only locate on sites with frontage and the primary entrance to an arterial road or collector road; only occupy a GFA of building of less than 200m² (excluding any covered forecourt). 	Activity status when compliance not achieved: NC
SETZ-R30 Any other activity not provided for in this zone as permitted, controlled, restricted discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	
SETZ-R31 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R32 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R33 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R34 Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R35 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A

⁷⁴ FENZ [303.53 and 303.55]

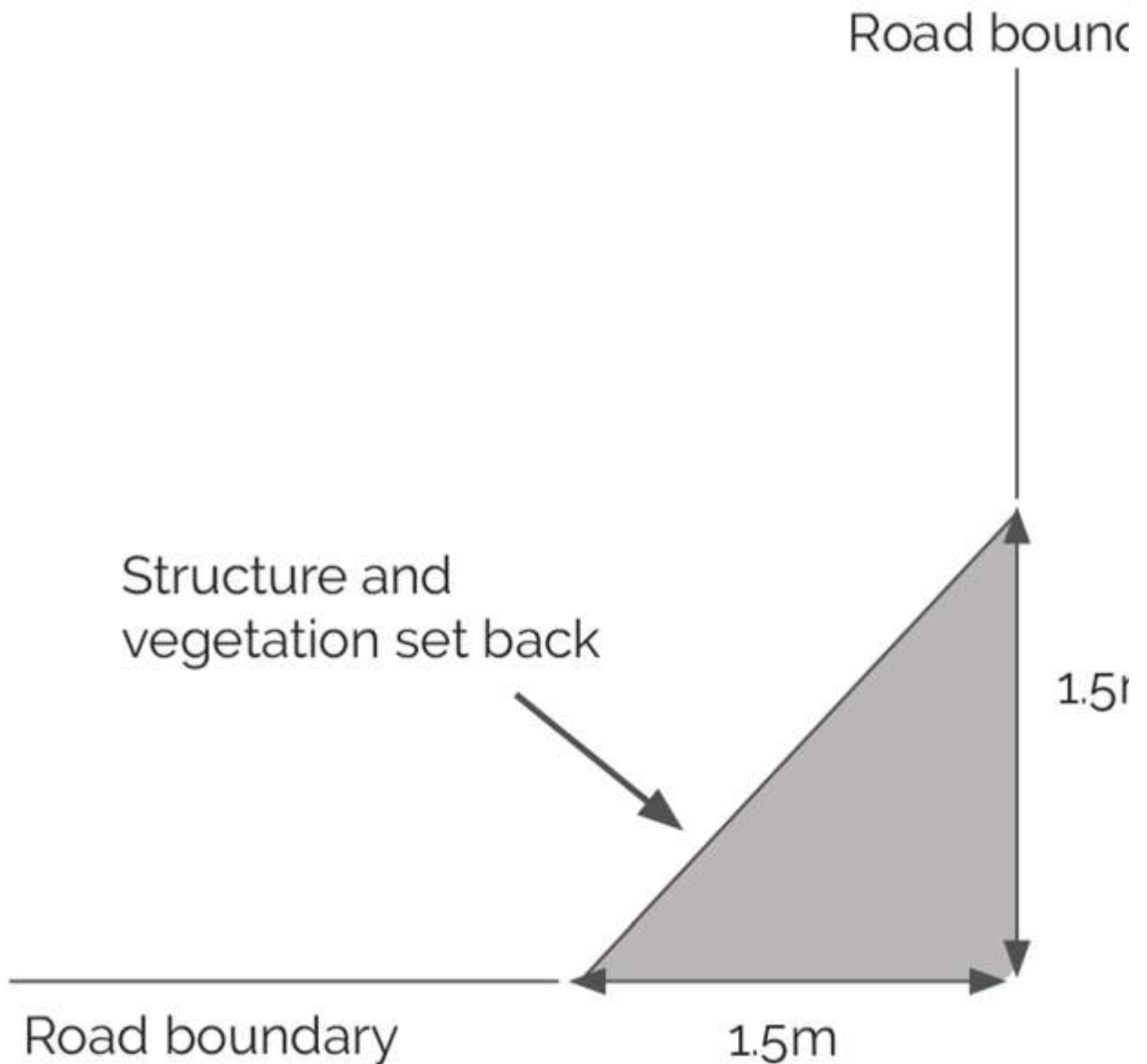
SETZ-R36 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R37 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

SETZ-BFS1 Site density	
1. There shall be a maximum of one residential unit per site (excluding any minor residential unit).	Activity status when compliance not achieved: NC
SETZ-BFS2 Building coverage	
1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to: <ul style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	Activity status when compliance not achieved: DIS
SETZ-BFS3 Landscaped permeable surface	
1. The minimum landscaped permeable surface of any site shall be 20% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ul style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	Activity status when compliance not achieved: DIS
SETZ-BFS4 Height	
1. The maximum height of any building shall be 8m above ground level.	Activity status when compliance not achieved: NC
SETZ-BFS5 Building and structure setbacks	
1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ul style="list-style-type: none"> a. any fence of 1.2m in height above ground level or less; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. 2. Any garage shall be set back a minimum of 6m from the road boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.
4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:
 - a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or
 - b. having sill heights of 1.5m above floor level; or
 - c. having fixed obscure glazing below 1.5m above floor level.
5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure SETZ-1.
6. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.

Figure SETZ-1 Structure and Vegetation Setback



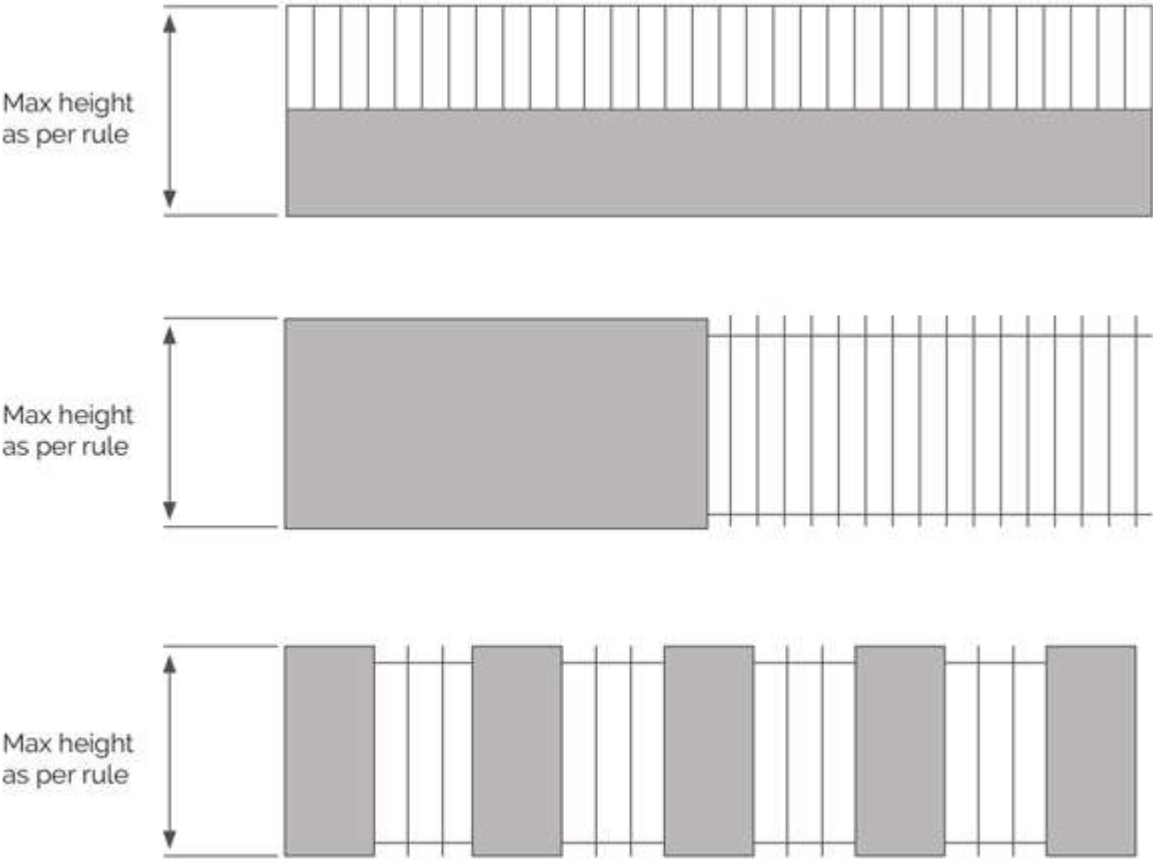
SETZ-BFS6 Street interface	
<ol style="list-style-type: none"> 1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> a. have at least one habitable room or kitchen located facing the street at ground level; and b. include at least <u>15 20%</u>⁷⁵ of the front façade in glazing (within window or door panels) of which at least half is clear; and c. shall have a door that is directly visible and accessible from the street. 2. Garage doors that face the street shall have a combined maximum width of 6.5m. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SETZ-BFS7 Height in relation to boundary	

⁷⁵ Pines and Kairaki Beaches Association [186.6]

<ol style="list-style-type: none"> 1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following: <ol style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; 2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary. 3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>SETZ-BFS8 Fencing</p>	
<ol style="list-style-type: none"> 1. All fencing or walls fronting the road boundary, or within 2m of a site boundary with a public 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>reserve, <u>pedestrian facility walkway</u>, or <u>cycle facility cycleway</u>.⁷⁶ shall be:</p> <ol style="list-style-type: none"> a. no higher than 1.2m above ground level. <p>2. Any fence or wall greater than 0.9m in height shall be at least 45% visually permeable as depicted in Figure SETZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure SETZ-1.</p> <p>3. <u>Any other fence or freestanding wall is a maximum height of 1.8m.</u>⁷⁷</p>	
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Figure SETZ-2: Examples of Visually Permeable Fencing



SETZ-BFS9 Outdoor living space	
<ol style="list-style-type: none"> 1. For any residential unit: <ol style="list-style-type: none"> a. a minimum of 100m² of continuous outdoor living space able to contain a circle with a diameter of 8m shall be contained within the site of the residential unit (except a 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD8 - Outdoor living space Notification</p>

⁷⁶ WDC [367.27]

⁷⁷ WDC [367.27]

<p>residential unit in a retirement village), provided that:</p> <ul style="list-style-type: none"> b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line. <p>2. For any minor residential unit:</p> <ul style="list-style-type: none"> a. an outdoor living space able to contain a circle with a diameter of 6m shall be provided that is accessible from the living area of the minor residential unit, provided that: b. the area is not the outdoor living space for the principle residential unit; c. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>SETZ-BFS10 Scale</p>	
<p>1. The maximum GFA of any single non-residential structure shall be 550m².</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

Matters of Discretion for all Residential Zones

<p>RES-MD1</p>	<p>Minor residential units</p> <ol style="list-style-type: none"> 1. The extent to which the minor residential unit fits within its context taking into account: <ol style="list-style-type: none"> a. location, size and visual appearance of the minor residential unit so that it appears from the street or any other public place as an integrated ancillary part of the principal residential unit; b. the adverse visual effects on the street-scene associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; c. the convenience of the location of outdoor living space in relation the respective residential units, or whether other shared outdoor living spaces or public open space is immediately or easily accessible; and d. the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.
<p>RES-MD2</p>	<p>Residential design principles</p> <ol style="list-style-type: none"> 1. Context and character: <ol style="list-style-type: none"> a. The extent to which the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setback and alignments, and secondarily materials, design features and tree plantings; and ii. retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing historic heritage items, Sites of Ngāi Tahu Cultural Significance shown on the planning map, site contours and mature trees. 2. Relationship to the street and public open spaces: <ol style="list-style-type: none"> a. Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces; ii. designs buildings on corner sites to emphasise the corner; iii. needs to minimise south-facing glazing to minimise heat loss; and iv. avoids street façades that are blank or dominated by garages. 3. Built form and appearance: <ol style="list-style-type: none"> a. The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. divides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines; ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony; iii. avoids blank elevations and façades dominated by garage doors; and iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials. 4. Residential amenity: <ol style="list-style-type: none"> a. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), the extent to which the development provides a high level of internal and external residential amenity for occupants and neighbours. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;

	<ul style="list-style-type: none"> ii. directly connects private outdoor spaces to the living spaces within the residential units; iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and parking areas. <p>5. Access, parking and servicing:</p> <ul style="list-style-type: none"> a. The extent to which the development provides for good access and integration of space for parking and servicing. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces; ii. provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and iii. provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces. <p>6. Safety:</p> <ul style="list-style-type: none"> a. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; ii. clearly demarcates boundaries of public and private space; iii. makes pedestrian entrances and routes readily recognisable; and iv. provides for good visibility with clear sightlines and effective lighting.
RES-MD3	<p>Use of residential unit as a show home</p> <ul style="list-style-type: none"> 1. The extent to which use of the residential unit will impact on neighbouring properties in terms of the following matters: <ul style="list-style-type: none"> a. hours of operation and movement to and from the site by members of the public; b. duration of the activity and its impact on residential amenity values; c. traffic generation including consideration of on-site and off-site parking; and d. impacts on adjacent residents in terms of privacy, in particular adjacent outdoor living spaces.
RES-MD4	<p>Traffic generation</p> <ul style="list-style-type: none"> 1. The extent to which the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account: <ul style="list-style-type: none"> a. in the case of effects on residential character and amenity values: <ul style="list-style-type: none"> i. any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility with the noise levels acceptable in the respective living environments; ii. any reduction in the availability of on-street parking for residents, occupants or visitors to adjoining residential sites to the point that it becomes a nuisance; and iii. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and b. in the case of the safe and efficient functioning of the road network: <ul style="list-style-type: none"> i. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity; ii. adverse effects of the proposed traffic generation on activities in the surrounding living environment; iii. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the adjoining road;

	<ul style="list-style-type: none"> iv. the variance in the rate of vehicle movements throughout the week and coincidence of peak times with peak traffic movements on the wider network; and v. the location of the proposed access points in terms of road and intersection efficiency and safety, and the adequacy of existing or alternative access points.
RES-MD5	<p>Impact on neighbouring property</p> <ol style="list-style-type: none"> 1. The extent to which the increased height, reduced setback, or recession plane intrusion would result in buildings that do not compromise the amenity values of adjacent properties taking into account: <ol style="list-style-type: none"> a. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces, or open space beyond that anticipated by the recession plane; b. any loss of privacy through being overlooked from neighbouring buildings; c. dominance and character effects arising from scale; d. whether development on the adjoining site, such as a large building setback, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing; e. whether there are alternative practical options for meeting the functional requirements of the building in a compliant manner; and f. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of landscaping, screening or any other methods.
RES-MD6	<p>Road boundary setback</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
RES-MD7	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual impacts of outdoor storage on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on the amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates effects on amenity values of the outdoor storage.
RES-MD8	<p>Outdoor living space</p> <ol style="list-style-type: none"> 1. The extent to which outdoor living spaces provide useable space and contribute to overall onsite spaciousness. 2. The extent to which the size and quality of communal outdoor space or other open space in the immediate vicinity of the residential unit compensates for the reduction in outdoor living space requirements. 3. The extent to which the retention of mature vegetation compensates for a reduction in outdoor living space provision by providing an alternative form of amenity for the site.
RES-MD9	<p>Impact of trees on neighbouring property</p> <ol style="list-style-type: none"> 1. The extent the planting of trees will affect the amenity values or create shading on adjoining property.
RES-MD10	<p>Rural sales</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone.

	<ol style="list-style-type: none"> 2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites. 3. Hours and days of operation and whether they are compatible with the residential zone. 4. Access and vehicle movements on the site and the safety and efficiency of the roading network. 5. For rural produce retail (excluding farmers' markets) whether the scale and intensity of the activity is appropriate on the site. 6. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.
RES-MD11	<p>Housing of animals</p> <ol style="list-style-type: none"> 1. The extent to which the nature and scale of activity, including the number and type of animals is appropriate for the proposed site and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone. 3. The extent to which the activity, including any buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential units to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain residential character and amenity values. 5. The potential for the activity to produce adverse effects, including dust, noise, odour and any measures to internalise adverse effects within the site and any mitigation measures to address effects that cannot be internalised.

Definitions

GARDENING	means the <u>small scale</u> ⁷⁸ maintenance, preparation, digging, and replacing of soil for the planting of shrubs, flowers, ground cover, trees, and other plants; harvesting of produce; and the covering of the ground in lawn or bark where it does not permanently alter the profile, contour or height of the land, or leave soil exposed to erosion. It does not include the removal of soil off site, planting of trees within the root protection area of any notable tree or group of trees, or any other gardening activity that would cause damage or affect the growth of any notable tree or group of trees.
NET DENSITY	means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for: <ul style="list-style-type: none"> a. residential purposes, including all open space and on-site parking associated with residential development; b. local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major⁷⁹ arterial roads; c. local (neighbourhood) reserves. The area (ha) excludes land that is: <ul style="list-style-type: none"> d. stormwater retention and treatment areas; e. geotechnically constrained (such as land subject to subsidence or inundation); f. set aside to protect significant ecological, cultural, historic heritage or landscape values; g. set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network; h. for local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.
<u>RESIDENTIAL BLOCK FRONTAGE</u>	means the <u>properties adjoining one side of a road, located between the two intersecting roads.</u> ⁸⁰
<u>VEHICLE OR BOAT REPAIR OR STORAGE SERVICES</u>	means the <u>repair, maintenance, alteration, or storage on a short-term or long-term basis, of motor vehicles, boats, or similar modes of transportation, operated as a commercial activity. This does not include service stations.</u> ⁸¹

⁷⁸ Federated Farmers [414.5]

⁷⁹ Clause 16 RMA

⁸⁰ Bellgrove Rangiora Ltd [408.39]

⁸¹ Clause 16(2) RMA

Appendix 3 – Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in **Error! Reference source not found.** below.

In order to distinguish between the recommendations made in the s42A report and the recommendations that arise from this report, the recommendations from this report in response to evidence are shown in red text (with underline and ~~strike-out~~ as appropriate).

Table B1: Recommended responses to submissions and further submissions on the General Residential Zone and General Objectives and Policies for all Residential Zones - Introduction

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Introduction – GRZ							
325.208	Kainga Ora – Homes and Communities	GRZ - Introduction	Amend the introduction of the General Residential Zone Chapter: '...Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential <u>environment</u> character. The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus...'	12.2	Reject	Disagree, the term 'residential character' is described within Policy GRZ-P1(2) and retaining the drafting within the introduction would aligns with this policy.	No
236.28	Rick Allaway and Lionel Larsen	General	Add provisions for Low Density Residential Zone: <u>"LRZ-Objectives</u> <u>LRZ - O1</u> <u>The Low Density Residential Zone provides for residential activity and is characterised by low density and spacious housing typologies consistent with a suburban character.</u> <u>LRZ-Policies</u> <u>LRZ - P1</u> <u>Enable activities that support and maintain a suburban character by managing the number of residential units that can be accommodated on each site and requiring:</u> <u>1. a generally low rise built form consisting of single and two storey detached residential units and</u> <u>2. appropriate levels of openness around residential units which provides for residents on-site amenity."</u>	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
16.14	Drucilla Kingi - Patterson	General	Prostitution Business must remain in business area not residential.	12.1	Reject	GRZ-R10 provides for a home business and condition (6) requires that any storage of materials associated with the home business shall be undertaken within buildings. As such, I consider there is already provision within the GRZ to manage this effect.	No
16.9	Drucilla Kingi - Patterson	General	Prevent stockpiling of tyres near hospital, and monitor business types and implement boundary rules near the hospital.	12.1	Reject	GRZ-R10 provides for a home business in the GRZ. The conditions within GRZ-R10 ensure that the adverse effects associated with a home business are appropriately managed. Provided these conditions can be achieved I disagree additional amendments are required to the GRZ	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Introduction – RESZ							
325.191	Kainga Ora – Homes and Communities	RESZ - Introduction	Amend the introduction to the General Objectives and Policies for all Residential Zones Chapter: 'The key difference between the General Residential Zone and Medium Density Residential Zone is housing density <u>the anticipated built form within each zone</u> , with the latter <u>providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is located within walkable distance to town centres...</u> '	4.2	Accept in part	Agree this better reflect the difference between the General Residential Zone and Medium Density Residential Zone Proposed Plan provisions.	Yes
236.14	Rick Allaway and Lionel Larsen	RESZ - Introduction	Amend third paragraph of Introduction to the 'General Objectives and Policies for all Residential Zones': 'The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very-low density <u>residential and rural residential living opportunities with a more open, spacious character than other residential zones.</u> '	4.2	Accept in part	Agree with the deletion of 'very', I consider this amendment is consistent with LLRZ-O1 which refers to the Large Lot Residential Zone as 'low density' rather than 'very low density'. I disagree the additional amendments are required. I consider the introduction as notified accurately describes the Large Lot Residential Zone.	Yes
133.3	Sarbaz Estates Limited	General	Give effect to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Merge General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) provisions to reflect the MRZ provisions. Amend planning map and provisions to merge Rangiora and Kaiapoi's GRZ into the MRZ.	17.6	Reject	Variation 1 has removed the GRZ zoning from: Rangiora, Kaiapoi, Woodend and Pegasus, therefore the GRZ only applies to the township of Oxford. I disagree an amendment is required.	No

Table B2: Recommended responses to submissions and further submissions RESZ-O1 Residential growth, location and timing

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
52.5	Ara Poutama Aotearoa, the Department of Corrections	RESZ-O1	Retain RESZ-O1 as notified.	4.4	Accept	Submission does not seek any changes	No
111.89	CA and GJ McKeever	RESZ-O1	Retain RESZ-O1 as notified.	4.4	Accept	Submission does not seek any changes	No
133.7	Sarbaz Estates Limited	RESZ-O1	Amend RESZ-O1(3): '... 3. enables new development, as well as redevelopment <u>and residential infill</u> of existing Residential Zones.'	4.4	Accept	Consider this captured by the objectives reference to enabling new development and redevelopment of existing Residential Zones	No
162.94	John Stevenson	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
207.22 ⁸²	Summerset Retirement Villages (Rangiora) Ltd	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
256.89 ⁸³	Chloe Chai and Mark McKitterick	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
278.4	Oranga Tamariki – Ministry for Children	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
316.161	Environment Canterbury Regional Council	RESZ-O1	Retain RESZ-O1 as notified, or retain original intent.	6.1	Accept	Submission does not seek any changes	No
325.192	Kainga Ora – Homes and Communities	RESZ-O1	Amend RESZ-O1: 'Sustainable Residential growth that: 1. provides enables more housing in appropriate locations <u>to meet demand over the short, medium and long-term in a timely manner according to growth needs;</u> 2. is responsive to community and district needs; and enables new development, as well as redevelopment of existing Residential Zones. ...'	6.1	Reject <u>Accept in part</u>	Consider the amendment sought narrows the focus of the objective to solely relates to enabling more housing to meet demand, whereas the objective as notified includes similar enabling direction, along with other matters including responding to community and district needs. <u>Agree that the drafting offers greater direction on the timing of when residential growth is provided. Support an amendment to the objective that ensures consideration is had to growth in the short, medium and long term.</u>	No <u>Yes</u>
326.517 ⁸⁴	Rolleston Industrial Developments Limited	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
347.20	Ravenswood Developments Limited (RDL)	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
408.30	Bellgrove Rangiora Ltd	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
418.106	Keith Godwin	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
254.68 ⁸⁵	Christchurch International Airport Limited	RESZ-O1	Amend RESZ-O1: "... 2. is responsive to community and district needs; and 3. enables new development, as well as redevelopment or existing Residential Zones; and 4. allows critical infrastructure, regionally significant infrastructure, and strategic infrastructure to operate without being compromised by reverse sensitivity."	6.1	Reject	I consider the EI-O3 within the EI chapter already provide direction on the management of reverse sensitivity effects.	No

⁸² Oppose – Kainga Ora [FS 88].

