

OFFICER'S REPORT FOR:

Hearing Panel

SUBJECT:

Proposed Waimakariri District Plan: *Whaitua Nohonoho - Residential Zones*

PREPARED BY:

Andrew MacLennan – Consultant Planner

REPORT DATED:

16 August 2024

DATE OF HEARING:

Stream 7
16 – 19 September 2024



WAIMAKARIRI
DISTRICT COUNCIL

Executive Summary

1. This report considers submissions received by the District Council in relation to the relevant objectives, policies, rules, definitions, appendices and maps of the Proposed Plan as they apply to residential chapters. The report outlines recommendations in response to the issues that have emerged from these submissions.
2. There were 47 submissions and 351 submission points; and 16 further submissions points on residential related provisions. The submissions received were diverse and sought a range of outcomes.
3. The key issue for this report is the relationship between the residential chapters and Variation 1 of the Proposed District Plan (Proposed Plan). Variation 1 introduces Medium Density Residential Standards (MDRS) into the Proposed District Plan required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act). Given the overlap between Variation 1 and the Residential Topic, the submissions on the Proposed Plan Medium Density Residential Chapter (Proposed Plan MRZ) have been considered within a separate section 42A report written by Mr Peter Wilson. This report contains recommendations in respect of:
 - Submissions received on the Proposed Plan and recommendations on the Proposed Plan.
 - If content of submissions may need to be referred to the IHP for consideration under Variation 1.
4. The submission points from the Christchurch International Airport Limited (CIAL) have been considered within Hearing Stream 10A and also submission points seeking site specific rezoning have been considered within Hearing Streams 12.
5. Beyond this a range of amendments were requested to Residential Topic related definitions; introductions, objectives, policies, rules, standards, and matters of discretion.
6. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the Proposed Plan should be amended as set out in section Appendix A of this report.
7. For the reasons set out in the Section 32AA evaluation and included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to achieve the purpose of the RMA where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

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Interpretation

8. Parts A and B of the Officer's reports utilise a number of abbreviations for brevity as set out in Table 1 below:

Table 1: Abbreviations

Abbreviation	Means
Amendment Act	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act
District Council	Waimakariri District Council / territorial authority
Operative Plan	Operative Waimakariri District Plan
Proposed Plan	Proposed Waimakariri District Plan
ECan	Environment Canterbury/Canterbury Regional Council
NPS- HPL	National Policy Statement for Highly Productive Land
NPS-UD	National Policy Statement on Urban Development 2020
RMA	Resource Management Act 1991
RPS	Operative Canterbury Regional Policy Statement

Table 2: Abbreviations of Submitters' Names

Abbreviation	Means
CCC	Christchurch City Council
CIAL	Christchurch International Airport Ltd
Corrections	Ara Poutama Aotearoa the Department of Corrections
DoC	Department of Conservation Te Papa Atawhai
ECan	Environment Canterbury / Canterbury Regional Council
Federated Farmers	Federated Farmers of New Zealand Inc.
FENZ	Fire and Emergency New Zealand
Heritage NZ	Heritage New Zealand Pouhere Taonga
Hort NZ	Horticulture NZ
House Movers	House Movers Section of New Zealand Heavy Haulage Association
Kainga Ora	Kainga Ora - Homes and Communities
KiwiRail	KiwiRail Holdings Limited
Mainpower	Mainpower New Zealand Ltd
MoE	Minister / Ministry of Education
Pines and Kairaki Beaches Association	Land Subcommittee - Pines and Kairaki Beaches Association
Ravenswood	Ravenswood Developments Ltd
Summerset	Summerset Retirement Villages (Rangiora) Ltd
WDC	Waimakariri District Council (including as requiring authority)
Waka Kotahi	Waka Kotahi NZ Transport Agency

In addition, references to submissions includes further submissions, unless otherwise stated.