⁸³ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject

⁸⁴ Oppose – Ohoka Residents Association [FS 137]

⁸⁵ Oppose – Kainga Ora [FS 88]

Table B3: Recommended responses to submissions and further submissions RESZ-O2 Residential sustainability

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.90	CA and GJ McKeever	RESZ-O2	Retain RESZ-O2 as notified.	6.2	Accept	Submission does not seek any changes	No
162.95	John Stevenson	RESZ-O2	Retain RESZ-O2 as notified.	6.2	Accept	Submission does not seek any changes	No
254.69	Christchurch International Airport Limited	RESZ-O2	Retain RESZ-O2.	6.2	Accept	Submission does not seek any changes	No
256.90 ⁸⁶	Chloe Chai and Mark McKitterick	RESZ-O2	Retain RESZ-O2 as notified.	6.2	Accept	Submission does not seek any changes	No
325.193	Kainga Ora – Homes and Communities	RESZ-O2	Amend RESZ-O2: 'Residential development sustainability Efficient and sustainable use and development of residential land and infrastructure is provided through appropriate location of development and its design.'	6.2	Reject	Consider retaining the reference to appropriate location and design provides more direction on the outcome the objective is seeking to achieve.	No
326.518 ⁸⁷	Rolleston Industrial Developments Limited	RESZ-O2	Retain RESZ-O2 as notified.	6.2	Accept	Submission does not seek any changes	No
418.107	Keith Godwin	RESZ-O2	Retain RESZ-O2 as notified.	6.2	Accept	Submission does not seek any changes	No

Table B4: Recommended responses to submissions and further submissions RESZ-O3 Residential form, scale, design and amenity values

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.91	CA and GJ McKeever	RESZ-O3	Retain RESZ-O3 as notified.	6.3	Accept	Submission does not seek any changes	No
162.96	John Stevenson	RESZ-O3	Retain RESZ-O3 as notified.	6.3	Accept	Submission does not seek any changes	No
207.23 ⁸⁸	Summerset Retirement Villages (Rangiora) Ltd	RESZ-O3	Retain RESZ-O3 as notified.	6.3	Accept	Submission does not seek any changes	No
256.91 ⁸⁹	Chloe Chai and Mark McKitterick	RESZ-O3	Retain RESZ-O3 as notified.	6.3	Accept	Submission does not seek any changes	No
316.162	Environment Canterbury Regional Council	RESZ-O3	Retain RESZ-O3 as notified, or retain original intent.	6.3	Accept	Submission does not seek any changes	No
325.194	Kainga Ora – Homes and Communities	RESZ-O3	Amend RESZ-O3: 'Residential form, scale, and design and amenity values Development is in keeping with the anticipated built form of the applicable residential zone.'	6.3	Reject Accept in part	Consider retaining the reference to appropriate location and design provides more direction on the outcome the objective is seeking to achieve	No Yes

⁸⁶ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject

⁸⁷ Oppose – Ohoka Residents Association [FS 137]

⁸⁸ Oppose – Kainga Ora [FS 88]

⁸⁹ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject

			A form, scale and design of development that: 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well being; 3. maintains differences between zones; and manages adverse effects on the surrounding environment.'			<u>I acknowledge the direction within Objective 4 of the NPS-UD which requires environments, including their amenity values, develop and change over time. I consider this direction can achieved by amending (4). I also support the amendment to the chapeau, as I consider this reads better as an objective.</u>	
326.519 ⁹⁰	Rolleston Industrial Developments Limited	RESZ-O3	Retain RESZ-O3 as notified.	6.3	Accept	Submission does not seek any changes	No
418.108	Keith Godwin	RESZ-O3	Retain RESZ-O3 as notified.	6.3	Accept	Submission does not seek any changes	No
254.70 ⁹¹	Christchurch International Airport Limited	RESZ-O3	Amend RESZ-O3: "A form, scale and design of development that: ... 3. maintains differences between zones; and 4. manages adverse effects on the surrounding environment; and 5. avoids adverse effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure."	6.3	Reject	I consider the EI-O3 within the EI chapter already provide direction on the management of reverse sensitivity effects.	No

Table B5: Recommended responses to submissions and further submissions RESZ-O4 Non-residential activities

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.92	CA and GJ McKeever	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
162.97	John Stevenson	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
207.24 ⁹²	Summerset Retirement Villages (Rangiora) Ltd	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
256.92 ⁹³	Chloe Chai and Mark McKitterick	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
277.3894	Ministry of Education Te Tāhuhu o Te Mātauranga	RESZ-O4	Insert new objective after RESZ-O4: 'Objective RESZ-OX Educational facilities are enabled within residential areas to support the function of local communities'	6.4	Reject	Consider this type of facility is provided for by RESZ-O4 – Non-residential activities and supported by policies RESZ-P6 – Non-residential activities.	No
303.50	Fire and Emergency New Zealand	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
325.195	Kainga Ora – Homes and Communities	RESZ-O4	Amend RESZ-O4: 'Small-scale non-residential activities that take place	6.4	Reject	Agree that the residential form, scale, design and amenity values of non-residential activities need to be considered within the	No

⁹⁰ Oppose – Ohoka Residents Association [FS 137]

⁹¹ Oppose – Kainga Ora [FS 88]

⁹² Oppose – Kainga Ora [FS 88]

⁹³ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject

⁹⁴ Support – CIAL [FS 80] – Officer recommendation –reject

			in residential areas support the function of local communities. Non-residential activities are compatible with the scale and intensity of development anticipated by the applicable zone and maintain the amenity of the neighbourhood.'			objectives of RESZ. However, I consider this direction is already provided for within RESZ-O3. As such, I disagree that this direction needs to be replicated within RESZ-O4.	
326.520 ⁹⁵	Rolleston Industrial Developments Limited	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
408.31	Bellgrove Rangiora Ltd	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
418.109	Keith Godwin	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No

Table B6: Recommended responses to submissions and further submissions RESZ-O5 Housing choice

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
52.6	Ara Poutama Aotearoa, the Department of Corrections	RESZ-O5	Amend RESZ-O5: '... 1. <u>a range of residential activities, including those that promote diverse social opportunities, such as residential activities that involve supervision, assistance, care, and/or treatment support.</u> ...'	6.5	Reject	Consider the objective provides for a range of residential activities, I disagree that it needs to refer to a specific type of residential activity	No
111.93	CA and GJ McKeever	RESZ-O5	Retain RESZ-O5 as notified.	6.5	Accept	Submission does not seek any changes	No
162.98	John Stevenson	RESZ-O5	Retain RESZ-O5 as notified.	6.5	Accept	Submission does not seek any changes	No
183.11 ⁹⁶	Richard and Geoff Spark	RESZ-O5	Amend RESZ-O5: ' <u>A wide range of housing types, sizes and densities are available in each township to meet housing needs.</u> the needs of the community through 1. a range of residential unit types; and 2. a variety of residential unit densities'	6.5	Reject	The objective as notified ensures that range of residential unit types and densities are provided for across the district as a whole. If a wide range of housing types, sizes and densities were required in every township this would have implications for transport, servicing, and would likely affect the character of each of the smaller residential settlements.	No
223.12	John and Coral Broughton	RESZ-O5	Amend RESZ-O5: ' ...A wide range of housing types, sizes and densities are available in each township to meet housing needs. the needs of the community through 1. a range of residential unit types; and 2. a variety of residential unit densities'	6.5	Reject	As stated above [183.11]	No
236.15	Rick Allaway and Lionel Larsen	RESZ-O5	Amend RESZ-O5: ' <u>A wide range of housing types, sizes and densities are available in each township to meet housing needs.</u> Residential Zones provide for the needs of the community through: 1. a range of residential unit types; and 2. a variety of residential unit densities'	6.5	Reject	As stated above [183.11]	No

⁹⁵ Oppose – Ohoka Residents Association [FS 137]

⁹⁶ Oppose – Bellgrove Rangiora [FS 85] – Officer recommendation – accept

240.2	Malcolm Dartnell	RESZ-O5	Give effect to SUB-P5 Density in Residential Zones and RESZ-O5 Housing choice, and allow for a variety of section sizes and housing types in existing townships.	6.5	Reject	Submission does not seek any changes	No
242.11	Dalkeith Holdings Ltd	RESZ-O5	Amend RESZ-O5: <u>'A wide range of housing types, sizes and densities are available in each township to meet housing needs. the needs of the community through</u> <u>1. a range of residential unit types; and</u> <u>2. a variety of residential unit densities'</u>	6.5	Reject	As stated above [183.11]	No
246.12	Miranda Hales	RESZ-O5	Amend RESZ-O5: <u>'A wide range of housing types, sizes and densities are available in each township to meet housing needs the needs of the community through</u> <u>1. a range of residential unit types; and</u> <u>2. a variety of residential unit densities'</u>	6.5	Reject	As stated above [183.11]	No
256.93 ⁹⁷	Chloe Chai and Mark McKitterick	RESZ-O5	Retain RESZ-O5 as notified.	6.5	Accept	Submission does not seek any changes	No
278.5	Oranga Tamariki – Ministry for Children	RESZ-O5	Amend RESZ-O5: <u>'1. a range of residential unit types residential activities'</u>	6.5	Accept	By replacing 'residential unit types' with 'residential activities' a broader range of housing types is supported which better reflects the content of the GRZ chapter provisions	Yes
316.163	Environment Canterbury Regional Council	RESZ-O5	Retain RESZ-O5 as notified, or retain original intent.	6.5	Accept	Submission does not seek any changes	No
325.196	Kainga Ora – Homes and Communities	RESZ-O5	Amend RESZ-O5: <u>'A wide range of housing typologies and sizes are provided to ensure choice for the community and to cater for population growth and changing demographics. Residential Zones provide for the needs of the community through:</u> <u>1. a range of residential unit types; and</u> <u>2. a variety of residential unit densities.'</u>	6.5	Reject	As stated above [183.11]	No
326.521 ⁹⁸	Rolleston Industrial Developments Limited	RESZ-O5	Retain RESZ-O5 as notified.	6.5	Accept	Submission does not seek any changes	No
347.21	Ravenswood Developments Limited (RDL)	RESZ-O5	Retain RESZ-O5 as notified.	6.5	Accept	Submission does not seek any changes	No
408.32	Bellgrove Rangiora Ltd	RESZ-O5	Retain RESZ-O5 as notified.	6.5	Accept	Submission does not seek any changes	No
418.110	Keith Godwin	RESZ-O5	Retain RESZ-O5 as notified.	6.5	Accept	Submission does not seek any changes	No

⁹⁷ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject

⁹⁸ Oppose – Ohoka Residents Association [FS 137]

Table B7: Recommended responses to submissions and further submissions RESZ-P1 Design of development

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
207.25 ⁹⁹	Summerset Retirement Villages (Rangiora) Ltd	RESZ-P1	<p>Amend RESZ-P1 to not apply to retirement villages, either by clarifying what residential development it applies to, or by amending to:</p> <p>'New development in residential areas, <u>other than for retirement villages under policy P10</u>, is well designed and laid out, including by:</p> <p>...'</p>	7.2	Reject	<p>I consider it is the role of the resource consent process to assess these circumstances on a site-by-site basis. I do not agree this requires an amendment to the policy.</p> <p><u>I have reviewed the content of RES-P1 in the context of a retirement village. I consider these design concepts are applicable to the design of a retirement village. These design concepts are achieved through the built form standards related to building coverage, landscaping, height, setbacks, street interface, height in relation to boundary, and fencing. All of which apply to retirement villages. I therefore retained the view that this policy should apply to retirement villages. I note that the design concepts included within RES-P1 also align with the residential design principles within RES-MD2. RES-MD2 is one of the matters of discretion that is considered when assessing a retirement village in the GRZ, MRZ, and SETZ.</u></p>	No
325.197	Kainga Ora – Homes and Communities	RESZ-P1	<p>Amend RESZ-P1:</p> <p><u>'Built form provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces.</u></p> <p><u>New development in residential areas is well designed and laid out, including by:</u></p> <p><u>1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height;</u></p> <p><u>2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and</u></p>	7.2	Reject	<p>Consider the detail within the proposed policy supports the introduction of the rules within the chapter that drive the amenity-based standards</p>	No

⁹⁹ Oppose – Kainga Ora [FS 88]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>stormwater attenuation;</p> <p>3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised;</p> <p>4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated;</p> <p>5. minimising the adverse impact of high fences on streetscape character and public safety; and</p> <p>6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).'</p>				
326.522 ¹⁰⁰	Rolleston Industrial Developments Limited	RESZ-P1	Retain RESZ-P1 as notified.	7.2	Accept	Submission does not seek any changes	No
347.22	Ravenswood Developments Limited (RDL)	RESZ-P1	Retain RESZ-P1 as notified.	7.2	Accept	Submission does not seek any changes	No
408.33	Bellgrove Rangiora Ltd	RESZ-P1	Amend RESZ-P1 to ensure it aligns with refined bulk form standard provisions in the general and medium density residential zones.	7.2	Reject	I consider it is the role of the resource consent process to assess these circumstances on a site-by-site basis. I do not agree this requires an amendment to the policy	No
411.8	Ngai Tahu Property	RESZ-P1	<p>Amend RESZ-P1:</p> <p>'...</p> <p>2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for onsite stormwater infiltration <u>where possible</u>, and where this is reduced that it is offset, <u>for example</u> by suitable planting, other green surface treatment, <u>and/or</u> stormwater attenuation;</p> <p>...</p> <p>4. facilitating passive surveillance and active residential frontages <u>where practicable</u> through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and</p>	7.2	Reject	I consider it is the role of the resource consent process to assess these circumstances on a site-by-site basis. I do not agree this requires an amendment to the policy	No

¹⁰⁰ Oppose – Ohoka Residents Association [FS 137]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			consider modification of those controls only where other active design features such as verandas are incorporated'.				

Table B8: Recommended responses to submissions and further submissions RESZ-P2 – RESZ-P13

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
RESZ-P2 Multi-unit residential development							
325.198	Kainga Ora – Homes and Communities	RESZ-P2.	Delete RESZ-P2.	7.3	Reject	RESZ-P2 provides specific direction on the management of multi-unit developments which support the rule package for these activities	No
326.523 ¹⁰¹	Rolleston Industrial Developments Limited	RESZ-P2	Retain RESZ-P2 as notified.	7.3	Accept	Submission does not seek any changes	No
RESZ-P3 Safety and well-being							
325.199	Kainga Ora – Homes and Communities	RESZ-P3	Delete RESZ-P3.	7.3	Accepted in part	Agree that the reference to 'peaceful and pleasant living environments' is unnecessary and subjective. I consider limb (2) could be simplified by removing reference to 'providing for peaceful and pleasant living environments'.	Yes
326.524 ¹⁰²	Rolleston Industrial Developments Limited	RESZ-P3	Retain RESZ-P3 as notified.	7.3	Accept	Submission does not seek any changes	No
RESZ-P4 Sustainable design							
207.26 ¹⁰³	Summerset Retirement Villages (Rangiora) Ltd	RESZ-P4	Amend RESZ-P4: '... 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units.'	7.5	Accept	Clause 2 implies that retirement villages should provide for all stages of life and that this is not their purpose. Deletion of the reference to retirement villages is appropriate	Yes
316.164	Environment Canterbury Regional Council	RESZ-P4	Retain RESZ-P4 as notified, or retain original intent.	7.5	Reject	Submission does not seek any changes	No
325.200	Kainga Ora – Homes and Communities	RESZ-P4	Delete RESZ-P4.	7.5	Accept in part	Direction within the chapeau implies a non-regulatory response to achieving this policy. This may be in the form of non-regulatory	Yes

¹⁰¹ Oppose – Ohoka Residents Association [FS 137]

¹⁰² Oppose – Ohoka Residents Association [FS 137]

¹⁰³ Oppose – Kainga Ora [FS 88]

						design guidelines or other non-regulatory methods	
326.525 ¹⁰⁴	Rolleston Industrial Developments Limited	RESZ-P4	Retain RESZ-P4 as notified.	7.5	Accept	Submission does not seek any changes	No
RESZ-P5 Residential Commercial Precinct							
325.201	Kainga Ora – Homes and Communities	RESZ-P5	Retain RESZ-P5 as notified.	7.1	Accept	Submission does not seek any changes	No
326.526 ¹⁰⁵	Rolleston Industrial Developments Limited	RESZ-P5	Retain RESZ-P5 as notified.	7.1	Accept	Submission does not seek any changes	No
RESZ-P6 Non-residential activities							
238.1	Rangiora Gospel Trust	RESZ-P6	Retain RESZ-P6 which allows local halls to be established in the General Residential Zone with no restrictions on times in which the hall is used.	7.6	Reject	Submission does not seek any changes	No
277.39	Ministry of Education Te Tāhuhu o Te Mātauranga	RESZ-P6	Retain RESZ-P6 as notified.	7.6	Accept	Submission does not seek any changes	No
303.51	Fire and Emergency New Zealand	RESZ-P6	Amend RESZ-P6: 'Non-residential activities are provided for in a manner that: ... 3. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: a. community facilities; b. educational facilities; and c. childcare facilities; d. <u>Emergency service facilities.</u> '	7.6	Accept	Agree that the policy should also provide for 'emergency service facilities' within clause 3 to provide greater flexibility as to where an 'emergency service facilities' can be located	Yes
325.202	Kainga Ora – Homes and Communities	RESZ-P6	Amend RESZ-P6: 'Non-residential activities are provided for in a manner that: 1. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 2. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 3. recognise that the following some non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: a. community facilities; b. educational facilities; and c. childcare facilities'	7.6	Reject	Drafting of RES-P6 is specific to the management of non-residential activities and therefore all three clauses should be retained	No
326.527 ¹⁰⁶	Rolleston Industrial	RESZ-P6	Retain RESZ-P6 as notified.	7.6	Accept	Submission does not seek any changes	No

¹⁰⁴ Oppose – Ohoka Residents Association [FS 137]

¹⁰⁵ Oppose – Ohoka Residents Association [FS 137]

¹⁰⁶ Oppose – Ohoka Residents Association [FS 137]

	Developments Limited						
408.34	Bellgrove Rangiora Ltd	RESZ-P6	Retain RESZ-P6 as notified.	7.6	Accept	Submission does not seek any changes	No
RESZ-P7 Commercial activity in the General Residential and Medium Density Residential Zones							
325.203	Kainga Ora – Homes and Communities	RESZ-P7	Retain RESZ-P7 as notified.	7.1	Accept	Submission does not seek any changes	No
326.528 ¹⁰⁷	Rolleston Industrial Developments Limited	RESZ-P7	Retain RESZ-P7 as notified.	7.1	Accept	Submission does not seek any changes	No
RESZ-P8 Housing choice							
52.7	Ara Poutama Aotearoa, the Department of Corrections	RESZ-P8	Amend RESZ-P8: 'Enable a range of residential <u>activities</u> , unit types, sizes, and densities where: ...'	7.7	Reject	I consider the focus of this policy in on residential units rather than residential activities more broadly	No
278.6	Oranga Tamariki – Ministry for Children	RESZ-P8	Amend RESZ-P8: 'Enable a range of residential unit types, <u>residential activities</u> , sizes and densities where ... '	7.7	Reject	I consider the focus of this policy in on residential units rather than residential activities more broadly	No
325.204	Kainga Ora – Homes and Communities	RESZ-P8	Amend RESZ-P8: 'Enable a range of housing typologies that achieve the residential built form anticipated for <u>each zone</u> . Enable a range of residential unit types, sizes and densities where: 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and infrastructure.'	7.7	Reject	I consider this policy aims to support the provision of housing choice and recognises the role that good urban design plays in enabling integration with the surrounding residential area and infrastructure. I consider the notified version of this policy is required to achieve RES-O3 which requires that the form scale and design of development achieves a good quality residential environment manages adverse effect on the surrounding environment. I consider the focus on enabling the built form anticipated for each zone proposed by Kainga Ora does not provide a decision maker with any guidance on how to consider applications that are not anticipated within a residential zone.	No
326.529 ¹⁰⁸	Rolleston Industrial Developments Limited	RESZ-P8	Retain RESZ-P8 as notified.	7.7	Accept	Submission does not seek any changes	No
347.23	Ravenswood Developments Limited (RDL)	RESZ-P8	Retain RESZ-P8 as notified.	7.7	Accept	Submission does not seek any changes	No
RESZ-P9 Commercial activity in the Settlement Zone							

¹⁰⁷ Oppose – Ohoka Residents Association [FS 137]

¹⁰⁸ Oppose – Ohoka Residents Association [FS 137]

326.530 ¹⁰⁹	Rolleston Industrial Developments Limited	RESZ-P9	Retain RESZ-P9 as notified.	7.1	Accept	Submission does not seek any changes	No
RESZ-P10 Retirement villages							
173.2 ¹¹⁰	David Colin, Fergus Ansel Moore and Momentum Land Limited	RESZ-P10	Retain RESZ-P10 with regard to providing for Retirement Village Development within the General Residential and Medium Density Residential Zones (MRZ). Rezone the land subject to this submission to MRZ.	7.8	Reject	Submission does not seek any changes	No
207.27 ¹¹¹	Summerset Retirement Villages (Rangiora) Ltd	RESZ-P10	Amend RESZ-P10: 'Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone , where: 1. consistent with good urban design <u>outcomes and in close proximity to necessary amenities, including external design</u> ; and ...'	7.8	Reject	Agree in part with the suggested amendments. I agree with the inclusion of the term 'outcomes' as this is consistent with the language used within RESZ-P8. Disagree with the removal of LLRZ as this is inconsistent with Rural Residential Development Strategy. I disagree with the deletion of reference to 'external design' as I consider this is particularly relevant for retirement villages given the potential scale of these developments. I consider this reference to 'external design' achieves the direction within RESZ-O3(1) seeking that development achieves a good quality residential environment that is attractive and functional	No
326.531 ¹¹²	Rolleston Industrial Developments Limited	RESZ-P10	Retain RESZ-P10 as notified.	7.8	Accept	Submission does not seek any changes	No
347.24	Ravenswood Developments Limited (RDL)	RESZ-P10	Retain RESZ-P10 as notified.	7.8	Accept	Submission does not seek any changes	No
408.35	Bellgrove Rangiora Ltd	RESZ-P10	Retain RESZ-P10 as notified.	7.8	Accept	Submission does not seek any changes	No
RESZ-P11 Minor residential units							
325.205	Kainga Ora – Homes and Communities	RESZ-P11	Retain RESZ-P11 as notified.	7.1	Accept	Submission does not seek any changes	No
326.532 ¹¹³	Rolleston Industrial Developments Limited	RESZ-P11	Retain RESZ-P11 as notified.	7.1	Accept	Submission does not seek any changes	No
RESZ-P12 Outline development plans							

¹⁰⁹ Oppose – Ohoka Residents Association [FS 137]

¹¹⁰ Oppose – CIAL [FS 80] – Officer recommendation – accept

¹¹¹ Oppose – Kainga Ora [FS 88]

¹¹² Oppose – Ohoka Residents Association [FS 137]

¹¹³ Oppose – Ohoka Residents Association [FS 137]

207.28 ¹¹⁴	Summerset Retirement Villages (Rangiora) Ltd	RESZ-P12	Delete RESZ-P12 and replace with a policy that: - provides guidance on purpose of Outline Development Plans (ODPs) - avoids inconsistent development - provides clarity on interim uses - provides guidance on the position in relation to development not in accordance with ODP	7.9	Reject	Disagree that RESZ-P12 needs to provide guidance on the purpose of ODP's. Instead, I consider it is the role of this policy to direct how development within an area subject to an ODP is to be undertaken. I also disagree that the policy needs to 'avoid inconsistent development', I consider the requirement within clause (1) of the policy ensure that development undertaken in accordance with the development requirements of the ODP which I consider is appropriate.	No
211.5	B and A Stokes	RESZ-P12	Support the approach in RESZ-P12 to the preparation and use of Outline Development Plans.	7.9	Accept	Submission does not seek any changes	No
214.3	B and A Stokes	RESZ-P12	Support the approach, preparation, and use of Outline Development Plans, specifically RESZ-P12.	7.9	Accept	Submission does not seek any changes	No
224.5	Mark and Melissa Prosser	RESZ-P12	Support the approach to the preparation and use of Outline Development Plans, specifically RESZ-P12.	7.9	Accept	Submission does not seek any changes	No
316.165	Environment Canterbury Regional Council	RESZ-P12	Retain RESZ-P12 as notified, or retain original intent.	7.9	Accept	Submission does not seek any changes	No
326.533 ¹¹⁵	Rolleston Industrial Developments Limited	RESZ-P12	Retain RESZ-P12 as notified.	7.9	Accept	Submission does not seek any changes	No
347.25	Ravenswood Developments Limited (RDL)	RESZ-P12	Delete outdated North Woodend Outline Development Plan (ODP) 158 and replace with updated ODPs (see point 94 in original submission and Appendix 1 and Appendix 1a). Delete Clause (2).	4.8	Accept in part	This matter has been previously addressed in Hearing 12A and E. This submission point is accepted to the extent align with recommendation in Hearing 12A and E.	Yes
RESZ-P13 Location of higher density development							
325.206	Kainga Ora – Homes and Communities	RESZ-P13	Delete RESZ-P13.	7.10	Accept	Agree the Medium Density Residential Zone may be better suited to providing for higher 'higher density development'.	Yes
326.534 ¹¹⁶	Rolleston Industrial Developments Limited	RESZ-P13	Retain RESZ-P13 as notified.	7.10	Reject	As noted above I recommend the policy be deleted.	No
347.26	Ravenswood Developments Limited (RDL)	RESZ-P13	Retain RESZ-P13 as notified.	7.10	Reject	As noted above I recommend the policy be deleted.	No

Table B9: Recommended responses to submissions and further submissions RESZ-P14 Development density

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
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¹¹⁴ Oppose – Kainga Ora [FS 88]

¹¹⁵ Oppose – Ohoka Residents Association [FS 137]

¹¹⁶ Oppose – Ohoka Residents Association [FS 137]

				where Addressed			
RESZ-P14 Development density							
240.3	Malcolm Dartnell	RESZ-P14	More flexibility is required to encourage a range of section sizes and housing types to comply with SUB-P5 and RESZ-O5. Options could include: Amend RESZ-P14: 'in new Development Areas, achieve a minimum net density of 15 10 households per ha'.	7.11	Reject	These minimum net density requirements are essential to achieving UFD-O1.	No
244.2	David Cowley	RESZ-P14	Amend RESZ-P14: '... 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 25 households per ha.'	7.11	Reject	These minimum net density requirements are essential to ensure the character and amenity of the LLRZ is retained achieving LLRZ-O1.	No
325.207	Kainga Ora – Homes and Communities	RESZ-P14	Delete minimum net density requirements or if not, amend to a higher household per ha requirement.	7.11	Reject	These minimum net density requirements are essential to achieving UFD-O1.	No
326.535 ¹¹⁷	Rolleston Industrial Developments Limited	RESZ-P14	Retain RESZ-P14 as notified.	7.11	Accept	Submission does not seek any changes	No
408.36	Bellgrove Rangiora Ltd	RESZ-P14	Amend RESZ-P14: '... 1. in new Development Areas, achieve a minimum net density of 15 12 households per ha averaged across the whole of the residential Development Area within the relevant ODP, ...'	7.11	Reject	These minimum net density requirements are essential to achieving UFD-O1.	No
411.9	Ngai Tahu Property	RESZ-P14	Amend RESZ-P14: '... 1. in new Development Areas, <u>where possible</u> achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha <u>where possible</u> .'	7.11	Reject	These minimum net density requirements are essential to achieving UFD-O1.	No
236.16	Rick Allaway and Lionel Larsen	RESZ-P14	Amend RESZ-P14: "... 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant Outline Development Plan, unless there are demonstrated constraints then <u>a density exemption shall apply. Constraints may include but not be limited to landscape and ground conditions, and existing subdivision and housing patterns.</u> no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve an average <u>average</u> net densities of <u>LLR-SCA Density 1 - 1 to 2 households per ha</u> <u>LLR-SCA Density 2 - 1500m² ...</u>	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
223.13	John and Coral Broughton	RESZ-P14	Amend RESZ-P14: "...	4.8	Reject	This matter has been previously addressed in Hearing 12E(a). This submission point is	No

¹¹⁷ Oppose – Ohoka Residents Association [FS 137]

			<p>1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then <u>a density exemption shall apply. Constraints may include but not be limited to landscape and ground conditions, servicing requirements, and existing subdivision and housing patterns.</u>less than 12 households per ha.</p> <p>2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha <u>unless otherwise specified in the Plan subdivision standards.</u>"</p>			rejected based on the recommendation of Mr Wilson in stream 12E	
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Table B10: Recommended responses to submissions and further submissions Large Lot Residential Zone – Introduction and General

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
LLRZ – Introduction							
99.3	Ken Fletcher	LLRZ- Introduction	<p>Amend Large Lot Residential Zone Introduction:</p> <p>"...The Large Lot Residential Zone are located <u>within, on the edges of, and near to,</u> the established townships..."</p>	8.2	Reject <u>Accept in part</u>	<p>I disagree that the LLRZ is located 'within, on the edges of, and near to,' the established townships</p> <p><u>On reflection, I agree with Mr Fletcher that the LLRZ areas at Oxford are located on the edge of the established township. Given this, I recommend an amendment be made to the introduction to the LLRZ to align with the "Part 1 Introduction and general provisions - Description of the District" section of the Proposed Plan.</u></p>	No <u>yes</u>
236.17	Rick Allaway and Lionel Larsen	LLRZ- Introduction	<p>Amend the first two paragraphs of the Introduction to the Large Lot Residential Zone Chapter:</p> <p>"The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are located near but outside the established townships, <u>other than the LLR-SCA Density 2 Zone located at the township edge.</u> Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone. There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed. and the density requirements for rural residential development directed by the RPS being achieved."</p>	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
LLRZ – General							

147.8	Kaiapoi-Tuahiwi Community Board	LLRZ - General	For the Large Lot Residential: isolating these lots would adversely affect future transport networks and should be located adjacent to existing villages and subdivisions.	8.1	Reject	UFD-P3(c) requires that new Large Lot Residential Development: <i>'is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy'.</i> I disagree that any additional amendment to the chapter are required.	No
148.6	Rangiora-Ashley Community Board	LLRZ - General	Amend to locate Large Lot Residential Zone adjacent to existing villages and subdivisions.	8.1	Reject	UFD-P3(c) requires that new Large Lot Residential Development: <i>'is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy'.</i> I disagree that any additional amendment to the chapter are required.	No
160.13 ¹¹⁸	Rolleston Industrial Developments Limited	LLRZ - General	Retain Large Lot Residential Zone provisions as notified.	8.1	Accept	Support the provisions and seek they be retained as notified.	No
286.15	Z-Energy	LLRZ -General	'Include the following new objective, policy and rule in the Large Lot Residential Zone: LLRZ-OX - Existing Service Station Activities: The investment associated with existing commercial activities, including service stations, the benefits they can provide to the community and the need for them to be maintained and upgraded from time to time is recognised. LLRZ-PX Existing Service Station Activities: To enable additions, alterations, or modifications to existing service stations, recognising the investment associated with the existing use, and the social and community function they serve in providing for the day to day needs of the community. LLRZ-RX – Existing Service Station Activity Status: Discretionary Where: 1. The activity comprises additions, alterations or modifications to the existing service station at 1413 Main North Road, Waikuku. Activity Status when compliance not achieved: Refer Rule LLRZ-R29.'	10.6	Reject	I disagree with the submitter that a site-specific objective, policy, and rule with the LLRZ chapter is the best planning mechanism to resolve the issue. I understand the existing service station has a resource consent to operate in this location. I consider that any future additions, alterations, or modifications to the existing service station can be applied for through the resource consent process as non-complying activity.	No

¹¹⁸ Oppose - I.W and L.M. Bisman [FS 38]; Martin Hewitt [FS 60]; Oxford Ohoka Community Board [FS 62]; Steven Holland [FS 72]; Michelle Holland [FS 73]; Val & Ray Robb [FS 74]; Edward & Justine Hamilton [FS 75]; Ohoka Residents Association [FS 84]; David & Elaine Brady [FS 130]; Jan Hadfield [FS 132]; Emma Wood [FS 136]; Ohoka Residents Association [FS 137] – Officer recommendation – reject
Support – David Cowley [FS 41]

295.117	Horticulture New Zealand	LLRZ - General	Within Large Lot Residential Zone Chapter, delete reference to 'agriculture' and replace with 'rural production', or similar.	8.1	Reject	It is considered that the intention of using the term 'agriculture' in the LLRZ is to provide for a subset of rural production activities that are compatible with the purpose of the zone, which is to provide residential living opportunities and some opportunity for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.	No
360.22 ¹¹⁹¹²⁰	CCC	LLRZ - General	Amend General Objectives and Policies for all Rural Zones, Rural Lifestyle Zone and Large Lot Residential Zone objectives, policies and rules to protect the highly productive land/versatile soils from fragmentation and unsuitable 'primary production' activities such as forestry or quarrying.	8.1	Reject	As the areas zoned LLRZ in the Proposed Plan were zoned Residential 4A or Residential 4B in the ODP, these areas are not considered 'general rural or rural production zone' and therefore are not considered highly productive land in the context of the NPS-HPL.	No
15.1	Nicola Fairbairn	LLRZ - General	Allow subdivision of Large Lot Residential Zone properties in Oxford in relation to the purpose of the zone.	8.1	Accept	Support the provisions and seek they be retained as notified.	No

Table B11: Recommended responses to submissions and further submissions LLRZ-O1 Large Lot Residential Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
249.117 ¹²¹	Mainpower	LLRZ - Objectives	<p>Insert the following new objective:</p> <p><u>'Objective:</u> <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.'</u></p>	4.2	Accept in part Reject	<p>Recommend a cross-reference to the EI chapter be included within the introduction to the LLRZ chapter.</p> <p><u>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</u></p> <p><u>On reflection, I note that within each chapter there is already a note which states: "As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant."</u></p> <p><u>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone</u></p>	Yes No

¹¹⁹ Oppose - Miranda Hales [FS 46], David Cowley [FS 41] – Officer recommendation – accept

¹²⁰ Support – ECAN [105], CIAL [FS 80] – Officer recommendation – reject

¹²¹ Support - KiwiRail [FS 99] – Officer recommendation – accept

						chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.	
LLRZ-O1 – Purpose, character and amenity values of Large Lot Residential Zone							
241.1	Malcolm Dartnell	LLRZ-O1	Not specified.	9.1	Accept	Support the objective and seek it be retained as notified	No
252.1	Murray John Aitken	LLRZ-O1	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.	9.1	Accept	Support the objective and seek it be retained as notified	No
111.94	CA and GJ McKeever	LLRZ-O1	Retain LLRZ-O1 as notified.	9.1	Accept	Support the objective and seek it be retained as notified	No
162.99	John Stevenson	LLRZ-O1	Retain LLRZ-O1 as notified.	9.1	Accept	Support the objective and seek it be retained as notified	No
236.18	Rick Allaway and Lionel Larsen	LLRZ-O1	Amend LLRZ-O1: "... 1. is of low density detached residential units set on generous sized sites; 2. is an environment with generally lower levels of noise and traffic than other residential zones, and low levels of odour and dust; 3. LLR - SCA D1 - has a predominance of open space over built form; 4. is an environment with generally lower levels of noise, traffic than other residential zones, and low levels of , outdoor lighting, odour and dust; and 5. LLR - SCA D1 - provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities. 6. LLR - SCA D2 - enables high amenity residential areas providing scope for large houses on large residential sites;..."	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
256.94 ¹²²	Chloe Chai and Mark McKitterick	LLRZ-O1	Retain LLRZ-O1 as notified.	9.1	Accept	Support the objective and seek it be retained as notified	No
418.111	Keith Godwin	LLRZ-O1	Retain LLRZ-O1 as notified.	9.1	Accept	Support the objective and seek it be retained as notified	No

Table B12: Recommended responses to submissions and further submissions LLRZ-P1 to LLRZ-P5 Large Lot Residential Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
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¹²² Oppose – Mark McKitterick [FS 2]

249.118 ¹²³	Mainpower	LLRZ - Policies	<p>Insert the following new policy:</p> <p><u>'Policy - Separation of incompatible activities</u> <u>Protect critical infrastructure, strategic infrastructure and</u> <u>regionally significant infrastructure by avoiding adverse effects,</u> <u>including reverse sensitivity effects, from incompatible activities</u> <u>by avoiding buildings, structures and any sensitive activities that</u> <u>may compromise the operation of Electricity Distribution Lines</u> <u>within an identified buffer corridor.'</u></p>	4.2	Accept in part Reject	<p>Recommend a cross-reference to the EI chapter be included within the introduction to the LLRZ chapter.</p> <p>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</p> <p>On reflection, I note that within each chapter there is already a note which states: "As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant."</p> <p>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.</p>	Yes/No
LLRZ-P1 – Maintaining the qualities and character							
252.2	Murray John Aitken	LLRZ-P1	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
111.95	CA and GJ McKeever	LLRZ-P1	Retain LLRZ-P1 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
162.100	John Stevenson	LLRZ-P1	Retain LLRZ-P1 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
236.19	Rick Allaway and Lionel Larsen	LLRZ-P1	<p>Amend LLRZ-P1(2):</p> <p>"2. managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that in the case of the LLR-SCA D1 zone open space predominates over built form on each site"</p>	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
256.95 ¹²⁴	Chloe Chai and Mark McKitterick	LLRZ-P1	Retain LLRZ-P1 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
418.112	Keith Godwin	LLRZ-P1	Retain LLRZ-P1 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-P2 – Managing activities							

¹²³ Support - KiwiRail [FS 99] – Officer recommendation – accept

¹²⁴ Oppose – Mark McKitterick [FS 2]

252.3	Murray John Aitken	LLRZ-P2	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
111.96	CA and GJ McKeever	LLRZ-P2	Retain LLRZ-P2 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
162.101	John Stevenson	LLRZ-P2	Retain LLRZ-P2 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
236.20	Rick Allaway and Lionel Larsen	LLRZ-P2	Retain LLRZ-P2 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
256.96 ¹²⁵	Chloe Chai and Mark McKitterick	LLRZ-P2	Retain LLRZ-P2 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
418.113	Keith Godwin	LLRZ-P2	Retain LLRZ-P2 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-P3 – Reverse sensitivity							
252.4	Murray John Aitken	LLRZ-P3	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
111.97	CA and GJ McKeever	LLRZ-P3	Retain LLRZ-P3 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
162.102	John Stevenson	LLRZ-P3	Retain LLRZ-P3 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
236.21	Rick Allaway and Lionel Larsen	LLRZ-P3	Retain LLRZ-P3 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
256.97 ¹²⁶	Chloe Chai and Mark McKitterick	LLRZ-P3	Retain LLRZ-P3 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
418.114	Keith Godwin	LLRZ-P3	Retain LLRZ-P3 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-P4 – Amenity values							
252.5	Murray John Aitken	LLRZ-P4	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
111.98	CA and GJ McKeever	LLRZ-P4	Retain LLRZ-P4 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
162.103	John Stevenson	LLRZ-P4	Retain LLRZ-P4 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
236.22	Rick Allaway and Lionel Larsen	LLRZ-P4	Amend LLRZ-P4(2): "... 2. <u>LLR-SCA D1</u> - limiting kerb, channel and street lighting compared to other Residential Zones."	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
256.98 ¹²⁷	Chloe Chai and Mark McKitterick	LLRZ-P4	Retain LLRZ-P4 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
418.115	Keith Godwin	LLRZ-P4	Retain LLRZ-P4 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-P5 – Large Lot Residential Zone Overlay							
252.6	Murray John Aitken	LLRZ-P5	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No

¹²⁵ Oppose – Mark McKitterick [FS 2]

¹²⁶ Oppose – Mark McKitterick [FS 2]

¹²⁷ Oppose – Mark McKitterick [FS 2]

111.99	CA and GJ McKeever	LLRZ-P5	Retain LLRZ-P5 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
162.104	John Stevenson	LLRZ-P5	Retain LLRZ-P5 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
211.6	B & A Stokes	LLRZ-P5	Support the approach in LLRZ-P5 to the preparation and use of Outline Development Plans.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
224.6	Mark and Melissa Prosser	LLRZ-P5	Support the approach to the preparation and use of Outline Development Plans, specifically LLRZ-P5.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
236.23	Rick Allaway and Lionel Larsen	LLRZ-P5	Retain LLRZ-P5 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
256.99 ¹²⁸	Chloe Chai and Mark McKitterick	LLRZ-P5	Retain LLRZ-P5 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No
418.116	Keith Godwin	LLRZ-P5	Retain LLRZ-P5 as notified.	9.2	Accept	Supports the provision and seeks they be retained as notified.	No

Table B13: Recommended responses to submissions and further submissions LLRZ-R1 to LLRZ-R44 Large Lot Residential Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
249.119	Mainpower	LLRZ - Rules	<p>Insert a new rules managing:</p> <ul style="list-style-type: none"> - earthworks adjacent to major electricity distribution line. - Network utilities within 6 of the centre line of a major electricity distribution line - Structures near a major electricity distribution line <p>See submission for details.</p>	4.2	Accept in part Reject	<p>Recommend a cross-reference to the EI chapter be included within the introduction to the LLRZ chapter.</p> <p><u>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</u></p> <p><u>On reflection, I note that within each chapter there is already a note which states:</u> <u>"As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant."</u></p> <p><u>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the</u></p>	Yes-No