1 Introduction

1.1 Purpose

9. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on the following chapters within the Proposed Plan:
 - General objective and Policies for all Residential Zones (RESZ)
 - Large Lot Residential Zone (LLRZ)
 - General Residential Zone (GRZ)
 - Settlement Zone (SETZ)
 - Matters of Discretion for all Residential Zones (RESZ)
 - Associated definitions
10. These chapters are collectively referred to within this report as the 'Residential Topic'. This report also recommends possible amendments to the Proposed Plan in response to those submissions.
11. This report is prepared under section 42A of the RMA. It considers submissions received by the District Council in relation to the relevant strategic directions objectives, objectives, policies, rules, definitions, appendices and maps as they apply to the Residential topic in the Proposed Plan. The report outlines recommendations in response to the key issues that have emerged from these submissions.
12. This report discusses general issues or topics arising, the original and further submissions received following notification of the Proposed Plan, makes recommendations as to whether or not those submissions should be accepted or rejected, and concludes with a recommendation for changes to the Proposed Plan provisions or maps based on the preceding discussion in the report.
13. This report is provided to assist the Hearings Panel in their role as Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.
14. This report is intended to be read in conjunction with Officers' Report: Part A – Overview which contains factual background information, statutory context and administrative matters pertaining to the district plan review and Proposed Plan.
15. The submission points considered within this report relate to the objectives, policies, methods, and associated definitions of the Residential topics. It does not assess or provide recommendations on where these zones will be applied. These submission points are considered within the relevant re-zoning hearings within Hearing Streams 12.

1.2 Author

16. My name is Andrew MacLennan. My qualifications and experience are set out in Appendix C of this report.
17. My role in preparing this report is that of an expert planner.
18. I was not involved in the preparation of the Proposed Plan or the Section 32 report. I have been contracted to evaluate the relief requested in submissions and to provide recommendations in the form of a Section 42A report.
19. Although this is a District Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court December 2023. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.
20. The scope of my evidence relates to the Residential Topic, associated definitions and appendices. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
21. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
22. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Supporting Evidence

23. The expert evidence which I have used or relied upon in support of the opinions expressed in this report includes the statement of evidence of Hugh Anthony Nicholson on behalf of Waimakariri District Council – Urban design and landscape (14 February 2024) (refer to Appendix D).

1.4 Procedural Matters

24. At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on provisions relating to Residential Topic.

2 Statutory Considerations

2.1 Resource Management Act 1991

25. The Proposed Plan has been prepared in accordance with the RMA and in particular, the requirements of:
- Section 74 - Matters to be considered by territorial authority, and
 - Section 75 - Contents of district plans,
26. There are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the Proposed Plan. These documents are discussed in detail within the Section 32 Evaluation Report: Residential.

2.2 Section 32AA

27. I have undertaken an evaluation of the recommended amendments to provisions since the initial section 32 evaluation was undertaken in accordance with s32AA . Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

(1) A further evaluation required under this Act—

(a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and

(b) must be undertaken in accordance with section 32(1) to (4); and

(c) must, despite paragraph (b) and section 32(1) (c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and

(d) must—

(i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1) (d) (ii).

28. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to Residential is contained within the assessment of the relief sought in submissions in section 3 of this report, as required by s32AA(1)(d)(ii).

2.3 Trade Competition

29. No consideration of trade competition has been given with respect to Residential topic. Trade competition is not considered relevant to the Residential topic provisions of the Proposed Plan.
30. There are no known trade competition issues raised within the submissions.

3 Consideration of Submissions and Further Submissions

3.1 Overview

31. There were 47 submissions and 351 submission points; and 16 further submissions points on residential related provisions¹. The submissions received were diverse and sought a range of outcomes.

3.1.1 Report Structure

32. Submissions on Residential topic raised a number of issues which have been grouped into sub-topics within this report. Some of the submissions are addressed under a number of topic headings based on the topics contained in the submission. I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submission(s) to which they relate.

33. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on both an issues and provisions-based approach, as opposed to a submission by submission approach. I have organised the evaluation in accordance with the layout of chapters of the Proposed Plan as notified.

34. Due to the number of submission points, this evaluation is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally. This approach is consistent with Clause 10(2)(a) of Schedule 1 to the RMA. Specific recommendations on each submission / further submission point are contained in Appendix B.

35. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in Appendix B. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapter with recommended amendments in response to submissions as Appendix A.