¹²⁸ Oppose – Mark McKitterick [FS 2]

						specific cross-reference to the rules in the EI chapter is necessary.	
LLRZ-R1 – Construction or alteration of or addition to any building or other structure							
221.6	House Movers Section of New Zealand Heavy Haulage Association	LLRZ-R1	Amend LLRZ-R1: ‘1. The activity complies with all built form standards (as applicable). 2. A building is moved: <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period.’</u>	4.6	Accept in part	Agree in part with the submitter seeking greater clarity as to how permanently relocated buildings are treated within the residential chapters. I consider buildings that are permanently relocated to a site should be managed the same as all other buildings within the LLRZ, GRZ, and SETZ. However, I disagree that an amendment is required to these rules. I consider the phrase ‘construction’ would capture the permanent relocation of a building as sought by the submitter. To make this clear within the rules I suggest that an advice note be added to LLRZ-R1, GRZ-R1, and SETZ-R1 to clarify that this rule applies to permanently relocated buildings. I also consider that the suggested amendment would clarify that permanently relocated buildings are permitted and do not require resource consent under the default catch all rule (LLRZ-R27, GRZ-R28, SETZ-R30). This is consistent with the approach I have recommended within the GRZ- R1 and the SETZ-R1. Following discussion with other reporting officer which has seen an amendment to the definition of ‘construction work’, I no longer consider the advice note is required.	Yes
111.100	CA and GJ McKeever	LLRZ-R1	Retain LLRZ-R1 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.105	John Stevenson	LLRZ-R1	Retain LLRZ-R1 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.100 ¹²⁹	Chloe Chai and Mark McKitterick	LLRZ-R1	Retain LLRZ-R1 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.117	Keith Godwin	LLRZ-R1	Retain LLRZ-R1 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R2 Residential unit							
111.101	CA and GJ McKeever	LLRZ-R2	Retain LLRZ-R2 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.106	John Stevenson	LLRZ-R2	Retain LLRZ-R2 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹²⁹ Oppose - Mark McKitterick [FS 2]

256.101 ¹³⁰	Chloe Chai and Mark McKitterick	LLRZ-R2	Retain LLRZ-R2 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.118	Keith Godwin	LLRZ-R2	Retain LLRZ-R2 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R3 – Minor residential unit							
32.2	Peter and Lizzy Anderson	LLRZ-R3	Amend LLRZ-R3: '... 1. access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site; 2. the maximum GFA of the minor residential unit shall be 80m² 120m ² (excluding including any area required for a car vehicle garage or carport up to a maximum of 40m2); ...'	10.2	Reject	It is considered that the intention of the LLRZ-R3 is to provide for a self-contained residential unit that is ancillary to the principal residential unit on the site. The 80m ² maximum GFA limit for the minor residential unit (excluding any area required for a car vehicle garage or carport up to a maximum of 40m2) provides an appropriate permitted threshold to ensure the minor residential unit is ancillary to the principal residential unit on the site. If a larger GFA is proposed, a resource consent can be applied for as a restricted discretionary activity status where the merits of the proposal can be considered on a case-by case basis	No
111.102	CA and GJ McKeever	LLRZ-R3	Retain LLRZ-R3 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.107	John Stevenson	LLRZ-R3	Retain LLRZ-R3 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.102 ¹³¹	Chloe Chai and Mark McKitterick	LLRZ-R3	Retain LLRZ-R3 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.119	Keith Godwin	LLRZ-R3	Retain LLRZ-R3 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R4 – Residential activity							
278.7	Oranga Tamariki	LLRZ-R4	Retain LLRZ-R4 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
111.103	CA and GJ McKeever	LLRZ-R4	Retain LLRZ-R4 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.108	John Stevenson	LLRZ-R4	Retain LLRZ-R4 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.103 ¹³²	Chloe Chai and Mark McKitterick	LLRZ-R4	Retain LLRZ-R4 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.120	Keith Godwin	LLRZ-R4	Retain LLRZ-R4 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R5 - Gardening, cultivation and disturbance of land for fenceposts							
111.104	CA and GJ McKeever	LLRZ-R5	Retain LLRZ-R5 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.109	John Stevenson	LLRZ-R5	Retain LLRZ-R5 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹³⁰ Oppose - Mark McKitterick [FS 2]

¹³¹ Oppose - Mark McKitterick [FS 2]

¹³² Oppose - Mark McKitterick [FS 2]

256.104 ¹³³	Chloe Chai and Mark McKitterick	LLRZ-R5	Retain LLRZ-R5 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.121	Keith Godwin	LLRZ-R5	Retain LLRZ-R5 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R6 - Accessory building or structure							
111.105	CA and GJ McKeever	LLRZ-R6	Retain LLRZ-R6 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.110	John Stevenson	LLRZ-R6	Retain LLRZ-R6 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.105 ¹³⁴	Chloe Chai and Mark McKitterick	LLRZ-R6	Retain LLRZ-R6 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.122	Keith Godwin	LLRZ-R6	Retain LLRZ-R6 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R7 - Boarding house							
111.106	CA and GJ McKeever	LLRZ-R7	Retain LLRZ-R7 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.111	John Stevenson	LLRZ-R7	Retain LLRZ-R7 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.106 ¹³⁵	Chloe Chai and Mark McKitterick	LLRZ-R7	Retain LLRZ-R7 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.123	Keith Godwin	LLRZ-R7	Retain LLRZ-R7 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R8 - Residential disability care or care facility							
111.107	CA and GJ McKeever	LLRZ-R8	Retain LLRZ-R8 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.112	John Stevenson	LLRZ-R8	Retain LLRZ-R8 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.107 ¹³⁶	Chloe Chai and Mark McKitterick	LLRZ-R8	Retain LLRZ-R8 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.124	Keith Godwin	LLRZ-R8	Retain LLRZ-R8 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R9 - Visitor accommodation							
111.108	CA and GJ McKeever	LLRZ-R9	Retain LLRZ-R9 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.113	John Stevenson	LLRZ-R9	Retain LLRZ-R9 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.108 ¹³⁷	Chloe Chai and Mark McKitterick	LLRZ-R9	Retain LLRZ-R9 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.125	Keith Godwin	LLRZ-R9	Retain LLRZ-R9 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R10 - Home business							
111.109	CA and GJ McKeever	LLRZ-R10	Retain LLRZ-R10 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.114	John Stevenson	LLRZ-R10	Retain LLRZ-R10 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹³³ Oppose - Mark McKitterick [FS 2]

¹³⁴ Oppose - Mark McKitterick [FS 2]

¹³⁵ Oppose - Mark McKitterick [FS 2]

¹³⁶ Oppose - Mark McKitterick [FS 2]

¹³⁷ Oppose - Mark McKitterick [FS 2]

256.109 ¹³⁸	Chloe Chai and Mark McKitterick	LLRZ-R10	Retain LLRZ-R10 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.126	Keith Godwin	LLRZ-R10	Retain LLRZ-R10 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R11 - Residential unit used as a show home							
111.110	CA and GJ McKeever	LLRZ-R11	Retain LLRZ-R11 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.115	John Stevenson	LLRZ-R11	Retain LLRZ-R11 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.110 ¹³⁹	Chloe Chai and Mark McKitterick	LLRZ-R11	Retain LLRZ-R11 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.127	Keith Godwin	LLRZ-R11	Retain LLRZ-R11 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R12 – Educational facility							
277.40	Ministry of Education Te Tāhuhu o Te Mātauranga	LLRZ-R12	Amend LLRZ-R12: 'Educational facility (<u>excluding childcare facility</u>) Activity status: PER Where: 1. <u>Any building or structure, other than a fence, shall be set back a minimum of:</u> <u>a. 10m from any road boundary;</u> <u>b. 10m from any boundary with a General Rural Zone or Rural Lifestyle Zone; and</u> <u>c. 5m from any site boundary.</u> 2. <u>Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 50 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 70 dB LAF (max) between 10pm – 7am</u> 1. the maximum GFA of building occupied by the educational facility shall be 200m²; 2. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and 3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. Activity status when compliance not achieved: DIS'''	4.4	Accept	Agree in part with the submission from MoE that some of the permitted standards are unnecessarily restrictive and appear to better manage the effects of a childcare facility.	Yes
111.111	CA and GJ McKeever	LLRZ-R12	Retain LLRZ-R12 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.116	John Stevenson	LLRZ-R12	Retain LLRZ-R12 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.111 ¹⁴⁰	Chloe Chai and Mark McKitterick	LLRZ-R12	Retain LLRZ-R12 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹³⁸ Oppose - Mark McKitterick [FS 2]

¹³⁹ Oppose - Mark McKitterick [FS 2]

¹⁴⁰ Oppose - Mark McKitterick [FS 2]

418.128	Keith Godwin	LLRZ-R12	Retain LLRZ-R12 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R13 – Childcare facility							
277.41	Ministry of Education Te Tāhuhu o Te Mātauranga	LLRZ-R13	Retain LLRZ-R13 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.129	Keith Godwin	LLRZ-R13	Retain LLRZ-R13 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
111.112	CA and GJ McKeever	LLRZ-R13	Retain LLRZ-R13 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.117	John Stevenson	LLRZ-R13	Retain LLRZ-R13 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.112 ¹⁴¹	Chloe Chai and Mark McKitterick	LLRZ-R13	Retain LLRZ-R13 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R14 - Community garden							
111.113	CA and GJ McKeever	LLRZ-R14	Retain LLRZ-R14 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.118	John Stevenson	LLRZ-R14	Retain LLRZ-R14 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.113 ¹⁴²	Chloe Chai and Mark McKitterick	LLRZ-R14	Retain LLRZ-R14 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.130	Keith Godwin	LLRZ-R14	Retain LLRZ-R14 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R15 - Domestic animal keeping and breeding							
111.114	CA and GJ McKeever	LLRZ-R15	Retain LLRZ-R15 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.119	John Stevenson	LLRZ-R15	Retain LLRZ-R15 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.114 ¹⁴³	Chloe Chai and Mark McKitterick	LLRZ-R15	Retain LLRZ-R15 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.131	Keith Godwin	LLRZ-R15	Retain LLRZ-R15 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R16 – Agriculture							
295.118	Horticulture New Zealand	LLRZ-R16	Delete LLRZ-R16.	10.3	Reject	The chapter Introduction states the purpose of the Large Lot Residential Zone is to provide some opportunity 'for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone'. It signals the LLRZ does not enable large-scale agriculture activities, rather allows smaller life-style activities to be undertaken. To ensure the character and amenity values of the zone are maintained, it is appropriate and necessary to consider, as a matter of discretion, what effect the extent the planting of trees will	No

¹⁴¹ Oppose - Mark McKitterick [FS 2]

¹⁴² Oppose - Mark McKitterick [FS 2]

¹⁴³ Oppose - Mark McKitterick [FS 2]

						have on the adjoining property's amenity values or shading and therefore disagree that this rule should be deleted.	
111.115	CA and GJ McKeever	LLRZ-R16	Retain LLRZ-R16 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.120	John Stevenson	LLRZ-R16	Retain LLRZ-R16 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.115 ¹⁴⁴	Chloe Chai and Mark McKitterick	LLRZ-R16	Retain LLRZ-R16 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.132	Keith Godwin	LLRZ-R16	Retain LLRZ-R16 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R17 - Rural produce retail							
111.116	CA and GJ McKeever	LLRZ-R17	Retain LLRZ-R17 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.121	John Stevenson	LLRZ-R17	Retain LLRZ-R17 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.116 ¹⁴⁵	Chloe Chai and Mark McKitterick	LLRZ-R17	Retain LLRZ-R17 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.133	Keith Godwin	LLRZ-R17	Retain LLRZ-R17 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R18 - Recreation activities							
111.117	CA and GJ McKeever	LLRZ-R18	Retain LLRZ-R18 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.122	John Stevenson	LLRZ-R18	Retain LLRZ-R18 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.117 ¹⁴⁶	Chloe Chai and Mark McKitterick	LLRZ-R18	Retain LLRZ-R18 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.135	Keith Godwin	LLRZ-R18	Retain LLRZ-R18 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R19 – Emergency service facility							
303.52	Fire and Emergency New Zealand	LLRZ-R19	Retain LLRZ-R19 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
111.118	CA and GJ McKeever	LLRZ-R19	Retain LLRZ-R19 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.123	John Stevenson	LLRZ-R19	Retain LLRZ-R19 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.118 ¹⁴⁷	Chloe Chai and Mark McKitterick	LLRZ-R19	Retain LLRZ-R19 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.136	Keith Godwin	LLRZ-R19	Retain LLRZ-R19 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R20 - Boarding kennels							
111.119	CA and GJ McKeever	LLRZ-R20	Retain LLRZ-R20 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.124	John Stevenson	LLRZ-R20	Retain LLRZ-R20 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹⁴⁴ Oppose - Mark McKitterick [FS 2]

¹⁴⁵ Oppose - Mark McKitterick [FS 2]

¹⁴⁶ Oppose - Mark McKitterick [FS 2]

¹⁴⁷ Oppose - Mark McKitterick [FS 2]

256.119 ¹⁴⁸	Chloe Chai and Mark McKitterick	LLRZ-R20	Retain LLRZ-R20 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.137	Keith Godwin	LLRZ-R20	Retain LLRZ-R20 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R21 - Cattery							
111.120	CA and GJ McKeever	LLRZ-R21	Retain LLRZ-R21 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.125	John Stevenson	LLRZ-R21	Retain LLRZ-R21 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.120 ¹⁴⁹	Chloe Chai and Mark McKitterick	LLRZ-R21	Retain LLRZ-R21 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.138	Keith Godwin	LLRZ-R21	Retain LLRZ-R21 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R22 - Equestrian and ancillary activities and facilities							
111.121	CA and GJ McKeever	LLRZ-R22	Retain LLRZ-R22 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.126	John Stevenson	LLRZ-R22	Retain LLRZ-R22 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.121 ¹⁵⁰	Chloe Chai and Mark McKitterick	LLRZ-R22	Retain LLRZ-R22 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.139	Keith Godwin	LLRZ-R22	Retain LLRZ-R22 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R23 - Farmers' market							
111.122	CA and GJ McKeever	LLRZ-R23	Retain LLRZ-R23 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.127	John Stevenson	LLRZ-R23	Retain LLRZ-R23 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.122 ¹⁵¹	Chloe Chai and Mark McKitterick	LLRZ-R23	Retain LLRZ-R23 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.140	Keith Godwin	LLRZ-R23	Retain LLRZ-R23 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R24 - Community facility							
111.123	CA and GJ McKeever	LLRZ-R24	Retain LLRZ-R24 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.128	John Stevenson	LLRZ-R24	Retain LLRZ-R24 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.123 ¹⁵²	Chloe Chai and Mark McKitterick	LLRZ-R24	Retain LLRZ-R24 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.141	Keith Godwin	LLRZ-R24	Retain LLRZ-R24 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R25 - Camping ground							
111.124	CA and GJ McKeever	LLRZ-R25	Retain LLRZ-R25 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.129	John Stevenson	LLRZ-R25	Retain LLRZ-R25 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹⁴⁸ Oppose - Mark McKitterick [FS 2]

¹⁴⁹ Oppose - Mark McKitterick [FS 2]

¹⁵⁰ Oppose - Mark McKitterick [FS 2]

¹⁵¹ Oppose - Mark McKitterick [FS 2]

¹⁵² Oppose - Mark McKitterick [FS 2]

256.124 ¹⁵³	Chloe Chai and Mark McKitterick	LLRZ-R25	Retain LLRZ-R25 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.142	Keith Godwin	LLRZ-R25	Retain LLRZ-R25 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R26 - Veterinary facility							
111.125	CA and GJ McKeever	LLRZ-R26	Retain LLRZ-R26 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.130	John Stevenson	LLRZ-R26	Retain LLRZ-R26 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.125 ¹⁵⁴	Chloe Chai and Mark McKitterick	LLRZ-R26	Retain LLRZ-R26 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.143	Keith Godwin	LLRZ-R26	Retain LLRZ-R26 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R27 - Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying activity, or prohibited, except where expressly specified by a district wide provision							
111.126	CA and GJ McKeever	LLRZ-R27	Retain LLRZ-R27 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.131	John Stevenson	LLRZ-R27	Retain LLRZ-R27 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.126 ¹⁵⁵	Chloe Chai and Mark McKitterick	LLRZ-R27	Retain LLRZ-R27 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.144	Keith Godwin	LLRZ-R27	Retain LLRZ-R27 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R28 – Commercial activity							
282.136	Woolworths	LLRZ-R28	Retain non-complying activity status for supermarkets within Residential Zones.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
111.127	CA and GJ McKeever	LLRZ-R28	Retain LLRZ-R28 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.132	John Stevenson	LLRZ-R28	Retain LLRZ-R28 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.127 ¹⁵⁶	Chloe Chai and Mark McKitterick	LLRZ-R28	Retain LLRZ-R28 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.145	Keith Godwin	LLRZ-R28	Retain LLRZ-R28 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R29 – Service station							
286.16	Z-Energy	LLRZ-R29	<p>Include the following new objective, policy and rule in the Large Lot Residential Zone, or any other relief that would give effect to this submission:</p> <p><u>'LLRZ-OX - Existing Service Station Activities: The investment associated with existing commercial activities, including service stations, the benefits they can provide to the community and the need for them to be maintained and upgraded from time to time is recognised.</u></p> <p><u>LLRZ-PX Existing Service Station Activities:</u></p>	10.6	Reject	Disagree, consider that any future additions, alterations, or modifications to the existing service station can be applied for through the resource consent process as non-complying activity.	No

¹⁵³ Oppose - Mark McKitterick [FS 2]

¹⁵⁴ Oppose - Mark McKitterick [FS 2]

¹⁵⁵ Oppose - Mark McKitterick [FS 2]

¹⁵⁶ Oppose - Mark McKitterick [FS 2]

			<p><u>To enable additions, alterations, or modifications to existing service stations, recognising the investment associated with the existing use, and the social and community function they serve in providing for the day to day needs of the community.</u></p> <p><u>LLRZ-RX – Existing Service Station</u></p> <p><u>Activity Status: Discretionary</u></p> <p><u>Where:</u> <u>1. The activity comprises additions, alterations or modifications to the existing service station at 1413 Main North Road, Waikuku.</u></p> <p><u>Activity Status when compliance not achieved: Refer Rule LLRZ-R29.'</u></p>				
111.128	CA and GJ McKeever	LLRZ-R29	Retain LLRZ-R29 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.133	John Stevenson	LLRZ-R29	Retain LLRZ-R29 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.128 ¹⁵⁷	Chloe Chai and Mark McKitterick	LLRZ-R29	Retain LLRZ-R29 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.146	Keith Godwin	LLRZ-R29	Retain LLRZ-R29 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R30 Vehicle or boat repair or storage							
111.129	CA and GJ McKeever	LLRZ-R30	Retain LLRZ-R30 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.134	John Stevenson	LLRZ-R30	Retain LLRZ-R30 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.129 ¹⁵⁸	Chloe Chai and Mark McKitterick	LLRZ-R30	Retain LLRZ-R30 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.147	Keith Godwin	LLRZ-R30	Retain LLRZ-R30 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R31 Industrial activity							
111.130	CA and GJ McKeever	LLRZ-R31	Retain LLRZ-R31 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.135	John Stevenson	LLRZ-R31	Retain LLRZ-R31 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.130 ¹⁵⁹	Chloe Chai and Mark McKitterick	LLRZ-R31	Retain LLRZ-R31 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.148	Keith Godwin	LLRZ-R31	Retain LLRZ-R31 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R32 Rural Industry							
111.131	CA and GJ McKeever	LLRZ-R32	Retain LLRZ-R32 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.136	John Stevenson	LLRZ-R32	Retain LLRZ-R32 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹⁵⁷ Oppose - Mark McKitterick [FS 2]

¹⁵⁸ Oppose - Mark McKitterick [FS 2]

¹⁵⁹ Oppose - Mark McKitterick [FS 2]

256.131 ¹⁶⁰	Chloe Chai and Mark McKitterick	LLRZ-R32	Retain LLRZ-R32 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.149	Keith Godwin	LLRZ-R32	Retain LLRZ-R32 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R33 Quarrying activities							
111.132	CA and GJ McKeever	LLRZ-R33	Retain LLRZ-R33 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.137	John Stevenson	LLRZ-R33	Retain LLRZ-R33 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.132 ¹⁶¹	Chloe Chai and Mark McKitterick	LLRZ-R33	Retain LLRZ-R33 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.150	Keith Godwin	LLRZ-R33	Retain LLRZ-R33 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R34 Mining							
111.133	CA and GJ McKeever	LLRZ-R34	Retain LLRZ-R34 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.138	John Stevenson	LLRZ-R34	Retain LLRZ-R34 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.133 ¹⁶²	Chloe Chai and Mark McKitterick	LLRZ-R34	Retain LLRZ-R34 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.151	Keith Godwin	LLRZ-R34	Retain LLRZ-R34 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R35 Farm quarry							
111.134	CA and GJ McKeever	LLRZ-R35	Retain LLRZ-R35 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.139	John Stevenson	LLRZ-R35	Retain LLRZ-R35 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.134 ¹⁶³	Chloe Chai and Mark McKitterick	LLRZ-R35	Retain LLRZ-R35 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.152	Keith Godwin	LLRZ-R35	Retain LLRZ-R35 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R36 – Primary production							
295.119 ¹⁶⁴	Horticulture New Zealand	LLRZ-R36	Delete LLRZ-R36.	10.4	Reject	The purpose of the Large Lot Residential Zone is to provide some opportunity for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone. I consider this includes opportunities to undertake smaller life-style primary production activities in preference for large-scale operations.	No
111.135	CA and GJ McKeever	LLRZ-R36	Retain LLRZ-R36 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.140	John Stevenson	LLRZ-R36	Retain LLRZ-R36 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹⁶⁰ Oppose - Mark McKitterick [FS 2]

¹⁶¹ Oppose - Mark McKitterick [FS 2]

¹⁶² Oppose - Mark McKitterick [FS 2]

¹⁶³ Oppose - Mark McKitterick [FS 2]

¹⁶⁴ Oppose - David Cowley [FS41] – Officer recommendation – accept

256.135 ¹⁶⁵	Chloe Chai and Mark McKitterick	LLRZ-R36	Retain LLRZ-R36 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.153	Keith Godwin	LLRZ-R36	Retain LLRZ-R36 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R37 Waste management facility							
111.136	CA and GJ McKeever	LLRZ-R37	Retain LLRZ-R37 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.141	John Stevenson	LLRZ-R37	Retain LLRZ-R37 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.136 ¹⁶⁶	Chloe Chai and Mark McKitterick	LLRZ-R37	Retain LLRZ-R37 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.154	Keith Godwin	LLRZ-R37	Retain LLRZ-R37 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R38 Composting facility							
111.137	CA and GJ McKeever	LLRZ-R38	Retain LLRZ-R38 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.142	John Stevenson	LLRZ-R38	Retain LLRZ-R38 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.137 ¹⁶⁷	Chloe Chai and Mark McKitterick	LLRZ-R38	Retain LLRZ-R38 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.155	Keith Godwin	LLRZ-R38	Retain LLRZ-R38 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R39 Motorised sports facility							
111.138	CA and GJ McKeever	LLRZ-R39	Retain LLRZ-R39 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.143	John Stevenson	LLRZ-R39	Retain LLRZ-R39 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.138 ¹⁶⁸	Chloe Chai and Mark McKitterick	LLRZ-R39	Retain LLRZ-R39 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.156	Keith Godwin	LLRZ-R39	Retain LLRZ-R39 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R40 Funeral related services and facility							
111.139	CA and GJ McKeever	LLRZ-R40	Retain LLRZ-R40 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.144	John Stevenson	LLRZ-R40	Retain LLRZ-R40 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.139 ¹⁶⁹	Chloe Chai and Mark McKitterick	LLRZ-R40	Retain LLRZ-R40 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.157	Keith Godwin	LLRZ-R40	Retain LLRZ-R40 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R41 – Retirement village							
207.36 ¹⁷⁰	Summerset Retirement Villages (Rangiora) Ltd	LLRZ-R41	Replace LLRZ-R41 with: 'Activity status: RDIS	10.5	Reject	It is considered that a retirement village would typically fit the character and amenity of the zone and maintain that	No

¹⁶⁵ Oppose - Mark McKitterick [FS 2]

¹⁶⁶ Oppose - Mark McKitterick [FS 2]

¹⁶⁷ Oppose - Mark McKitterick [FS 2]

¹⁶⁸ Oppose - Mark McKitterick [FS 2]

¹⁶⁹ Oppose - Mark McKitterick [FS 2]

¹⁷⁰ Oppose – Kainga Ora [FS 88]

			<p><u>Where:</u> 1. the application is supported by a design statement. 2. communal rubbish/recycling space/s are provided for use by residents. <u>Matters of discretion are restricted to:</u> RES-MDX – Retirement Village design principles <u>Notification</u> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.'</p>			retirement villages are best managed as a non-complying activity which will only be consented in exceptional circumstances. Any application for a new retirement village would be tested against the chapter's objective and policies, which is considered to provide a high threshold for the activity to meet.	
111.140	CA and GJ McKeever	LLRZ-R41	Retain LLRZ-R41 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.145	John Stevenson	LLRZ-R41	Retain LLRZ-R41 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.140 ¹⁷¹	Chloe Chai and Mark McKitterick	LLRZ-R41	Retain LLRZ-R41 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.158	Keith Godwin	LLRZ-R41	Retain LLRZ-R41 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R42 Multi-unit residential development							
111.141	CA and GJ McKeever	LLRZ-R42	Retain LLRZ-R42 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.146	John Stevenson	LLRZ-R42	Retain LLRZ-R42 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.141 ¹⁷²	Chloe Chai and Mark McKitterick	LLRZ-R42	Retain LLRZ-R42 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.159	Keith Godwin	LLRZ-R42	Retain LLRZ-R42 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R43 Yard-based activity							
111.142	CA and GJ McKeever	LLRZ-R43	Retain LLRZ-R43 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.147	John Stevenson	LLRZ-R43	Retain LLRZ-R43 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.142 ¹⁷³	Chloe Chai and Mark McKitterick	LLRZ-R43	Retain LLRZ-R43 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.160	Keith Godwin	LLRZ-R43	Retain LLRZ-R43 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
LLRZ-R44 Trade supplier							
111.143	CA and GJ McKeever	LLRZ-R44	Retain LLRZ-R44 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
162.148	John Stevenson	LLRZ-R44	Retain LLRZ-R44 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
256.143 ¹⁷⁴	Chloe Chai and Mark McKitterick	LLRZ-R44	Retain LLRZ-R44 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No
418.161	Keith Godwin	LLRZ-R44	Retain LLRZ-R44 as notified.	10.1	Accept	Supports the provision and seeks they be retained as notified.	No

¹⁷¹ Oppose - Mark McKitterick [FS 2]

¹⁷² Oppose - Mark McKitterick [FS 2]

¹⁷³ Oppose - Mark McKitterick [FS 2]

¹⁷⁴ Oppose - Mark McKitterick [FS 2]

Table B14: Recommended responses to submissions and further submissions LLRZ-BFS1 to LLRZ-BFS7 Large Lot Residential Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
LLRZ-BFS1 – Site density							
32.3	Peter and Lizzy Anderson	LLRZ-BFS1	Amend LLRZ-BFS1: '... 1. Site density shall be a maximum of: a. One residential unit per 5,000m ² of net site area; or b. One residential unit on any site less than 5,000m ² for a residential unit existing before DATE (date the district plan becomes operative). ...'	11.2	Reject	Disagree further clarification with the Proposed Plan is required. It is noted that if a site less than 5,000m ² already has a lawfully established dwelling built on it, it will have existing use rights to remain there.	No
47.1	Trevor Walmsley	LLRZ-BFS1	Retain LFRZ-BFS1 as notified.	11.2	Accept	Support the provision and seek it be retained as notified	No
252.7	Murray John Aitken	LLRZ-BFS1	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.	11.2	Accept	Support the provision and seek it be retained as notified	No
111.144	CA and GJ McKeever	LLRZ-BFS1	Retain LLRZ-BFS1 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
162.149	John Stevenson	LLRZ-BFS1	Retain LLRZ-BFS1 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
236.24	Rick Allaway and Lionel Larsen	LLRZ-BFS1	Amend Large Lot Residential Zone Built form standards for the Large Lot Residential - Specific Control Area Density 2 (LLR-SCA D2 Zone): "LLRZ-BFS1 Site density Site density shall be a maximum of: - One residential unit per 1500m ² of net site area, or - One residential unit on any site less than 1500m ² Minimum net site area - 1000m ² ..."	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
256.144 ¹⁷⁵	Chloe Chai and Mark McKitterick	LLRZ-BFS1	Retain LLRZ-BFS1 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
418.162	Keith Godwin	LLRZ-BFS1	Retain LLRZ-BFS1 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
LLRZ-BFS2 Building coverage							
111.145	CA and GJ McKeever	LLRZ-BFS2	Retain LLRZ-BFS2 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
162.150	John Stevenson	LLRZ-BFS2	Retain LLRZ-BFS2 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
236.25	Rick Allaway and Lionel Larsen	LLRZ-BFS2	Retain LLRZ-BFS2 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
256.145 ¹⁷⁶	Chloe Chai and Mark McKitterick	LLRZ-BFS2	Retain LLRZ-BFS2 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No

¹⁷⁵ Oppose - Mark McKitterick [FS 2]

¹⁷⁶ Oppose - Mark McKitterick [FS 2]

418.163	Keith Godwin	LLRZ-BFS2	Retain LLRZ-BFS2 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
LLRZ-BFS3 Landscaped permeable surface							
111.146	CA and GJ McKeever	LLRZ-BFS3	Retain LLRZ-BFS3 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
162.151	John Stevenson	LLRZ-BFS3	Retain LLRZ-BFS3 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
256.146 ¹⁷⁷	Chloe Chai and Mark McKitterick	LLRZ-BFS3	Retain LLRZ-BFS3 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
418.164	Keith Godwin	LLRZ-BFS3	Retain LLRZ-BFS3 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
LLRZ-BFS4 Impermeable surface							
111.147	CA and GJ McKeever	LLRZ-BFS4	Retain LLRZ-BFS4 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
162.152	John Stevenson	LLRZ-BFS4	Retain LLRZ-BFS4 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
236.26	Rick Allaway and Lionel Larsen	LLRZ-BFS4	Amend LLRZ-BFS4: "LLRZ-BFS4 Impermeable surface - <u>does not apply to Large Lot Residential - Specific Control Area Density 2 (LLR-SCA D2)</u> The maximum impermeable surface of any site shall be 20% of the net site area. Activity status when compliance not achieved: DIS"	4.8	Reject	This matter has been previously addressed in Stream 12C. This submission has been rejected within the Stream 12C s42A report due to the lack of information supporting a new zone. As such, this submission point is rejected based on the recommendation of Mr Buckley in Stream 12C.	No
256.147 ¹⁷⁸	Chloe Chai and Mark McKitterick	LLRZ-BFS4	Retain LLRZ-BFS4 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
418.165	Keith Godwin	LLRZ-BFS4	Retain LLRZ-BFS4 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
LLRZ-BFS5 Height							
111.148	CA and GJ McKeever	LLRZ-BFS5	Retain LLRZ-BFS5 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
162.153	John Stevenson	LLRZ-BFS5	Retain LLRZ-BFS5 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
256.148 ¹⁷⁹	Chloe Chai and Mark McKitterick	LLRZ-BFS5	Retain LLRZ-BFS5 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
418.166	Keith Godwin	LLRZ-BFS5	Retain LLRZ-BFS5 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
LLRZ-BFS6 – Building structure and setbacks							
316.166	CRC	LLRZ-BFS6	Amend LLRZ-BFS6(3)(c): '... 3500m from any existing quarry where it is located on a site in different ownership. ...'	11.3	Accept	Agree. The General Rural Zone sets the separation distance to and from a quarry activity at 500m, while the Large Lot Residential Zone is less stringent, setting a 300m setback. This appears inconsistent and alignment between the chapters would be appropriate.	Yes
373.80	KiwiRail Holdings Limited	LLRZ-BFS6	Amend LLRZ-BFS6: '...'	4.3	Reject	Disagree which amended setback. Consider that would be beneficial if KiwiRail could provide more information/examples within	No

¹⁷⁷ Oppose - Mark McKitterick [FS 2]

¹⁷⁸ Oppose - Mark McKitterick [FS 2]

¹⁷⁹ Oppose - Mark McKitterick [FS 2]

			4. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor.'			evidence as why this additional setback is required, including example of setbacks included within other district plans.	
111.149	CA and GJ McKeever	LLRZ-BFS6	Retain LLRZ-BFS6 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
162.154	John Stevenson	LLRZ-BFS6	Retain LLRZ-BFS6 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
236.27	Rick Allaway and Lionel Larsen	LLRZ-BFS6	Retain LLRZ-BFS6 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
256.149 ¹⁸⁰	Chloe Chai and Mark McKitterick	LLRZ-BFS6	Retain LLRZ-BFS6 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
418.167	Keith Godwin	LLRZ-BFS6	Retain LLRZ-BFS6 as notified.	11.1	Accept	Support the provision and seek it be retained as notified	No
LLRZ-BFS7 – Fencing							
295.120	Horticulture New Zealand	LLRZ-BFS7	Amend LLRZ-BFS7: '... <u>4. Except this rule does not apply when the internal boundary is also a zone boundary with a rural zone.'</u>	11.4	Reject	LLRZ-P1(4) includes specific policy direction seeking to retain the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability. I consider this build form standard is essential to achieving this policy direction.	No
111.151	CA and GJ McKeever	LLRZ-BFS7	Amend LLRZ-BFS7: "1. Any <u>new</u> fencing located on or within 15m from any road boundary shall: a. be no higher than 1.2m above ground level and b. be a farm-style post and wire or post and rail fence and c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2. 2. Any <u>new</u> fencing located on or within 10m of an internal boundary shall: a. be no higher than 1.8m above ground level and b. be a farm-style post and wire or post and rail fence and c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2. 3. Any fencing located outside the areas specified in (1) and (2) above shall: a. be a farm-style post and wire or post and rail fence or b. have a maximum height above ground level of 1.8m and c. be not more than 30m along any length of the fence."	11.4	Reject	LLRZ-P1(4) includes specific policy direction seeking to retain the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability. I consider this build form standard is essential to achieving this policy direction.	No
162.155	John Stevenson	LLRZ-BFS7	Amend LLRZ-BFS7: "1. Any <u>new</u> fencing located on or within 15m from any road boundary shall: a. be no higher than 1.2m above ground level and b. be a farm-style post and wire or post and rail fence; and	11.4	Reject	LLRZ-P1(4) includes specific policy direction seeking to retain the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability. I consider this build form	No

¹⁸⁰ Oppose - Mark McKitterick [FS 2]

			<p>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</p> <p>2. Any new fencing located on or within 10m of an internal boundary shall:</p> <p>a. be no higher than 1.8m above ground level and</p> <p>b. be a farm-style post and wire or post and rail fence and</p> <p>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</p> <p>3. Any fencing located outside the areas specified in (1) and (2) above shall:</p> <p>a. be a farm-style post and wire or post and rail fence or</p> <p>b. have a maximum height above ground level of 1.8m and</p> <p>c. be not more than 30m along any length of the fence."</p>			standard is essential to achieving this policy direction.	
256.152 ¹⁸¹	Chloe Chai and Mark McKitterick	LLRZ-BFS7	<p>Amend LLRZ-BFS7:</p> <p>"1. Any <u>new</u> fencing located on or within 15m from any road boundary shall:</p> <p>a. be no higher than 1.2m above ground level; and</p> <p>b. be a farm-style post and wire or post and rail fence; and</p> <p>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</p> <p>2. Any <u>new</u> fencing located on or within 10m of an internal boundary shall:</p> <p>a. be no higher than 1.8m above ground level; and</p> <p>b. be a farm-style post and wire or post and rail fence; and</p> <p>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</p> <p>3. Any fencing located outside the areas specified in (1) and (2) above shall:</p> <p>a. be a farm-style post and wire or post and rail fence or</p> <p>b. have a maximum height above ground level of 1.8m and</p> <p>c. be not more than 30m along any length of the fence."</p>	11.4	Reject	LLRZ-P1(4) includes specific policy direction seeking to retain the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability. I consider this build form standard is essential to achieving this policy direction.	No
32.4	Peter and Lizzy Anderson	LLRZ-BFS7	Amend LLRZ-BFS7 to provide a diagram of post and wire and post and rail fencing and referenced to within the rule.	11.4	Reject	A "post and wire and post and rail fencing" is a well understood term that is used within a number of chapters of the Proposed Plan.	No
418.168	Keith Godwin	LLRZ-BFS7	<p>Amend LLRZ-BFS7:</p> <p>"1. Any <u>new</u> fencing located on or within 15m from any road boundary shall:</p> <p>a. be no higher than 1.2m above ground level; and</p> <p>b. be a farm-style post and wire or post and rail fence; and</p> <p>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2</p> <p>2. Any <u>new</u> fencing located on or within 10m of an internal boundary shall:</p>	11.4	Reject	LLRZ-P1(4) includes specific policy direction seeking to retain the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability. I consider this build form standard is essential to achieving this policy direction.	No

¹⁸¹ Oppose - Mark McKitterick [FS 2]

			<p>a. be no higher than 1.8m above ground level; and</p> <p>b. be a farm-style post and wire or post and rail fence; and</p> <p>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2</p> <p>3. Any fencing located outside the areas specified in (1) and (2) above shall:</p> <p>a. be a farm-style post and wire or post and rail fence or</p> <p>b. have a minimum height above ground level of 1.8m and</p> <p>c. be not more than 30m along any length of the fence."</p>				
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Table B15: Recommended responses to submissions and further submissions GRZ-O1 General Residential Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
266.3	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	GRZ-O1	Retain GRZ-O1 as notified.	13.1	Accept	Submission does not seek any changes	No
325.209	Kainga Ora – Homes and Communities	GRZ-O1	Amend GRZ-O1: 'A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.'	13.1	Accept	Consider this more consistent with definitions used in the Proposed Plan.	Yes
347.27	Ravenswood Developments Limited (RDL)	GRZ-O1	Retain GRZ-O1 as notified.	13.1	Accept	Submission does not seek any changes	No
411.10	Ngai Tahu Property	GRZ-O1	Retain GRZ-O1 as notified.	13.1	Accept	Submission does not seek any changes	No
249.114 ¹⁸²	Mainpower New Zealand	GRZ – Objectives	<p>Insert the following new objective:</p> <p><u>"Objective: The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u></p>	4.3	Accept in part Reject	<p>Recommend a cross-reference to the EI chapter be included within the introduction to the GRZ chapter.</p> <p><u>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</u></p> <p><u>On reflection, I note that within each chapter there is already a note which states: "As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant."</u></p> <p><u>This provides a general indication to plan users that there are other district wide</u></p>	Yes No

¹⁸² Neutral - CIAL [FS 80].
Support – KiwiRail [FS 99]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						<u>provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.</u>	

Table B16: Recommended responses to submissions and further submissions GRZ-P1 Residential character and amenity values

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
GRZ-P1 Residential character and amenity values							
411.11	Ngai Tahu Property	GRZ-P1	Retain GRZ-P1 as notified.	14.2	Accepted	Submission does not seek any changes	No
325.210	Kainga Ora – Homes and Communities	GRZ-P1	Amend GRZ-P1: Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: 1. provides for suburban character on larger sites primarily with detached residential units; 2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs; 3. provides opportunities for multi-unit residential development on larger sites; 4. has sites generally dominated by landscaped areas, with open spacious streetscapes; 5. through careful design provides a range of higher density living choices to be developed within the zone; and 6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values. <u>Enable development that is consistent with the anticipated built form of the General Residential Zone by controlling:</u> <u>a. The design and layout of four or more dwellings in order to:</u> <u>i. Achieve the planned built form of the zone;</u> <u>ii. Achieve attractive and safe streets and public open spaces;</u> <u>iii. Manage the effects of development on adjoining neighbouring</u>	14.2	Reject	Disagree that the drafting suggested by the submitter aligns with the character and amenity anticipated for the GRZ. The focus of the suggested drafting relates to controlling the design and layout of four or more dwellings, and then list a series of build form standards that should be controlled within the zone. I consider the focus on 'four or more dwellings' does not align with the anticipated density of the GRZ. I also consider that listing a series of built form standards within the policy does not help to describe the character and amenity anticipated for the GRZ. Given this, I disagree an amendment to GRZ-P1 is required.	No

			<p>sites, including visual amenity, privacy and access to daylight and sunlight; and</p> <p>iv. Achieve high quality onsite living environments.</p> <p>b. Building height, bulk and location;</p> <p>c. Site coverage and outdoor living space;</p> <p>d. Setbacks from boundaries; and</p> <p>e. Height in relation to boundary.'</p>				
207.29 ¹⁸³	Summerset Retirement Villages (Rangiora) Ltd	GRZ - General	<p>Amend GRZ-P1:</p> <p>'Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <p>...</p> <p>3. provides opportunities for multi-unit residential development and retirement villages on larger sites;</p> <p>...</p> <p>5. through careful design provides a range of higher density living choices including retirement villages to be developed within the zone; and</p> <p>...'</p>	14.2	Accept	The rule framework provides for both 'Multi-unit residential development' ¹⁸⁴ and 'Retirement villages' ¹⁸⁵ as restricted discretionary activities and therefore suggested amendment is supported.	Yes
347.28	Ravenswood Developments Limited (RDL)	GRZ-P1	Retain GRZ-P1 as notified.	14.2	Accept	Submission does not seek any changes	No
183.13 ¹⁸⁶	Richard and Geoff Spark	GRZ-P1	<p>Amend GRZ-P1:</p> <p>"Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <p>...</p> <p>5. through careful design provides a range of higher density living choices to be developed within the zone and</p> <p>..."</p>	14.2	Reject	The reference to 'careful design' with clause (5) is required to provide a link between GRZ-P1 and GRUZ-R19 and GRUZ-R20 which provide for 'Multi-unit residential development' and 'Retirement villages' as restricted discretionary activities. Without reference to 'through careful design', clause (5) would suggest that a range of higher density living choices are provided for within the GURZ. I consider the reference to 'through careful design' provides a helpful qualifier as it indicates that a consenting process will be required for higher density living choices.	No
242.13	Dalkeith Holdings Ltd	GRZ-P1	<p>Amend GRZ-P1:</p> <p>"Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <p>...</p> <p>3. provides opportunities for multi-unit residential development on larger sites;</p> <p>..."</p>	14.2	Accept	Agree the associated rule framework does not stipulate any site-size thresholds for multi-unit residential development and therefore I agree with the suggested amendment.	Yes
246.14	Miranda Hales	GRZ-P1	Amend GRZ-P1:	14.2	Accept	Agree the associated rule framework does not stipulate any site-size thresholds for multi-unit residential development and	Yes

¹⁸³ Oppose – Kainga Ora [FS 88]

¹⁸⁴ Rule GRZ-R19

¹⁸⁵ Rule GRZ-R20

¹⁸⁶ Oppose – Bellgrove Rangiora Ltd [FS 85]

			“Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 3. provides opportunities for multi-unit residential development on larger sites ; ... ”			therefore I agree with the suggested amendment.	
266.4	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	GRZ-P1	Retain GRZ-P1 as notified.	14.2	Accept	Submission does not seek any changes	No
GRZ-P2 General Residential Zone Overlay							
325.211	Kainga Ora – Homes and Communities	GRZ-P2	Retain GRZ-P2 as notified.	14.1	Accept	Submission does not seek any changes	No
266.5	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	GRZ-P2	Retain GRZ-P2 as notified.	14.1	Accept	Submission does not seek any changes	No
411.12	Ngai Tahu Property	GRZ-P2	Retain GRZ-P2 as notified.	14.1	Accept	Submission does not seek any changes	No
General Residential Zone - Policies – General							
249.115 ¹⁸⁷	MainPower New Zealand Limited	GRZ- Policies – General	Insert the following new policy: <u>‘Policy - Separation of incompatible activities Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor.’</u>	4.3	Accept in part Reject	Recommend a cross-reference to the EI chapter be included within the introduction to the GRZ chapter. <u>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</u> <u>On reflection, I note that within each chapter there is already a note which states: “As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.”</u> <u>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.</u>	Yes No