36. This report also addresses definitions that are specific to this topic.

3.1.2 Format for Consideration of Submissions

37. For each identified topic, I have considered the submissions that are seeking changes to the Proposed Plan in the following format:

- Matters raised by submitters;
- Assessment; and
- Summary of recommendations

¹ The residential related provisions include the provisions relating to the following chapters: RESZ, LLRZ, GRZ, SETZ, RESZ, and associated definitions.

38. The recommended amendments to the relevant chapter/s are set out in in Appendix A of this report where all text changes are shown in a consolidated manner.
39. I have undertaken the s32AA evaluation in a provision-by-provision manner following the assessment and recommendations on submissions in each section.
40. Where further submissions have been lodged in support of or in opposition to an original submission, the further submission is referenced by a footnote of 'support' or 'oppose' along with the name of the further submitter and the further submission number. The footnotes indicate whether the further submission has been accepted or rejected.

4 General theme

4.1 Introduction

41. Several submitters have sought the same amendments across several different zones (LLRZ, GRZ, SETZ chapters). Rather than replicating the same assessment in each of the three sections of this report, I have considered the merits of each of these submissions once and provided one recommendation. I have also considered whether there are nuances within the LLRZ, GRZ, and SETZ chapters that would require a different recommendation given each zone has different objectives and policies that apply to them. For the following four submitters I consider a consistent approach across the three zones is appropriate.

4.2 Mainpower submission

42. Mainpower submitted on the LLRZ chapter, the GRZ chapter, the SETZ chapter [249.114, 249.115, 249.116, 249.117, 249.118 and 249.119, 249.132, 249.133, and 249.134] proposing a suite of provisions to support new corridor protection within these zones. Specifically, they seek the insertion of the following new objective:

'The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities'.

43. The above new objective would be supported by the following new policy:

'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.'

44. This new policy would be supported by a suite of four rules.² The first permitted activity rule is for earthworks adjacent to major electricity distribution lines, requires that earthworks are either be positioned at least 6 meters away from the centreline of the distribution line, as marked on the planning maps, or adhere to specific depth limits depending on their proximity to the distribution line's support structure. The goal is to prevent any destabilisation of the distribution line poles or towers and to maintain the required ground to conductor clearance distances as per the New Zealand Electricity Code of Practice for Electricity Safe Distances. If compliance cannot be achieved the activity is considered non-complying.
45. The second permitted activity rule requires the network utility to adhere to the safety guidelines outlined in the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. If compliance with these safety distances is not achieved, the activity status becomes non-complying. Major electricity distribution lines are indicated on the planning map, and it is crucial to ensure their safety while conducting any related activities.

² Mainpower [249.119]

46. The third non-complying rule states that activities and development (excluding earthworks or network utilities) adjacent to a major electricity distribution line must meet specific criteria. This includes new sensitive activities and buildings within 6m of the centreline or the foundation of a support structure, or adherence to the requirements outlined in NZECP34:2001, the New Zealand Electricity Code of Practice for Electricity Safe Distances. Compliance with these guidelines is essential to ensure safety and minimize risks near major electricity distribution lines.
47. The fourth rule, with a non-complying activity status states the construction of new structures or the expansion of existing ones must adhere to specific conditions. These include ensuring the structure is located more than 6m from the centreline of a major electricity distribution line as indicated on planning maps, or more than 6m from the foundation of a support structure for the distribution line as shown on planning maps. Alternatively, the structure must comply with the guidelines outlined in NZECP34:2001, the New Zealand Electricity Code of Practice for Electricity Safe Distances. Following these requirements is crucial to ensure safety and avoid potential hazards near major electricity distribution lines.

4.2.1 Assessment

48. I disagree the additional objective and policy are required. I note that strategic infrastructure and regionally significant infrastructure are managed by the objectives, policies, and rules within the Energy and Infrastructure Chapter. As notified, EI-O3 states:

'The safe, efficient and effective operation, maintenance, repair, renewal, upgrading and development of energy and infrastructure is not constrained or compromised by activities and development, including by reverse sensitivity effects.'

49. Policies within the EI chapter then:

- recognise the local, regional or national benefits of energy and infrastructure,
- manage adverse effects of other activities and development on energy and infrastructure.