¹⁸⁷ Neutral – CIAL [FS 80]

207.32 ¹⁸⁸	Summerset Retirement Villages (Rangiora) Ltd	Policies – General	<p>Amend GRZ-P1:</p> <p>"Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <p>...</p> <p>3. provides opportunities for multi-unit residential development <u>and retirement villages</u> on larger sites</p> <p>...</p> <p>5. through careful design provides a range of higher density living choices <u>including retirement villages</u> to be developed within the zone and</p> <p>..."</p> <p>Amend MRZ-P1:</p> <p>"...</p> <p><u>9. Retirement villages that are</u></p> <p><u>a. sited and designed to promote interaction with the surrounding other sections of the community, without compromising privacy and security</u></p> <p><u>b. of a scale and appearance that reflects and is compatible with the residential style and character of the locality</u></p> <p><u>c. provided with appropriate outdoor areas living space and landscaping and</u></p> <p><u>d. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents."</u></p>	14.2	Accept	The rule framework provides for both 'Multi-unit residential development' ¹⁸⁹ and 'Retirement villages' ¹⁹⁰ as restricted discretionary activities and therefore suggested amendment is supported.	Yes
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Table B17: Recommended responses to submissions and further submissions General Residential Zone Activity Rules 1 – 40

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
GRZ-R1 Construction or alteration of or addition to any building or other structure							
207.44 ¹⁹¹ 207.45 ¹⁹²	Summerset Retirement Villages (Rangiora) Ltd	GRZ-R1	<p>Retain the exclusions for retirement villages from the site density and outdoor living space standards.</p> <p>Amend GRZ-BFS4:</p> <p>'1. ...</p> <p>a. 8m above ground level; except that where a site is larger than 6,000m², the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m.</p> <p><u>Except where an ODP within a Development Area allows for a different maximum building height.'</u></p>	17.4	Reject	Disagree that this standard should not apply to retirement villages. Consider retaining the requirement to comply with GRZ-BFS4 acknowledges that these are the heights anticipated by the GRZ regardless of the activity within the building. Consider the height of buildings can be determined through the development of site specific ODP which will supersede the BFS in the underlying zone. If an exclusion was included in BFS4 I consider a similar	No

¹⁸⁸ Oppose – Kainga Ora [FS 88]

¹⁸⁹ Rule GRZ-R19

¹⁹⁰ Rule GRZ-R20

¹⁹¹ Oppose – Kainga Ora [FS 88]

¹⁹² Oppose – Kainga Ora [FS 88]

			Amend GRZ-BFS6 to add (3): '... 3. <u>This rule does not apply to a residential unit in a retirement village.</u>			would be required in all other BFS which seem unnecessary.	
221.4	House Movers Section of New Zealand Heavy Haulage Association	GRZ-R1	Seek a simple set of permitted activity standards be incorporated into the permitted activity construction rule in each zone which reflects GRZ-R1 to address 'moveable construction' i.e. relocatable buildings.	4.6	Accept in part	Agree in part with the submitter seeking greater clarity as to how permanently relocated buildings are treated within the residential chapters. I consider buildings that are permanently relocated to a site should be managed the same as all other buildings within the LLRZ, GRZ, and SETZ. However, I disagree that an amendment is required to these rules. I consider the phrase 'construction' would capture the permeant relocation of a building as sought by the submitter. To make this clear within the rules I suggest that an advice note be added to LLRZ-R1, GRZ-R1, and SETZ-R1 to clarify that this rule applies to permanently relocated buildings. I also consider that the suggested amendment would clarify that permanently relocated buildings are permitted and do not require resource consent under the default catch all rule (LLRZ-R27, GRZ-R28, SETZ-R30). This is consistent with the approach I have recommended within the LLRZ- R1 and the SETZ-R1. Following discussion with other reporting officer which has seen an amendment to the definition of 'construction work', I no longer consider the advice note is required	Yes
325.212	Kainga Ora – Homes and Communities	GRZ-R1	Retain GRZ-R1 as notified.	15.1	Accept	Submission does not seek any changes	No
347.29	Ravenswood Developments Limited (RDL)	GRZ-R1	Retain GRZ-R1 as notified.	15.1	Accept	Submission does not seek any changes	No
411.13	Ngai Tahu Property	GRZ-R1	Retain GRZ-R1 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R2 Residential unit							
325.213	Kainga Ora – Homes and Communities	GRZ-R2	Amend GRZ-R2: 'Activity status: PER <u>Where:</u> <u>1. No more than three residential units are established on the site.</u> <u>Activity status: RDIS</u>	15.2	Reject	Variation 1 to the Proposed Plan implements the MDRS within the PDP giving effect to the Amendment Act and has proposed higher density residential zoning within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including Ravenswood). I disagree that multi-unit residential development should be provided	No

			<p><u>Where:</u> 2. More than three residential units are established on the site. Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p><u>Notification</u> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified. Activity status when compliance not achieved: N/A'</p>			for as a permitted activity within the GRZ. I consider requiring resource consent as a restricted discretionary activity appropriate.	
347.30	Ravenswood Developments Limited (RDL)	GRZ-R2	Retain GRZ-R2 as notified.	15.1	Accept	Submission does not seek any changes	No
411.34	Ngai Tahu Property	GRZ-R2	Retain GRZ-R2 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R3 Minor residential unit							
133.8	Sarbaz Estates Limited	GRZ-R3	<p>Amend GRZ-R3:</p> <p>'Where: The maximum GFA of the minor residential unit shall be 120 80m² ... 2. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.'</p>	15.4	Reject	Variation 1 to the Proposed Plan implements the MDRS within the PDP giving effect to the Amendment Act and has proposed higher density residential zoning within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including Ravenswood). I disagree that amendments are required to the GRZ zone to provide for additional infill development. I consider the size and vehicle access standards listed in the rule ensure that the character and amendment values of the GRZ that are listed within GRZ-P1 are retained. requiring resource consent as a restricted discretionary activity appropriate.	No
325.214	Kainga Ora – Homes and Communities	GRZ-R3	Retain GRZ-R3 as notified.	15.4	Accept	Submission does not seek any changes	No
411.35	Ngai Tahu Property	GRZ-R3	Retain GRZ-R3 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.4	Accept	Submission does not seek any changes	No
GRZ-R4 Residential activity							
52.8	Ara Poutama Aotearoa, the Department of Corrections	GRZ-R4	Retain GRZ-R4 as notified.	15.1	Accept	Submission does not seek any changes	No
278.8	Oranga Tamariki – Ministry for Children	GRZ-R4	Retain GRZ-P4 as notified.	15.1	Accept	Submission does not seek any changes	No
325.215	Kainga Ora – Homes and Communities	GRZ-R4	Retain GRZ-R4 as notified.	15.1	Accept	Submission does not seek any changes	No
411.36	Ngai Tahu Property	GRZ-R4	Retain GRZ-R4 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R5 Gardening, cultivation and disturbance of land for fence posts							
325.216	Kainga Ora – Homes and Communities	GRZ-R5	Delete GRZ-R5.	15.5	Reject	Consider the inclusion of GRZ-P5 ensures that gardening, cultivation and disturbance of land for fence posts is not captured by the 'catch-all' rule.	No

411.37	Ngai Tahu Property	GRZ-R5	Retain GRZ-R5 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.5	Accept	Submission does not seek any changes	No
GRZ-R6 Accessory building or structure							
325.217	Kainga Ora – Homes and Communities	GRZ-R6	Retain GRZ-R6 as notified.	15.1	Accept	Submission does not seek any changes	No
411.38	Ngai Tahu Property	GRZ-R6	Retain GRZ-R6 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R7 Boarding house							
325.218	Kainga Ora – Homes and Communities	GRZ-R7	Amend GRZ-R7: 'Activity status when compliance not achieved: DISRDIS <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale.'</u>	15.2	Reject	Disagree the rules need to be amended to reflect the anticipated activity within the Medium Density Residential Zone as the rule applies within the GRZ.	No
411.39	Ngai Tahu Property	GRZ-R7	Retain GRZ-R7 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R8 Residential disability care or care facility							
325.219	Kainga Ora – Homes and Communities	GRZ-R8	Retain GRZ-R8 as notified.	15.2	Accept	Submission does not seek any changes	No
411.40	Ngai Tahu Property	GRZ-R8	Retain GRZ-R8 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R9 Visitor accommodation							
325.221	Kainga Ora – Homes and Communities	GRZ-R9	Amend GRZ-R9: 'Activity status when compliance not achieved: DISRDIS <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale.'</u>	15.2	Reject	Disagree the rules need to be amended to reflect the anticipated activity within the Medium Density Residential Zone as the rule applies in the GRZ.	No
411.41	Ngai Tahu Property	GRZ-R9	Retain GRZ-R9 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R10 Home business							
325.222	Kainga Ora – Homes and Communities	GRZ-R10	Amend GRZ-R10 'Where: 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	15.2	Agree in part	I disagree that rule GRZ-R10 needs to be amended to reflect the anticipated activity within the Medium Density Residential Zone. These rules apply within the GRZ and the discretionary activity status is required to ensure that the residential character and amenity values of the GRZ are maintained as required by GRZ-P1.	Yes

			Activity status when compliance not achieved: DISRDIS Matters of discretion are restricted to: <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale.'</u>			I agree in part with the amendment to GRZ-R10(7) suggested by the submitter. I disagree with the removal of 'and' from the end of GRZ-R10(7), I consider all of these permitted standards are conjunctive. However, I note that there is a minor drafting error in GRZ-R10(8). GRZ-R10(8) is missing the word 'if' from the start of the standard.	
408.37	Bellgrove Rangiora Ltd	GRZ-R10	Retain GRZ-R10 as notified.	15.1	Accept	Submission does not seek any changes	No
411.42	Ngai Tahu Property	GRZ-R10	Retain GRZ-R10 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R11 Residential unit used as a show home							
325.223	Kainga Ora – Homes and Communities	GRZ-R11	Retain GRZ-R11 as notified.	15.6	Accept	Submission does not seek any changes	No
347.31	Ravenswood Developments Limited (RDL)	GRZ-R11	Amend permitted duration in GRZ-R11(2) to three years.	15.6	Accept	The presence of a show home is consistent with the character and amenity of the GRZ, and extending the maximum the duration of a show home from two years to three years as a permitted activity will still achieve the direction within GRZ-P1.	Yes
408.38	Bellgrove Rangiora Ltd	GRZ-R11	Amend GRZ-R11(1) to enable show homes to be open Monday to Friday 9:00am to 7:00pm and Saturday, Sunday and public holidays 9:00am to 4:00pm.	15.6	Accept	The potential adverse effects of show home operations are generally minor in nature and are consistent with the character and amenity values anticipated for the GRZ.	Yes
411.43	Ngai Tahu Property	GRZ-R11	Retain GRZ-R11 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.6	Accept	Submission does not seek any changes	No
GRZ-R12 Educational facility							
277.42	Ministry of Education Te Tāhuhu o Te Mātauranga	GRZ-R12	Amend GRZ-R12: 'Educational facility (<u>excluding childcare facility</u>) Activity status: PER Where: <u>1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for exclusions listed under GRZ-BFS5.1.</u> <u>2. Buildings and structures shall comply with the Height in Relation to Boundary standards under GRZ-BFS7.</u> <u>3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 50 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 70 dB LAF (max) between 10pm – 7am</u> <u>4. The facility shall not result in more than two non-residential activities within a residential block frontage; and</u>	4.4	Accept	Agree in part with the submission from MoE that some of the permitted standards are unnecessarily restrictive and appear to better manage the effects of a childcare facility.	Yes

			<p>5. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</p> <p>6. the maximum GFA of building occupied by the educational facility shall be 200m²;</p> <p>7. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;</p> <p>8. the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>9. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity'</p>				
325.224	Kainga Ora – Homes and Communities	GRZ-R12	Retain GRZ-R12 as notified.	15.7	Accept	Submission does not seek any changes	No
408.39	Bellgrove Rangiora Ltd	GRZ-R12	Amend GRZ-R12 so that non-compliance with clause (2) results in restricted discretionary status with Council's discretion restricted to matters relating solely to the scale of non-residential activity as opposed to full discretionary status. Further clarify (4).	15.7	Accept in part	Disagree with the removal of the maximum gross floor area of 200m ² as I consider it is appropriate that educational facilities that are larger than 200m ² obtain a resource consent to ensure the character and amenity of the residential area is retained. I also disagree that the default activity status should be amended from discretionary to restricted discretionary. I consider that the discretionary status is consistent with other activities in the GRZ and when considering the potential effects of education facilities are broad, I consider a discretionary status is appropriate. I recommend that a new definition of 'residential block frontage' is included within the Proposed Plan	Yes
411.44	Ngai Tahu Property	GRZ-R12	Retain GRZ-R12 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.7	Accept	Submission does not seek any changes	No
GRZ-R13 Childcare facility							
277.43	Ministry of Education Te Tāhuhu o Te Mātauranga	GRZ-R13	Retain GRZ-R13 as notified.	15.8	Accept	Submission does not seek any changes	No
325.225	Kainga Ora – Homes and Communities	GRZ-R13	Retain GRZ-R13 as notified.	15.8	Accept	Submission does not seek any changes	No
408.40	Bellgrove Rangiora Ltd	GRZ-R13	Amend GRZ-R13 so that non-compliance with clause (2) results in restricted discretionary status as opposed to discretionary status. Further clarify clause (4).	15.8	Accept in part	Disagree with the deletion of clause (2) which restricts the GFA of a building occupied by the childcare facility to 200m ² . I consider it is an appropriate trigger for a resource consent which can then consider the size of the childcare facility on a case-by-case basis. However, I agree with the submitter that a definition of 'residential block frontage' is required within the Proposed Plan.	Yes
411.45	Ngai Tahu Property	GRZ-R13	Retain GRZ-R13 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.8	Accept	Submission does not seek any changes	No

GRZ-R14 Community garden							
325.226	Kainga Ora – Homes and Communities	GRZ-R14	Retain GRZ-R14 as notified.	15.1	Accept	Submission does not seek any changes	No
411.46	Ngai Tahu Property	GRZ-R14	Retain GRZ-R14 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R15 Health care facility							
325.227	Kainga Ora – Homes and Communities	GRZ-R15	Retain GRZ-R15 as notified.	15.1	Accept	Submission does not seek any changes	No
411.47	Ngai Tahu Property	GRZ-R15	Retain GRZ-R15 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R16 Domestic animal keeping and breeding							
411.48	Ngai Tahu Property	GRZ-R16	Retain GRZ-R16 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R17 Recreation activities							
411.49	Ngai Tahu Property	GRZ-R17	Retain GRZ-R17 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.1	Accept	Submission does not seek any changes	No
GRZ-R18 Oxford A&P Showground activities							
146.1 ¹⁹³	Oxford A & P Association	GRZ-R18	Recognise private ownership of showgrounds for community organisations and events. GRZ-R18 would restrict community activities as written. Amend to allow existing activities and recreation to continue as no complaints received and care and duty undertaken by the organisation. Amend GRZ-R18: 'Where: 1. the activities on the site are: a. an annual A&P Shows and events; b. recreation activities; c. equestrian and ancillary activities and facilities; d. community facility; e. community market; f. motor vehicle display events; and g. dog agility and training. h. <u>education institutions sports and activities</u> g.i. <u>evening activities under lights'</u>	15.9	Reject <u>Accept</u>	Consider that the additions sought are likely already provided for in the rule and consider amendments unnecessary. Consider amendments sought to the definition of 'Community facility' unnecessary, as the definition of 'Recreational activities' expressly includes charging for admission or participation. <u>It would appear somewhat inconsistent if GRZ-R18 permitted the events listed within GRZ-R18(1)(a) – (g) but then required resource consent as a discretionary activity for a parade, fair or carnival activity, all of which would appear to have very similar effects to the activities listed as permitted. Given this, I consider "parades, fairs or carnivals" which are a subset of "temporary activities" should be to GRZ-R18 to ensure these activities are permitted within GRZ-R18.</u>	No <u>Yes</u>
411.50	Ngai Tahu Property	GRZ-R18	Retain GRZ-R18 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	15.11	Accept	Submission does not seek any changes	No
172.11	Oxford-Ohoka Community Board	GRZ-R18	Support Oxford A&P showgrounds activities being able to continue on their site.	15.11	Accept	Submission does not seek any changes	No
GRZ-R19 Multi-unit residential development							
325.228	Kainga Ora – Homes and Communities	GRZ-R19	Delete GRZ-R19.	16.1	Reject	Variation 1 to the Proposed Plan implements the MDRS within the PDP giving effect to the Amendment Act and has proposed higher density residential zoning within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including	No

¹⁹³ Support – Oxford Ohoka Community Board [FS 62]

						Ravenswood). Given this, I consider residential intensification will be appropriately enabled through the Variation 1 process. As such, I disagree that multi-unit residential development should be provided for as a permitted activity within the GRZ. I consider requiring resource consent as a restricted discretionary activity appropriate. I disagree that this amendment is required.	
347.32	Ravenswood Developments Limited (RDL)	GRZ-R19	Retain GRZ-R19 as notified.	16.1	Accept	Submission does not seek any changes	No
411.51	Ngai Tahu Property	GRZ-R19	Retain GRZ-R19 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.1	Accept	Submission does not seek any changes	No
GRZ-R20 Retirement village							
207.33 ¹⁹⁴	Summerset Retirement Villages (Rangiora) Ltd	GRZ-R20	Replace GRZ-R20 with: 'Activity status: <u>CON</u> Where: 1. a design statement is provided with the application; and 2. <u>communal rubbish/recycling space/s are provided for use by residents.</u> <u>Matters of control are reserved to: RES-MDX – Retirement Village design principles'</u>	16.2	Reject	Disagree that there is no effects-based reason for assessing a retirement village differently to other residential activity and consider the scale and residential density of retirement villages can be much greater than other residential activities. In addition, the definition of retirement village within the Proposed Plan is considered to provide for a broad range of activities some of which may be inconsistent with the character and amenity anticipated within the GRZ. Disagree that the controlled activity status included within Plan Change 29 provides justification for a controlled activity status across the whole of the GRZ.	No
325.229	Kainga Ora – Homes and Communities	GRZ-R20	Retain GRZ-R20 as notified.	16.2	Accept	Submission does not seek any changes	No
347.33	Ravenswood Developments Limited (RDL)	GRZ-R20	Retain GRZ-R20 as notified.	16.2	Accept	Submission does not seek any changes	No
408.41	Bellgrove Rangiora Ltd	GRZ-R20	Amend GRZ-R20 so that retirement villages which comply with all the relevant built form standards are 'controlled' to provide greater developer certainty. In addition, only require a design statement for retirement villages over a certain size/scale and/or where villages do not comply with the other built form standards of the residential zone.	16.2	Reject	Consider the framework of the GRZ chapter has been drafted to provide a bespoke set of rules for retirement villages and the restricted discretionary activity status is required to ensure that the density and scale of a retirement village and be managed.	No
411.52	Ngai Tahu Property	GRZ-R20	Retain GRZ-R20 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.2	Accept	Submission does not seek any changes	No
GRZ-R21 Community facility							

¹⁹⁴ Oppose – Kainga Ora [FS 88].
Support - Momentum Land Ltd [FS 63]

238.2	Rangiora Gospel Trust	GRZ-R21	Retain GRZ-R21 which allows local halls to be established in the General Residential Zone with no restrictions on times in which the hall is used.	16	Accept	Submission does not seek any changes	No
325.230	Kainga Ora – Homes and Communities	GRZ-R21	Retain GRZ-R21 as notified.	16	Accept	Submission does not seek any changes	No
411.53	Ngai Tahu Property	GRZ-R21	Retain GRZ-R21 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16	Accept	Submission does not seek any changes	No
GRZ-R22 Cattery							
411.54	Ngai Tahu Property	GRZ-R22	Retain GRZ-R22 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.3	Accept	Submission does not seek any changes	No
GRZ-R23 Camping grounds							
411.55	Ngai Tahu Property	GRZ-R23	Retain GRZ-R23 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.3	Accept	Submission does not seek any changes	No
GRZ-R24 Veterinary facility							
411.56	Ngai Tahu Property	GRZ-R24	Retain GRZ-R24 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.3	Accept	Submission does not seek any changes	No
GRZ-R25 Convenience activity							
411.57	Ngai Tahu Property	GRZ-R25	Retain GRZ-R25 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.3	Accept	Submission does not seek any changes	No
GRZ-R26 Recreation facilities							
411.58	Ngai Tahu Property	GRZ-R26	Retain GRZ-R26 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.3	Accept	Submission does not seek any changes	No
GRZ-R27 Food and beverage outlet							
411.59	Ngai Tahu Property	GRZ-R27	Retain GRZ-R27 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.3	Accept	Submission does not seek any changes	No
GRZ-R28 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision							
303.53	Fire and Emergency New Zealand	GRZ-R28	Insert new provision: <u>'GRZ-RX Emergency service facility Activity Status: Permitted'</u>	4.8	Accept	I agree in part with the suggested amendments. I note that the SETZ and GRZ chapters are currently silent on the establishment of emergency service facilities and therefore would be picked up by the catch-all discretionary activity rules SETZ-R30 and GRZ-R28. I also note that 'Emergency service facility' is managed as a restricted discretionary activity within the LLRZ with the matters of discretion restricted to residential design principles, traffic generation, and outdoor storage. I consider the SETZ, GRZ, and LLRZ chapters all provide for community activities that support and maintain the character and amenity values (via SETZ-P1 and LLRZ-P2(3)), in addition to RES-O4 and RES-P6 which provides for non-residential activities provided the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence. Therefore, I consider it is appropriate to align the activity status of emergency service facilities across these three	Yes

						chapters. Agree that to achieve the policy direction in GRZ-P6 (with amendments), an additional new permitted activity rule requiring compliance with the built form standards within the residential zones is warranted.	
411.60	Ngai Tahu Property	GRZ-R28	Retain GRZ-R28 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.3	Accept	Submission does not seek any changes	No
GRZ-R29 Service station							
411.61	Ngai Tahu Property	GRZ-R29	Retain GRZ-R29 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R30 Vehicle or boat repair or storage services							
411.62	Ngai Tahu Property	GRZ-R30	Retain GRZ-R30 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R31 Industrial activity							
411.63	Ngai Tahu Property	GRZ-R31	Retain GRZ-R31 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R32 Primary production							
411.64	Ngai Tahu Property	GRZ-R32	Retain GRZ-R32 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R33 Funeral related services and facility							
411.65	Ngai Tahu Property	GRZ-R33	Retain GRZ-R33 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R34 Supermarket							
282.150	Woolworths New Zealand Ltd	GRZ-R34	Retain non-complying activity status for supermarkets within Residential Zones.	16.4	Accept	Submission does not seek any changes	No
282.136	Woolworths New Zealand Ltd	GRZ-R34	Retain non-complying activity status for supermarkets within Residential Zones.	16.4	Accept	Submission does not seek any changes	No
411.66	Ngai Tahu Property	GRZ-R34	Retain GRZ-R34 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R35 Large format retail							
411.67	Ngai Tahu Property	GRZ-R35	Retain GRZ-R35 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R36 Boarding kennels							
411.68	Ngai Tahu Property	GRZ-R36	Retain GRZ-R36 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R37 Motorised vehicle events							
411.69	Ngai Tahu Property	GRZ-R37	Retain GRZ-R37 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R38 Motorised recreation activity							
411.70	Ngai Tahu Property	GRZ-R38	Retain GRZ-R38 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R39 Yard-based activity							
411.71	Ngai Tahu Property	GRZ-R39	Retain GRZ-R39 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No
GRZ-R40 Trade supplier							
411.72	Ngai Tahu Property	GRZ-R40	Retain GRZ-R40 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.	16.4	Accept	Submission does not seek any changes	No