50. Given the EI chapter includes objectives and policies that achieve the same result as the provisions sought by the submitter, I disagree an additional objectives and policies are required to within the LLRZ, GRZ, and SETZ chapters.

51. In relation submission points seeking the replication of rules EI-51, EI-R52, EI-R54, EI-R55, and EI-R56 within the LLRZ, GRZ, and SETZ chapters, I considered this matter in my s42A officer report for the EI - Energy and Infrastructure chapter of the Proposed Plan. Within paragraphs 426 and 427 I state:

'I support the Mainpower submission seeking cross references. I consider it is more efficient and appropriate for the rules to remain in the EI chapter, and to provide cross references in the nine zone chapters drawing attention of the need for activities in the zones to comply with these EI rules. Replicating these rules in each of the nine zone chapters is considered unnecessary. Each of the Zone chapters within the Proposed Plan already includes a generic cross reference within the 'Introduction' section which states:

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

However, I agree a cross-reference to the rules managing Major Electricity Distribution Lines and also National Grid is appropriate and will ensure these rules are not overlooked. I recommend the cross references in the zone chapters be placed within the 'Introduction' section of these zone chapters as follows:

'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, 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.'

52. I also note that the use of the EPlan will also provide an effective means of identifying National Grid and Major Electricity Distribution Lines and alerting landowners to the setback requirements within rules EI-51, EI-R52, EI-52A, EI-R54, EI-R55, and EI-R56.
53. Given this I disagree that additional objectives, policies, and rules are required within the LLRZ, GRZ and SETZ chapters. Instead, I recommend a cross refence to the EI chapter be included within the LLRZ, GRZ and SETZ chapters to ensure plan users are aware of the requirements within EI chapter.

4.2.2 Summary of recommendations

54. I recommend that the submissions from Mainpower [249.115, 249.117, 249.118 and 249.119, 249.132] be **accepted in part**.
55. I recommend that the following text is inserted into the introduction section within the LLRZ, GRZ and SETZ chapters and as shown in **Appendix A**:

Introduction
<p>...</p> <p>As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.</p> <p><u>Where relevant, activities in the [Large Lot Residential / General Residential / Settlement] 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.</u>³</p>

³ Mainpower [249.115, 249.117, 249.118 and 249.119, 249.132]

4.3 KiwiRail setback

4.3.1 Matters raised by submitters

56. KiwiRail [373.80] [373.81] [373.83] seeks to amend the setback for structures to the railway corridor from 4m to 5m in GRZ-BFS5, SETZ-BFS5, LLRZ-BFS6, to allow safe operations to take place and foster visual amenity.

4.3.2 Assessment

57. I note that the rail corridor adjoins a small section of both the LLRZ and the SETZ at the Ashley township. Given the amendments proposed by Variation 1, there is no rail corridor that adjoins the GRZ. In relation to the submission from KiwiRail, I acknowledge the need for providing appropriate vehicle access to the rail network. Within their submission they have used the example of a cherry picker needing 4m rather than 5m to access the rail corridor. I am not clear why this access cannot occur within the existing designation. The submitter has also suggested that the additional 1 metre setback will foster visual amenity and safer use of outdoor deck areas at height. I am not convinced that the rationale provided within the submission is sufficient to demonstrate that the additional 1 metre setback is necessary.
58. I note that KiwiRail sought a 5 metre setback within the RLZ, this was considered within the Rural Zone 42A report⁴. The s42A report author instead supported a 4m setback to ensure consistency with the GRZ and SETZ. I consider the rail corridor setback should be consistent across the Proposed Plan and therefore recommend the 4 m setback be retained.
59. In addition, I understand that Mr. Willis in his reply report on the on the Commercial Zones Chapter has recommended that a new rule be included within the Energy and Infrastructure Chapter that requires a 4-metre building setback from the rail corridor that would remove the need for this setback to be replicated in multiple zone chapters within the Proposed Plan. I support this drafting approach.

4.3.3 Summary of recommendations

60. I recommend that the submissions from KiwiRail [373.80] [373.81] [373.83] be **rejected**.
61. I recommend that no changes are made to the Proposed Plan. However, I support the addition of a new rule within the Energy and Infrastructure Chapter requiring a 4 metre building setback from the rail corridor.