Table B18: Recommended responses to submissions and further submissions General Residential Zone - Activity Rules – General

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
249.116 ¹⁹⁵	MainPower New Zealand Limited	GRZ- Activity Rules – General	<p>Insert a new rules managing:</p> <ul style="list-style-type: none"> - earthworks adjacent to major electricity distribution line. - Network utilities within 6 of the centre line of a major electricity distribution line - Structures near a major electricity distribution line <p>See submission for details.</p>	4.2	<u>Accept in part</u> <u>Reject</u>	<p><u>Recommend a cross-reference to the EI chapter be included within the introduction to the GRZ chapter.</u></p> <p><u>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</u></p> <p><u>On reflection, I note that within each chapter there is already a note which states: "As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant."</u></p> <p><u>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.</u></p>	<u>Yes</u> <u>No</u>

Table B19: Recommended responses to submissions and further submissions General Residential Zone Built Form Standards 1 – 10

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
GRZ-BFS1 Site density							
133.9	Sarbaz Estates Limited	GRZ-BFS1	<p>Amend GRZ -BFS1:</p> <p>'1. Site density shall be a maximum of one residential unit per 500 200m² of net site area, which can be calculated over</p>	17.2	Reject	I note that Variation 1 to the Proposed Plan implements the MDRS within the PDP giving effect to the Amendment Act and has proposed higher density residential zoning	No

¹⁹⁵ Oppose – Kainga Ora [FS 88]

			multiple adjacent sites. 2. Where a site is less than 500m ² , one residential unit is allowed ...'			within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including Ravenswood). Given this, I consider residential intensification will be enabled through the Variation 1 process. I consider the site density of one residential unit per 500m ² in the GRZ aligns with the site density for the GRZ set out in Table SUB-1: Minimum allotment sizes and dimensions within the SUB chapter. In addition, I consider the site density of one residential unit per 500m ² will maintain the character and amenity anticipated within the GRZ-P1.	
325.231	Kainga Ora – Homes and Communities	GRZ-BFS1	Delete GRZ-BFS1.	17.2	Reject	As stated above [133.9]	No
347.34	Ravenswood Developments Limited (RDL)	GRZ-BFS1	Amend GRZ-BFS1 site density from 500m ² to 400m ² .	17.2	Reject	As stated above [133.9]	No
411.14	Ngai Tahu Property	GRZ-BFS1	Amend GRZ-BFS1: '1. Site density shall be a maximum of one residential unit per 5400m ² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 5400m ² , one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village. Activity status when compliance not achieved: NCDIS.'	17.2	Reject	As stated above [133.9]	No
240.5 ¹⁹⁶	Malcolm Dartnell	GRZ-BFS1	Options could include: Provide for a Low-density residential zone, as defined in the National Planning Standards within the projected infrastructure areas of both Rangiora and Kaiapoi. This could be done in combination with reducing minimum lot size in the General Residential Zone to 350m ² with a shape factor of 13m x 13m.	17.2	Reject	As stated above [133.9]	No
GRZ-BFS2 Building coverage							
133.10	Sarbaz Estates Limited	GRZ-BFS2	Amend GRZ -BFS2: '1. Building coverage shall be a maximum of 6045% of the net site area, except that this rule shall not apply to: ...'	17.3	Reject	The maximum building coverage of 45% in the GRZ will maintain the character and amenity anticipated within the GRZ-P1. I consider a building coverage standard of 60 or 70% would not maintain the character and amenity values of the GRZ as required by GRZ-P1 as it would not provide for sites generally dominated by landscaped areas, with open spacious streetscapes. I consider site coverage of 60 or 70% is better suited the character of a medium or high density residential zone.	No

¹⁹⁶ Neutral – CIAL [FS 80]

325.232	Kainga Ora – Homes and Communities	GRZ-BFS2	Amend GRZ-BFS2: 'Activity status when compliance not achieved: DISRDIS <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified.'</u>	17.3	Reject	Consider breaches of the building coverage and landscaped permeable surface standards need to consider more than just the impact on neighbouring property. Breaches of these standards should also be able to consider residential amenity and the potential effects on the stormwater network.	No
347.35	Ravenswood Developments Limited (RDL)	GRZ-BFS2	Retain GRZ-BFS2 as notified.	17.3	Accept	Submission does not seek any changes	No
411.15	Ngai Tahu Property	GRZ-BFS2	Amend GRZ-BFS2: '1. Building coverage shall be a maximum of 45 <u>70</u> % of the net site area ...'	17.3	Reject	As stated above [133.10]	No
GRZ-BFS3 Landscaped permeable surface							
325.233	Kainga Ora – Homes and Communities	GRZ-BFS3	Amend GRZ-BFS3: 'Activity status when compliance not achieved: DISRDIS <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified.'</u>	17.3	Reject	Consider breaches of the building coverage and landscaped permeable surface standards need to consider more than just the impact on neighbouring property. Breaches of these standards should also be able to consider residential amenity and the potential effects on the stormwater network.	No
347.36	Ravenswood Developments Limited (RDL)	GRZ-BFS3	Retain GRZ-BFS3 as notified.	17.3	Accept	Submission does not seek any changes	No
GRZ-BFS4 Height							
207.48 ¹⁹⁷	Summerset Retirement Villages (Rangiora) Ltd	GRZ-BFS4	Amend GRZ-BFS4: '1. ... a. 8m above ground level; except that where a site is larger than 6,000m ² , the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. <u>Except where an ODP within a Development Area allows for a different maximum building height.'</u>	17.4	Reject	Disagree that this standard should not apply to retirement villages. While I acknowledge that retirement villages are managed as either a restricted discretionary or discretionary activity by GRZ-R20, I consider retaining the requirement to comply with GRZ-BFS4 acknowledges that these are the heights anticipated by the GRZ regardless of the activity within the building.	No
325.234	Kainga Ora – Homes and Communities	GRZ-BFS4	Amend GRZ-BFS4: 'Activity status when compliance not achieved: DISRDIS <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified.'</u>	17.4	Accept	Consider breaches of the building height standards need to consider more than just the impact on neighbouring property and breaches of these standards should also be able to consider residential amenity. Therefore, recommend the default activity status be reduced from discretionary to restricted discretionary with the two matters of discretion being RES-MD2 -	Yes

¹⁹⁷ Oppose – Kainga Ora [FS 88]

						Residential design principles and RES-MD5 - Impact on neighbouring property.	
347.37	Ravenswood Developments Limited (RDL)	GRZ-BFS4	Retain GRZ-BFS4 as notified.	17.4	Accept	Submission does not seek any changes	No
GRZ-BFS5 Building and structure setbacks							
325.235	Kainga Ora – Homes and Communities	GRZ-BFS5	Amend GRZ-BFS5: ‘1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ... 2. Any garage <u>with a vehicle door that faces the street</u> shall be set back a minimum of 6m from the road boundary. ... 4. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1. 5. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. Figure GRZ-1: Structure and Vegetation Setback’	17.5	Reject	I consider that the 6m setback included within the GRZ-BFS5 as notified ensures that the built form standards provides for a attractive and welcoming streetscape with passive surveillance while also ensuring that an off-street parking space can be provided in front of a garages. As such, I consider disagree any amendment to GRZ-BFS is required.	No
347.38	Ravenswood Developments Limited (RDL)	GRZ-BFS5	Delete ‘other than a garage’ in GRZ-BFS5 (1). Delete GRZ-BFS5 (2).	17.5	Reject	I consider that the 6m setback included within the GRZ-BFS5 as notified ensures that the built form standards provides for a attractive and welcoming streetscape with passive surveillance while also ensuring that an off-street parking space can be provided in front of a garages. As such, I consider disagree any amendment to GRZ-BFS is required.	No
367.10	Waimakariri District Council	GRZ-BFS5	Amend GRZ-BFS5 (1): ‘Any building or structure other than a garage shall be set back a minimum of 2m from any road <u>or accessway</u> boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ...’	17.5	Accept	Agree that the 2m setback for buildings and structure should also apply to accessways.	Yes
373.81	KiwiRail Holdings Limited	GRZ-BFS5	Amend GRZ-BFS5: ‘... 5. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor.’	4.3	Reject	Disagree which amended setback. Consider that would be beneficial if KiwiRail could provide more information/examples within evidence as why this additional setback is required, including example of setbacks included within other district plans.	No
GRZ-BFS6 Street interface							
133.11	Sarbaz Estates Limited	GRZ-BFS6	Amend GRZ BFS6: ‘1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:	17.6	Reject	Disagree, consider GRZ-BFS6 ensures that the character of the GRZ is retained as required by GRZ-P1	No

			<p>a. have at least one habitable room or kitchen located facing the street at ground level; and</p> <p>b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and</p> <p>a. c. shall have a door that is directly visible and accessible from the street.</p> <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m 7.0m'</p>				
207.49 ¹⁹⁸	Summerset Retirement Villages (Rangiora) Ltd	GRZ-BFS6	<p>Amend GRZ-BFS6 to add (3):</p> <p>'...'</p> <p>3. <u>This rule does not apply to a residential unit in a retirement village.'</u></p>	17.6	Accept	Agree with Mr. Nicholson's rationale to expressly exclude residential units in a retirement home from this standard and recommend an additional clause is added to the standard to reflect this.	Yes
325.236	Kainga Ora – Homes and Communities	GRZ-BFS6	<p>Amend GRZ-BFS6:</p> <p>'1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:</p> <p>...</p> <p>b. include at least 20% <u>15%</u> of the front façade in glazing (within window or door panels) of which at least half is clear; and</p> <p>c. shall have a door that is directly visible and accessible from the street.</p> <p>...</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.'</u></p>	17.6	Accept	Agree that a 20% glazing requirement is more than is necessary and therefore support Mr Nicholson's advice to reduce the minimum glazing requirement to 15%.	Yes
347.39	Ravenswood Developments Limited (RDL)	GRZ-BFS6	Retain GRZ-BFS6 as notified.	17.6	Accept	Submission does not seek any changes	No
408.42	Bellgrove Rangiora Ltd	GRZ-BFS6	<p>Introduce greater flexibility to GRZ-BFS6 for the scenario where a lot is orientated so that it has both road frontage and open space frontage. For example, clause (1) could be amended to include the following note after (c):</p> <p><u>'Where a site has both direct road frontage and direct frontage with an open space reserve it is exempt from compliance with GRZ BFS6 1(a). In these situations, a residential unit may have a habitable room or kitchen at ground level located to face the open space frontage instead of the street frontage.'</u></p>	17.6	Accept	Agree the standard should provide more flexibility where houses have direct frontage onto a reserve.	Yes
Retain GRZ-BFS7 Height in relation to boundary							
325.237	Kainga Ora – Homes and Communities	Retain GRZ-BFS7	Retain GRZ-BFS7 as notified.	17.1	Accept	Submission does not seek any changes	No
347.40	Ravenswood Developments Limited (RDL)	Retain GRZ-BFS7	Retain GRZ-BFS7 as notified.	17.1	Accept	Submission does not seek any changes	No

¹⁹⁸ Oppose – Kainga Ora [FS 88]

408.43	Bellgrove Rangiora Ltd	Retain GRZ-BFS7	Retain GRZ-BFS7 (3) as notified.	17.1	Accept	Submission does not seek any changes	No
GRZ-BFS8 Fencing							
155.7	Woodend-Sefton Community Board	GRZ-BFS8	Amend to not allow variations to resource consents, especially bulk variations by developers to height and/or visual permeability.	17.7	Reject	It is important that resource consents are able to be applied for to breach the BFS within the Proposed Plan. The resource consent process gives Council the ability to assess a proposal on a case-by-case basis to ensure the proposal will maintain the character and amenity of the GRZ. As such, I disagree any additional amendments should be made to GRZ-BFS8.	No
325.238	Kainga Ora – Homes and Communities	GRZ-BFS8	Amend GRZ-BFS8: '... 2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ1.'	17.7	Accept in part	Agree that the requirement within GRZ-BFS8(2) is overly restrictive, particularly the requirement that any fence above 0.9m within 5m of an accessway must be 45% visually permeable. The critical area of the accessway where a driver needs to have good visibility of the footpath and road reserve is at the point where the accessway meets the road boundary. As such, I consider that the phrase 'accessway' within GRZ-BFS8 should be replaced with 'vehicle crossing'. This will ensure there is good visibility for vehicles when exiting accessways to ensure the safety of pedestrians, while also preserving the privacy along accessways. This is also supported by Mr Nicholson who has recommended that clause (2) is re-drafted to solely address the structure and vegetation setback if required for transport reasons.	Yes
347.41	Ravenswood Developments Limited (RDL)	GRZ-BFS8	Retain GRZ-BFS8 as notified.	17.7	Accept	Submission does not seek any changes	No
367.27	Waimakariri District Council	GRZ-BFS8	Amend fencing requirements in GRZ-BFS8: '1. All fencing, or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway <u>pedestrian or cycle facilities</u> , shall be: a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence, or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1; <u>and</u>	17.7	Accept	I note that the terms: 'pedestrian facility', and 'cycle facility' used within the Waka Kotahi NZ Transport Agency Traffic control devices manual. As such, I consider these terms are commonly understood and add clarity to the Proposed Plan. Agree with specifying a maximum height for fencing.	Yes

			3. Any other fence or freestanding wall, is a maximum height of <u>1.8m.</u> '				
408.44	Bellgrove Rangiora Ltd	GRZ-BFS8	Amend GRZ-BFS8 (2) so that where a fence within 5m of an accessway is greater than 0.9m in height it is at least 35% visually permeable (instead of 45%).	17.7	Accept	Agree that the requirement within GRZ-BFS8(2) is overly restrictive, particularly the requirement that any fence above 0.9m within 5m of an accessway must be 45% visually permeable. I have recommended an amendment in response to the Kainga Ora submission point.	Yes
GRZ-BFS9 Outdoor living space							
133.12	Sarbaz Estates Limited	GRZ-BFS9	Amend GRZ BFS9: '1. For any residential unit: a. a minimum of 100m² <u>50m²</u> of continuous outdoor living space able to contain a circle with a diameter of 4.m 8m shall be provided within the site of a residential unit (except a residential unit in a retirement village); and ... 2. For any minor residential unit: a. an outdoor living space able to contain a circle with a diameter of 6m shall be provided; and...'	17.8	Accept in part	Agree that 30m ² with a minimum dimension of 4m would not reflect the residential character intended for the zone and recommend Clause (1)(a) is amended to reflect the advice received.	Yes
325.239	Kainga Ora – Homes and Communities	GRZ-BFS9	Amend GRZ-BFS9: '1. For any residential unit: a. a minimum of 100m² <u>30m²</u> of continuous outdoor living space able to contain a circle with a diameter of 8m <u>4m</u> shall be provided within the site of a residential unit (except a residential unit in a retirement village); and b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line. 2. For any minor residential unit: a. <u>a minimum of 15m² of continuous outdoor living space able to contain a circle with a minimum dimension of 3m shall be provided</u> an outdoor living space able to contain a circle with a diameter of 6m shall be provided; and b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit. <u>d. The required minimum area of outdoor living space shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas.'</u>	17.8	Accept	As stated above [133.12]	Yes
347.42	Ravenswood Developments Limited (RDL)	GRZ-BFS9	Delete GRZ-BFS9 (1). Alternatively, replace (1)(a) with: 'a minimum of 30m ² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village).'	17.8	Accept	As stated above [133.12]	Yes

Table B20: Recommended responses to submissions and further submissions General Residential Zone – General

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
147.7	Kaiapoi-Tuahiwi Community Board	GRZ - General	The General Residential Zone (GRZ) should be reduced to 400m ² for higher density in existing towns.	12.1	Reject	Variation 1 to the Proposed Plan implements the MDRS within the PDP and has proposed higher density residential zoning within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including Ravenswood). Given this I disagree that any amendments are required the minimum area requirement within the GRZ.	No

Table B21: Recommended responses to submissions and further submissions Settlement Zone - General

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Settlement Zone – Objectives – General							
249.132 ¹⁹⁹	MainPower New Zealand Limited	Objectives – General	<p>Insert the following new objective:</p> <p><u>'Objective:</u> <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.'</u></p>	4.2	Accept in part Reject	<p>Recommend a cross-reference to the EI chapter be included within the introduction to the SETZ chapter.</p> <p><u>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</u></p> <p><u>On reflection, I note that within each chapter there is already a note which states: "As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant."</u></p> <p><u>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the</u></p>	Yes No

¹⁹⁹ Support – KiwiRail [FS 99] – Officer recommendation – reject

						<u>Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.</u>	
Settlement Zone – Policies – General							
249.133 ²⁰⁰	MainPower New Zealand Limited	Policies – General	<p>Insert the following new policy:</p> <p><u>‘Policy - Separation of incompatible activities</u> <u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor.’</u></p>	4.2	<u>Accept in-part</u> <u>Reject</u>	<p><u>Recommend a cross-reference to the EI chapter be included within the introduction to the SETZ chapter.</u></p> <p><u>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</u></p> <p><u>On reflection, I note that within each chapter there is already a note which states: “As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.”</u></p> <p><u>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.</u></p>	<u>Yes</u> <u>No</u>
Settlement Zone – Activity Rules – General							
186.1 186.2 186.3 186.4 186.5 186.6 186.7 186.16 186.17 186.18 186.19 186.20 186.21 186.22	Land Subcommittee - Pines and Kairaki Beaches Association	Activity Rules - General (SETZ-R4 – SETZ-R9, SETZ-R11 – SETZ-R21)	Maximum traffic movements are included for all non residential activities and suitable off street parking is required for all non residential activities.	18.7	Reject	Consider the suite of rules provided within SETZ and TRAN chapters are adequate to manage vehicle movements and parking in the settlement and to add further provisions would risk duplication and complication.	No

²⁰⁰ Support – KiwiRail [FS 99] – Officer recommendation – reject

186.23 186.24 186.25 186.26 186.27 186.28 186.29 186.30							
249.134	MainPower New Zealand Limited	Activity Rules – General	<p>Insert a following new rule related to the management of earthworks adjacent to major electricity distribution line</p> <p>See submission for details.</p>	4.2	<p>Accept in part Reject</p>	<p>Recommend a cross reference to the EI chapter be included within the introduction to the SETZ chapter.</p> <p>As discussed at the hearing my view is that the cross-reference provides a useful reminder that there are relevant rules in the EI chapter that need to be considered when developing near the National Grid and Major Electricity Distribution Lines.</p> <p>On reflection, I note that within each chapter there is already a note which states: “As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.”</p> <p>This provides a general indication to plan users that there are other district wide provisions that will apply to these zone chapters. I also acknowledge that there are a wide range of other district wide rules that will apply to the residential zones that do not include a specific cross-reference. Given this, to ensure consistency across the Proposed Plan, I now consider that the specific cross-reference to the rules in the EI chapter is necessary.</p>	Yes-No
Settlement Zone – General							
60.2	John Norton	SETZ - General	Retain the Settlement Zone without the servicing constraints overlay for Allin Drive area.	18.1	Reject	No specific amendments have been sought by the submitter and I do not consider an amendment is required.	No
207.31 ²⁰¹	Summerset Retirement Villages (Rangiora) Ltd	SETZ - General	<p>Amend GRZ-P1:</p> <p>"Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <p>...</p>	14.2	Accept	The rule framework provides for both 'Multi-unit residential development' ²⁰² and 'Retirement villages' ²⁰³ as restricted discretionary activities and therefore suggested amendment is supported.	Yes

²⁰¹ Oppose – Kāinga Ora [FS 88]

²⁰² Rule GRZ-R19

²⁰³ Rule GRZ-R20

			<p>3. provides opportunities for multi-unit residential development and retirement villages on larger sites</p> <p>...</p> <p>5. through careful design provides a range of higher density living choices including retirement villages to be developed within the zone and</p> <p>..."</p>				
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Table B22: Recommended responses to submissions and further submissions Settlement Zone – Activity Rules