4.4 Ministry of Education

4.4.1 Matters raised by submitters

62. MoE [277.40, 277.47, 277.48] support the Proposed Plan having separate rules for Educational Facilities (SETZ-R12 GRZ-R12 and LLRZ-R12) and Childcare Facilities (SETZ-R13 GRZ-R13 and LLRZ-R13) as they consider they have different effects and operation. They therefore support SETZ-R13 GRZ-R13 and LLRZ-R13 but seek amendment to SETZ-R12 GRZ-R12, and LLRZ-R12 stating these standards are unrealistic to manage the effects of schools.

⁴ Paragraph 735

63. The submission states that most schools would have a GFA greater than 200m² and occasionally operate after 9pm for school functions such as, fundraisers, balls and have weekend sports on school grounds most weeks. Many schools will likely include parking or the storage of more than one school bus, which is defined as a heavy vehicle under the Proposed Plan. They state that the notified rules seem to be more applicable to Childcare Facilities which are provided for within the definition of educational facilities.
64. They seek a range of amendments to the to reflect more realistic standards for education facilities as follows:

'Educational facility (excluding childcare facility)

Activity status: PER

Where:

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.

2. Buildings and structures shall comply with the Height in Relation to Boundary standards under GRZ-BFS7.

3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:

a. 50 dB LAeq between 7.00am – 10pm

b. 40 dB LAeq between 10pm – 7am

c. 70 dB LAF (max) between 10pm – 7am

4. The facility shall not result in more than two non-residential activities within a residential block frontage; and

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, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;

5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity'

4.4.2 Assessment

65. When considering the amendments to SETZ-R12, GRZ-R12, and LLRZ-R12, I note that as notified each of these zones have provided for a small-scale educational facility as a permitted activity and the permitted standards included within individual zones to ensure that the character of the zone is maintained. Therefore, any amendments to the permitted standard will need to ensure that the character and amenity of the zone will be retained. Turning to the submissions, I disagree in part with the submission from MoE. I agree with the deletion of clause related to the hours of operation. I agree there are activities that occur regularly at

schools outside these hours (fundraisers, balls, sports). I consider the provisions in the NOISE chapter of the Proposed Plan (i.e. NOISE-R19) will ensure the potential noise effects of education facilities will be managed. I also agree that education facilities may need to store more than one heavy vehicle (i.e. busses) on the site. I also agree with the suggested amendment to the title of the rule to exclude 'childcare facilities' which are managed by 'XXRZ-R13 Childcare facility'.

66. I disagree with the removal of clause (1) requiring that the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road. I acknowledge that the Proposed Plan includes TRANS-R20 – High traffic generators which requires that activities in the residential zone with more than 200 vehicle movements per day or more than 50 heavy vehicle movements per day obtain resource consent as a restricted discretionary activity. However, I retain the view that education facilities should have a frontage and the primary entrance to a strategic road, arterial road or collector road as I consider an education facility may not reach the threshold of a high traffic generating activity but could still not achieve the level of amendment anticipated by the residential zones if located on a local road.
67. I also disagree with the deletion of clause (2) which restricts the GFA of a building occupied by the educational facility to 200m². While I acknowledge that the built form standards (GRZ-BFS2 Building coverage, GRZ-BFS4 Height, GRZ-BFS5 Building and structure setbacks, GRZ-BFS7 Height in relation to boundary) can be relied on to manage the size of the educational facility. I consider the 200m² limit to be an appropriate consent threshold to ensure RESZ-P6 is achieved. I consider educational facilities with a GFA of less than 200m² ensures that that scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence, and is therefore appropriate as a permitted activity. For educational facilities larger than this, I consider it appropriate for the effects of the activity to be considered through a resource consent process.

4.4.3 Summary of recommendations

68. I recommend that the submissions from MoE [277.40, 277.47, 277.48] be **accepted in part**.
69. I recommend that SETZ-R12, GRZ-R12, and LLRZ-R12 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

[GRUZ/SETZ]-R12 Educational facility (excluding childcare facility)	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 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 	<p>Activity status when compliance not achieved: DIS</p>

<p>deliveries shall be between the hours of 7:00am—9:00pm Monday to Friday;⁵</p> <p>4.3. the facility shall not result in more than two non-residential activities within a residential block frontage;² and</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁶</p>	
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LLRZ-R12 Educational facility (excluding childcare facility)	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of building occupied by the educational facility shall be 200m²;² 2. 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 3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁸ 	<p>Activity status when compliance not achieved: DIS</p>

4.4.4 Section 32AA assessment

70. I consider the recommended amendments to the rules listed above improve the efficiency of the provisions as they remove the unnecessarily restrictive rules within the Proposed Plan. I consider this results in provisions that are more efficient in achieve, RESZ-O4, SETZ-O1 and LLRZ-O1.
71. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from plan consistency, improved plan interpretation and more efficient plan administration.

4.5 House Movers submission

4.5.1 Matters raised by submitters

72. House Movers have submitters on LLRZ-R1, GRZ-R1, and SETZ-R1 seeking the following amendments in relation to moveable buildings:⁹
1. *The activity complies with all built form standards (as applicable).*

⁵ MoE [277.47]

⁶ MoE [277.47]

⁷ MoE [277.47]

⁸ MoE [277.47]

⁹ House Movers [221.4], [221.6], [221.8]

2. A building is moved:

- a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and
- 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.
- 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.'

73. Or additional permitted activity standards managing relocated dwellings.

4.5.2 Assessment

74. I 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).
75. I disagree that additional standards are required to manage permanently relocated buildings. I consider the permitted standards proposed by the submitter can be captured within the building consent process and do not need to be included within the Proposed Plan.
76. For completeness, I note that the Proposed Plan also manages 'relocatable buildings' which are buildings that are designed to be moved. The Proposed Plan includes a definition of 'relocatable building' as follows:

'means a building being temporarily stored that is easily capable of, and designed for, relocation, either in part or whole, to another site.

In relation to any relocatable building located within the Pines Beach and Kairaki Regeneration Zone, means a building that is intended for relocation, either in part or whole, to another site and demonstrates compliance with the following:

- a. the building shall be generally of timber or metal framing and exclude any structures that have cast in situ concrete walls, concrete block walls, brick and stone walls (including brick veneer), unless such structures are certified by a qualified structural engineer to be of a specific design which would enable at least the greater part of the building to be relocated if required;*

- b. *the building can be removed from the site in less than seven consecutive days;*
- c. *the building is fully self-contained or able to disconnect from Council reticulated services in less than two days; and*
- d. *a statement of professional opinion is provided which confirms that the proposed building is relocatable and is suitable to be established on the site. This shall be provided by a suitably qualified and experienced Structural Engineer, Architect, Architectural Designer or similar.'*

77. These buildings are managed under TEMP-R6 of the Proposed Plan and are a separate activity to permanently relocated buildings.

4.5.3 Summary of recommendations

78. I recommend that the submissions from the following submitters be **accepted in part**:

- House Movers Section of New Zealand Heavy Haulage Association [221.4], [221.6], [221.8]

79. I recommend that the LLRZ-R1, GRZ-R1, and SETZ-R1 be amended as follows and as shown in Appendix A:

[LLRZ / GRZ / SETZ]-R1 Construction alteration of or addition to any building or other structure <i>This rule applies to permanently relocated buildings.¹⁰</i>	
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

4.5.4 Section 32AA assessment

80. I consider the recommended amendments improve the clarity of the Proposed Plan as there is greater certainty as to how relocatable dwellings are managed. I consider the Proposed Plan will be easier to interpret and implement and more effective than the notified provisions in achieving the objectives.

81. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from plan consistency, improved plan interpretation and more efficient plan administration.

¹⁰ House Movers [221.4], [221.6], [221.8]

4.6 FENZ - Emergency service facility

4.6.1 Matters raised by submitters

82. FENZ [303.53, and 303.55] seek a new permitted activity rule to enable emergency service facilities in the SETZ and GRZ chapters enabling emergency service facilities as a permitted activity. They suggest compliance would still be required with built form standards.

4.6.2 Assessment

83. 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.