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
SETZ-R1 Construction or alteration of or addition to any building or other structure							
221.8	House Movers Section of New Zealand Heavy Haulage Association	SETZ-R1	<p>Amend SETZ-R1:</p> <p>'1. The activity complies with all built form standards (as applicable).</p> <p>2. A building is moved:</p> <p>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</p> <p>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</p> <p>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period.'</p>	4.6	Accept in part	<p>Agree in part with the submitter seeking greater clarity as to how permanently relocated buildings are treated within the residential chapters. I consider buildings that are permanently relocated to a site should be managed the same as all other buildings within the LLRZ, GRZ, and SETZ. However, I disagree that an amendment is required to these rules. I consider the phrase 'construction' would capture the permanent relocation of a building as sought by the submitter. To make this clear within the rules I suggest that an advice note be added to LLRZ-R1, GRZ-R1, and SETZ-R1 to clarify that this rule applies to permanently relocated buildings. I also consider that the suggested amendment would clarify that permanently relocated buildings are permitted and do not require resource consent under the default catch all rule (LLRZ-R27, GRZ-R28, SETZ-R30).</p> <p>This is consistent with the approach I have recommended within the GRZ- R1 and the LLRZ-R1.</p> <p><u>Following discussion with other reporting officer which has seen an amendment to the definition of 'construction work', I no longer consider the advice note is required</u></p>	Yes
SETZ-R4 Residential activity							
186.1	Land Subcommittee - Pines and Kairaki Beaches Association	SETZ-R4	Delete (1) of SETZ-R4.	18.5	Reject	Consider Clause (1) and Clause (2) are required to ensure the character and	No

						amenity values anticipated within the SETZ are maintained.	
278.10	Oranga Tamariki – Ministry for Children	SETZ-R4	Retain SETZ-R4 as notified.	18.5	Accept	Submission does not seek any changes	No
SETZ-R10 Home business							
186.3	Land Subcommittee - Pines and Kairaki Beaches Association	SETZ-R10	In SETZ-R10(2), increase the maximum allowed for a home business to at least 75m ²	18.6	Reject	Consider the suite of rules provided within SETZ and TRAN chapters are adequate to manage vehicle movements and parking in the settlement and to add further provisions would risk duplication and complication.	No
SETZ-R12 Educational facility							
277.47	Ministry of Education Te Tāhuhu o Te Mātauranga	SETZ-R12	Amend SETZ-R12: 'SETZ-R12 - Educational facility(excluding childcare facility) Activity status: PER Where: <u>1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for the exclusions listed under SETZ-BFS5.1</u> <u>2. Buildings and structures shall comply with the Height in Relation to Boundary standards under SETZ-BFS7.</u> <u>3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 50 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 70 dB LAF (max) between 10pm – 7am</u> 4.the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 5.the maximum GFA of building occupied by the educational facility shall be 200m²; 6.the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am—9:00pm Monday to Friday; 7.the facility shall not result in more than two non-residential activities within a residential block frontage; and 8.the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.'	4.4	Accept in part	Agree in part with the submission from MoE that some of the permitted standards are unnecessarily restrictive.	Yes
SETZ-R13 Childcare facility							
277.48	Ministry of Education Te Tāhuhu o Te Mātauranga	SETZ-R13	Retain SETZ-R13 as notified.	4.4	Accept	Submission does not seek any changes	No
SETZ-R22 Retirement village							
207.35 ²⁰⁴	Summerset Retirement Villages (Rangiora) Ltd	SETZ-R22	Retain SETZ-R22 as notified.	18.8	Accept	Submission does not seek any changes	No

²⁰⁴ Oppose – Kainga Ora [FS 88]

SETZ-R30 Any other activity not provided for in this zone as permitted, controlled, restricted discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision							
303.55	Fire and Emergency New Zealand	SETZ-R30	Insert new provision: <u>'SETZ-RX Emergency service facility Activity Status: Permitted'</u>	4.8	Accept in part	I agree in part with the suggested amendments. I note that the SETZ and GRZ chapters are currently silent on the establishment of emergency service facilities and therefore would be picked up by the catch-all discretionary activity rules SETZ-R30 and GRZ-R28. I also note that 'Emergency service facility' is managed as a restricted discretionary activity within the LLRZ with the matters of discretion restricted to residential design principles, traffic generation, and outdoor storage. I consider the SETZ, GRZ, and LLRZ chapters all provide for community activities that support and maintain the character and amenity values (via SETZ-P1 and LLRZ-P2(3)), in addition to RES-O4 and RES-P6 which provides for non-residential activities provided the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence. Therefore, I consider it is appropriate to align the activity status of emergency service facilities across these three chapters.	Yes

Table B23: Recommended responses to submissions and further submissions Settlement Zone – Built Form Standards

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
SETZ-BFS2 Building coverage							
186.5	Land Subcommittee - Pines and Kairaki Beaches Association	SETZ-BFS2	Support building coverage increase from 35% to 45%.	18.12	Accept	Submission does not seek any changes.	Yes
SETZ-BFS5 Building and structure setbacks							
373.83	KiwiRail Holdings Limited	SETZ-BFS5	Amend SETZ-BFS5. '... 6. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor.'	4.3	Reject	Disagree which amended setback. Consider that would be beneficial if KiwiRail could provide more information/examples within evidence as why this additional setback is required, including example of setbacks included within other district plans.	No
SETZ-BFS6 Street interface							
186.6	Land Subcommittee - Pines and Kairaki Beaches Association	SETZ-BFS6	Delete SETZ-BFS6.	18.12	Accept in part	Agree with Mr Nicholson's advice that a 15% glazing requirement would be a more appropriate minimum.	Yes
SETZ-BFS7 Height in relation to boundary							

186.7	Land Subcommittee - Pines and Kairaki Beaches Association	SETZ-BFS7	Support this rule.	18.12	Accept	Submission does not seek any changes	No
SETZ-BFS8 Fencing							
155.9	Woodend-Sefton Community Board	SETZ-BFS8	Amend SETZ-BFS8 to not allow variations to resource consents, especially bulk variations by developers, re height and/or visual permeability of front boundary fences.	18.13	Reject	It is important that resource consents are able to be applied for to breach the BFS within the Proposed Plan. The resource consent process gives Council the ability to assess a proposal on a case-by-case basis to ensure the proposal will maintain the character and amenity of the SETZ. As such, I disagree any additional amendments should be made to SETZ-BFS8.	No
367.28	Waimakariri District Council	SETZ-BFS8	Amend fencing requirements in SETZ-BFS8: '1. All fencing, or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway <u>pedestrian or cycle facilities</u> , shall be: a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence, or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1; <u>and</u> 3. Any other fence or freestanding wall, is a maximum height of <u>1.8m.</u> '	18.13	Accept	I note that the terms: 'pedestrian facility', and 'cycle facility' used within the Waka Kotahi NZ Transport Agency Traffic control devices manual. As such, I consider these terms are commonly understood and add clarity to the Proposed Plan. Agree with specifying a maximum height for fencing.	Yes

Table B24: Recommended responses to submissions and further submissions Matters of Discretion for all Residential Zones MD1 – MD11

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
RES-MD1 Minor residential units							
326.536 ²⁰⁵	Rolleston Industrial Developments Limited	RES-MD1	Retain RES-MD1 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD2 Residential design principles							
207.37 ²⁰⁶	Summerset Retirement Villages (Rangiora) Ltd	RES-MD2	Insert new set of design principles to apply to retirement villages in any residential zone: <u>'RES-MDX Retirement Village design principles</u> <u>Whether the development, while bringing change to existing environments, is appropriate to its context, taking into account:</u> <u>- whether the proposal would cause significant loss of sunlight,</u>	19.2	Reject	Agree with Mr Nicholson's analysis and also consider that the matters listed within RES-MD2 are reasonably similar to those listed within matter of discretion proposed by Summerset, albeit that the matters listed within RES-MD2 are more general than matters proposed by the submitter.	No

²⁰⁵ Oppose – Ohoka Residents Association [FS 137]

²⁰⁶ Oppose – Kainga Ora [FS 88]

			<p><u>daylight or privacy on adjoining residential properties.</u></p> <p><u>- the ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:</u></p> <p><u>- fencing and boundary treatments;</u></p> <p><u>- connectivity, including the configuration of pedestrian accesses.</u></p> <p><u>- the mitigation measures proposed, including landscape planting, to mitigate any adverse effects of loss of trees from the site or openness of the site, and to assist the integration of the proposed development within the site and neighbourhood.</u></p> <p><u>- the location and design of vehicle and pedestrian access and on-site manoeuvring to cater for the safety of elderly, disabled or mobility-impaired persons.</u></p> <p><u>- integration of internal accessways, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate when viewed from the street or other public spaces.</u></p> <p><u>- the degree to which the village design demonstrates that the design has had particular regard to personal safety of the occupants, both in the sense of injury prevention and crime prevention.</u></p> <p><u>- creation of visual quality and variety through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing, materials, colour and landscaping.</u></p> <p><u>- where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.</u></p> <p><u>- the proposed stormwater management within the site.</u></p> <p><u>- the appropriate provision of esplanade reserve land.'</u></p>			Therefore, I disagree that a new set of matters of discretion are required.	
326.537 ²⁰⁷	Rolleston Industrial Developments Limited	RES-MD2	Retain RES-MD2 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD3 Use of residential unit as a show home							
326.538 ²⁰⁸	Rolleston Industrial Developments Limited	RES-MD3	Retain RES-MD3 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD4 Traffic generation							
326.539 ²⁰⁹	Rolleston Industrial Developments Limited	RES-MD4	Retain RES-MD4 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD5 Impact on neighbouring property							
326.540 ²¹⁰	Rolleston Industrial Developments Limited	RES-MD5	Retain RES-MD5 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD6 Road boundary setback							
326.541 ²¹¹	Rolleston Industrial Developments Limited	RES-MD6	Retain RES-MD6 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD7 Outdoor storage							

²⁰⁷ Oppose – Ohoka Residents Association [FS 137]

²⁰⁸ Oppose – Ohoka Residents Association [FS 137]

²⁰⁹ Oppose – Ohoka Residents Association [FS 137]

²¹⁰ Oppose – Ohoka Residents Association [FS 137]

²¹¹ Oppose – Ohoka Residents Association [FS 137]

326.542 ²¹²	Rolleston Industrial Developments Limited	RES-MD7	Retain RES-MD7 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD8 Outdoor living space							
326.543 ²¹³	Rolleston Industrial Developments Limited	RES-MD8	Retain RES-MD8 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD9 Impact of trees on neighbouring property							
326.544 ²¹⁴	Rolleston Industrial Developments Limited	RES-MD9	Retain RES-MD9 as notified.	19.1	Accept	Submission does not seek any changes	No
RES-MD10 Rural sales							
326.545 ²¹⁵	Rolleston Industrial Developments Limited	RES-MD10	Retain RES-MD10 as notified.	19.1	Accept	Submission does not seek any changes	No
414.41	Federated Farmers of New Zealand Inc.	RES-MD10	Reword to apply to 'new rural sales'.	19.3	Reject	This matter of discretion will be triggered when a 'rural produce retail' breaches LLRZ-R17, or when consent is required under LLRZ-R23. Neither of these rules refer to 'new', therefore I consider it would create a misalignment within the Proposed Plan if 'new' was included within RES-MD10.	No
RES-MD11 Housing of animals							
326.546 ²¹⁶	Rolleston Industrial Developments Limited	RES-MD11	Retain RES-MD11 as notified.	19.1	Accept	Submission does not seek any changes	No
414.42	Federated Farmers of New Zealand Inc.	RES-MD11	Delete RES-MD11 unless an additional matter is added indicating that it does not apply to residual parcels of pastoral land.	19.3	Reject	This matter of discretion will be triggered when consent is required under LLRZ-R20, LLRZ-R21, or LLRZ-R22. I consider it provides useful guidance as to the matters to be considered when one of these rules are triggered. I consider an addition excluding residual parcels of pastoral land is unnecessary as this matter of discretion will only be triggered when a new activity is proposed, LLRZ-R20, LLRZ-R21, or LLRZ-R22 do not apply retrospectively, as existing use rights will apply.	No
New matters of discretion							
207.37 ²¹⁷	Summerset Retirement Villages (Rangiora) Ltd	RES-MD2	Insert new set of design principles to apply to retirement villages in any residential zone: <u>'RES-MDX Retirement Village design principles</u> <u>Whether the development, while bringing change to existing environments, is appropriate to its context, taking into account:</u> <u>- whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties.</u> <u>- the ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:</u>	19.2	Reject	Agree with Mr Nicholson's analysis and also consider that the matters listed within RES-MD2 are reasonably similar to those listed within matter of discretion proposed by Summerset, albeit that the matters listed within RES-MD2 are more general than matters proposed by the submitter. Therefore, I disagree that a new set of matters of discretion are required.	No

²¹² Oppose – Ohoka Residents Association [FS 137]

²¹³ Oppose – Ohoka Residents Association [FS 137]

²¹⁴ Oppose – Ohoka Residents Association [FS 137]

²¹⁵ Oppose – Ohoka Residents Association [FS 137]

²¹⁶ Oppose – Ohoka Residents Association [FS 137]

²¹⁷ Oppose – Kainga Ora [FS 88]

			<ul style="list-style-type: none"> - fencing and boundary treatments; - connectivity, including the configuration of pedestrian accesses. - the mitigation measures proposed, including landscape planting, to mitigate any adverse effects of loss of trees from the site or openness of the site, and to assist the integration of the proposed development within the site and neighbourhood. - the location and design of vehicle and pedestrian access and on-site manoeuvring to cater for the safety of elderly, disabled or mobility-impaired persons. - integration of internal accessways, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate when viewed from the street or other public spaces. - the degree to which the village design demonstrates that the design has had particular regard to personal safety of the occupants, both in the sense of injury prevention and crime prevention. - creation of visual quality and variety through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing, materials, colour and landscaping. - where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation. - the proposed stormwater management within the site. - the appropriate provision of esplanade reserve land.' 				
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Table B25: Recommended responses to submissions and further submissions Definitions

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Childcare facility							
277.2	Ministry of Education Te Tāhuhu o Te Mātauranga	Childcare facility	Include the definition of 'childcare facility' under 'educational facility' instead.	20.2	Reject	The definition of 'Educational facility' encompasses the spectrum of educational facilities including early childhood, primary and secondary and post-secondary level education facilities. As such, I consider the definition of 'Educational facility' as notified includes 'Childcare facilities'. As such, I disagree any amendment to 'Educational facility' is required.	No
295.14 ²¹⁸	Horticulture New Zealand	Childcare facility	Retain definition of 'childcare facility' as notified.	20.2	Accept	Submission does not seek any changes	No
Community facility							

²¹⁸ Support – CIAL [FS80]

146.3 ²¹⁹	OXFORD A and P ASSOCIATION	Community facility	Amend definition of '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. <u>and whether a charge is made for admission or participation or not.</u> '	15.9	Reject	Additions sought ('education institutions sports and activities' and 'evening activities under lights') are already provided for in GRZ-R18. Amendments sought to the definition of 'Community facility' are unnecessary. Its not clear from the submission why these amendments are required. I note that these definitions are used throughout the Proposed Plan, and I disagree that these definitions should be amended to address a site-specific concern. In addition, the definition of 'Community facility' is a NPS definition and as such Clause 14 of the NPS requires that Local authorities must use the definition as defined in the Definitions List.	No
163.7	Lamb and Hayward Ltd	Community facility	Amend definition of 'community facility' to include funeral homes.	20.3	Reject	Considered to be consistent with National Planning Standards the definition of 'Community facility'	No
277.3	Ministry of Education Te Tāhuhu o Te Mātauranga	Community facility	Retain definition of 'community facility' as notified.	20.3	Accept	Submission does not seek any changes	No
284.4	Clampett Investments Limited (CIL)	Community facility	Retain 'community facility' definition as notified.	20.3	Accept	Submission does not seek any changes	No
295.17 ²²⁰	Horticulture New Zealand	Community facility	Retain definition of 'community facility' as notified.	20.3	Accept	Submission does not seek any changes	No
326.6 ²²¹	Rolleston Industrial Developments Limited	Community facility	Retain the definition of 'community facility' as notified.	20.3	Accept	Submission does not seek any changes	No
Community market							
146.4 ²²²	OXFORD A and P ASSOCIATION	Community market	Amend the definition of 'community market' : "means a regular and ongoing market with multiple vendors using moveable buildings or structures. It excludes retail activity ancillary to a permanent activity on the same site. <u>and whether a charge is made for admission or participation or not.</u> "	15.9	Reject	Amendments sought to the definition of 'Community market are unnecessary. Its not clear from the submission why these amendments are required. I note that these definitions are used throughout the Proposed Plan, and I disagree that these definitions should be amended to address a site-specific concern.	No
Educational facility							
277.4	Ministry of Education Te Tāhuhu o Te Mātauranga	Educational facility	Retain definition of 'educational facility' as notified.	20.1	Accept	Submission does not seek any changes	No

²¹⁹ Support - Oxford Ohoka Community Board [FS 62]

²²⁰ Support – CIAL [FS80]

²²¹ Oppose – Ohoka Residents Association [FS 137]

²²² Support – Oxford Ohoka Community Board [FS 62]

284.6	Clampett Investments Limited (CIL)	Educational facility	Retain 'educational facility' definition as notified.	20.1	Accept	Submission does not seek any changes	No
326.8 ²²³	Rolleston Industrial Developments Limited	Educational facility	Retain the definition of 'educational facility' as notified.	20.1	Accept	Submission does not seek any changes	No
Gardening							
414.5	Federated Farmers of New Zealand Inc.	Gardening	Amend the definition of 'gardening' to: 'means the <u>small scale</u> maintenance, preparation, digging, and replacing of soil for the planting of shrubs, flowers, ground cover, trees, and other plants; harvesting of produce; and the covering of the ground in lawn or bark where it does not permanently alter the profile, contour or height of the land, or leave soil exposed to erosion. It does not include the removal of soil off site, planting of trees within the root protection area of any notable tree or group of trees, or any other gardening activity that would cause damage or affect the growth of any notable tree or group of trees. <u>To avoid doubt, this definition excludes agricultural activities</u> '.	20.4	Accept	Agree the addition of 'small scale' provides relevant context and clarification regarding the scale of the activity and support the amendment proposed.	Yes
Habitable room							
277.5 ²²⁴	Ministry of Education Te Tāhuhu o Te Mātauranga	Habitable room	Retain definition of 'habitable room' as notified.	20.1	Accept	Submission does not seek any changes	No
Minor residential unit							
295.47 ²²⁵	Horticulture New Zealand	Minor residential unit	Retain definition of 'minor residential unit' as notified.	20.1	Accept	Submission does not seek any changes	No
Net density							
284.13	Clampett Investments Limited (CIL)	Net density	Retain 'net density' definition as notified.	20.1	Accept	Submission does not seek any changes	No
326.14 ²²⁶	Rolleston Industrial Developments Limited	Net density	Retain definition of 'net density' as notified.	20.1	Accept	Submission does not seek any changes	No
Residential activity							
207.5 ²²⁷	Summerset Retirement Villages (Rangiora) Ltd	Residential activity	Retain definition of 'residential activity' as notified.	20.1	Accept	Submission does not seek any changes	No
284.21	Clampett Investments Limited (CIL)	Residential activity	Retain 'residential activity' definition as notified.	20.1	Accept	Submission does not seek any changes	No
326.22 ²²⁸	Rolleston Industrial Developments Limited	Residential activity	Retain definition of 'residential activity' as notified.	20.1	Accept	Submission does not seek any changes	No
52.2	Ara Poutama Aotearoa, the Department of Corrections	Residential activity	Retain definition of 'residential activity' as notified.	20.1	Accept	Submission does not seek any changes	No
278.1	Oranga Tamariki	Residential activity	Retain 'residential activity' definition as proposed.	20.1	Accept	Submission does not seek any changes	No
278.2	Oranga Tamariki	Definitions – General	If a definition of 'supported residential care' is added, it should be nested within the 'residential activity' definition.	20.1	Reject	A definition of 'supported residential care' is not included within the PDP	No
Residential unit							

²²³ Oppose – Ohoka Residents Association [FS 137]

²²⁴ Oppose – Horticulture NZ [FS47]

²²⁵ Support – CIAL [FS80]

²²⁶ Oppose – Ohoka Residents Association [FS 137]

²²⁷ Oppose – Kainga Ora [FS 88]

²²⁸ Oppose – Ohoka Residents Association [FS 137]

295.50 ²²⁹	Horticulture New Zealand	Residential unit	Retain definition of 'residential unit' as notified.	20.1	Accept	Submission does not seek any changes	No
326.23 ²³⁰	Rolleston Industrial Developments Limited	Residential unit	Retain definition of 'residential unit' as notified.	20.1	Accept	Submission does not seek any changes	No
284.22	Clampett Investments Limited (CIL)	Residential unit	Retain 'residential unit' definition as notified.	20.1	Accept	Submission does not seek any changes	No
Retirement village							
207.4 ²³¹	Summerset Retirement Villages (Rangiora) Ltd	Retirement village	Retain definition of 'retirement village' as notified.	20.1	Accept	Submission does not seek any changes	No
326.25 ²³²	Rolleston Industrial Developments Limited	Retirement village	Retain definition of 'retirement village' as notified.	20.1	Accept	Submission does not seek any changes	No
284.24	Clampett Investments Limited (CIL)	Retirement village	Retain 'retirement village' definition as notified.	20.1	Accept	Submission does not seek any changes	No

²²⁹ Support – CIAL [FS 80]

²³⁰ Oppose – Ohoka Residents Association [FS 137]

²³¹ Oppose – Kainga Ora [FS 88]

²³² Oppose – Ohoka Residents Association [FS 137]