4.6.3 Summary of recommendations

84. I recommend that the submissions from FENZ [303.53 and 303.55] be **accepted in part**.
85. I recommend that XXZ-R21A be added to the SETZ and GRZ chapters as follows and as shown in Appendix A:

[GRZ / SETZ]-RXXA Emergency service facility	
<p><u>Activity status: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage¹¹</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>

4.6.4 Section 32AA assessment

86. I consider the recommended amendments improve the consistency of the Proposed Plan and provides greater certainty as to how emergency service facilities are to be managed. I consider the Proposed Plan will be easier to interpret and implement and more effective than the notified provisions in achieving RESZ-O4 as it will provide a specific consenting framework for emergency service facility which will ensure that this particular non-residential activity supports the function of local communities and maintains the amenity of the neighborhood.

¹¹ FENZ [303.53, 303.54 and 303.55]

87. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from plan consistency, improved plan interpretation and more efficient plan administration.

4.7 Non-notification, activity status, policy language

4.7.1 *Matters raised by submitters*

88. Clampett Investments Ltd [284.1] states that the Proposed Plan makes inadequate use of the non notification clauses, and seeks that all controlled and restricted discretionary rules provide for exclusion of notification. Similarly, RIDL [326.2] seek that all controlled and restricted discretionary activity rules to not be limited or publicly notified.
89. RIDL [326.1] seek amendments to the Proposed Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'.

4.7.2 *Assessment*

90. I have considered the use of non-notification clauses on all controlled and restricted discretionary rules as requested by the submitters in light of the LLRZ, GRZ, and SETZ rules. Within the LLRZ, GRZ, and SETZ there are a considerable number of activities such as 'agriculture', 'rural produce retail', 'fencing' 'building and structure setbacks', 'street interface' etc., that have been identified as being excluded from public notification but may include limited notification. For other activities within these zones which may have broader effects, I consider it is appropriate that consent planners follow the notification process under Section 95A RMA to determine whether or not a consent application is required to be publicly notified.
91. I have also considered that use of absolutes such as 'avoid', 'maximise' and 'minimise' within the LLRZ, GRZ, and SETZ. I note that the term 'avoid' of 'avoidance' is used in RESZ-P1(4), RESZ-P2(2), RESZ-P6(1), RESZ-M2, RESZ-M10, RESZ-M11. I consider all these references to 'avoid' are appropriate and no additional amendments to these provisions are recommended.

4.7.3 *Summary of recommendations*

92. I recommend that the submissions from Clampett Investments Ltd [284.1], RIDL [326.1] [326.2] be **rejected**.

4.8 Submission points consequential to re-zoning requests

4.8.1 *Matters raised by submitters*

93. Several submitters¹² have sought specific amendments to the RESZ and LLRZ provisions that are consequential to the submitters wider re-zoning requests.

4.8.2 *Assessment*

94. These submission points have either been accepted or rejected to align with the recommendation within the relevant Stream 12 section 42a Report.

¹² Rick Allaway and Lionel Larsen [236.16, 236.17, 236.18, 236.19, 236.22, 236.24, 236.26, 236.28], John and Coral Broughton [223.13], Ravenswood [347.25]

4.8.3 Summary of recommendations

95. I recommend that the submissions from the following submitters be **rejected**:

- Rick Allaway and Lionel Larsen [236.16, 236.17, 236.18, 236.19, 236.22, 236.24, 236.26, 236.28],
- John and Coral Broughton [223.13]

96. I recommend that the submission from Ravenswood [347.25] be **accepted in part**.

5 General Objectives and Policies for all Residential Zones (RESZ)

5.1 Introduction

5.1.1 Matters raised by submitters

97. Two submissions have been received on the introduction section. Rick Allaway and Lionel Larsen [236.14] seek the following amendments to enable the submitter's request to rezone specified locations from Rural Lifestyle Zone to Large Lot Residential Zone:

'...The Large Lot Residential Zone provides for ~~very~~ low density residential and rural residential living opportunities with a more open, spacious character than other residential zones.'

98. Kainga Ora [325.191] seeks the following amendments to accurately reflect recommended provisions, including the removal of density requirements:

'The key difference between the General Residential Zone and Medium Density Residential Zone is ~~housing density~~ the anticipated built form within each zone, with the latter 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...'

5.1.2 Assessment

99. In relation to the amendment sought by Rick Allaway and Lionel Larsen I agree in part with the suggested amendments. I 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.
100. I agree with the amendment suggested by Kainga Ora as I agree this better reflects the difference between the General Residential Zone and Medium Density Residential Zone Proposed Plan provisions.

5.1.3 Summary of recommendations

101. I recommend that the submissions from Rick Allaway and Lionel Larsen [236.14] be **accepted in part**.
102. I recommend that the submissions from Kainga Ora [325.191] be **accepted**.
103. I recommend that the third paragraph of the Introduction to the RESZ chapter of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

Introduction

...

The key difference between the General Residential Zone and Medium Density Residential Zone is housing density the anticipated built form within each zone, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is¹³ 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~~¹⁴ low density rural residential living opportunities with an open, spacious character.

5.1.4 Section 32AA assessment

104. I consider the recommended amendments are minor in nature and improve the clarity of the RESZ chapter.

¹³ Kainga Ora [325.191]

¹⁴ Rick Allaway and Lionel Larsen [236.14]

6 RESZ - Objectives

6.1 Objective RESZ-O1 – Residential growth, location and timing

6.1.1 Matters raised by submitters

105. 15 submissions have been received on the objective, 11¹⁵ of which seek that the objective be retained as notified. Two submitters seek amendments to the objective. Sarbaz Estates Limited [133.7] seeks that 'residential infill' is included to subclause (3). Kainga Ora [325.192] seek that the objective is deleted and replaced with the following:

'Residential growth that enables more housing in appropriate locations to meet demand over the short, medium and long-term.'

106. CIAL [254.68] seek an additional clause be added to the objective as follows:

'4. allows critical infrastructure, regionally significant infrastructure, and strategic infrastructure to operate without being compromised by reverse sensitivity.'

6.1.2 Assessment

107. In relation to the submitter seeking the addition of 'residential infill', in my view this will be captured by the objectives reference to enabling new development and redevelopment of existing Residential Zones. As such I disagree an amendment is required.

108. Regarding the amendment sought by Kainga Ora, I disagree that proposed amendment adds value to the objective. I consider the amendment sought by Kainga Ora 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.

109. I disagree with the amendment suggested by CIAL is required. I consider the EI-O3 within the EI chapter already provide direction on the management of reverse sensitivity effects.

6.1.3 Summary of recommendations

110. I recommend that the submissions from the following submitters be **accepted**:

- Corrections [52.5]
- CA and GJ McKeever [111.89]
- John Stevenson [162.94]
- Summerset [207.22]
- Chloe Chai and; Mark McKitterick [256.89]

¹⁵ Corrections [52.5], CA and GJ McKeever [111.89], John Stevenson [162.94], Summerset [207.22], Chloe Chai and; Mark McKitterick [256.89], Oranga Tamariki [278.4], ECan [316.161], Rolleston Industrial Developments Limited [326.517], Ravenswood [347.20], Bellgrove Rangiora Ltd [408.30], and Keith Godwin [418.106]

- Oranga Tamariki [278.4]
- ECan [316.161]
- Rolleston Industrial Developments Limited [326.517]
- Ravenswood [347.20]
- Bellgrove Rangiora Ltd [408.30]
- Keith Godwin [418.106]

111. I recommend that the submissions from the following submitters be **rejected**:

- Sarbaz Estates Limited [133.7]
- Kainga Ora [325.192]
- CIAL [254.68]

112. I recommend that no change be made to the RESZ-O1 of the Proposed Plan.

6.2 Objective RESZ-O2 – Design of development

6.2.1 Matters raised by submitters

113. Seven submissions were received on the objective, six¹⁶ of which sought that the objective be retained as notified. Kainga Ora [325.193] seeks amendments to the objective as follows:

'Residential development sustainability

Efficient ~~and sustainable~~ use and development of residential land and infrastructure is provided through appropriate location of development and its design'.

6.2.2 Assessment

114. I consider that proposed amendments sought by Kainga Ora simplify the objective to the point it is largely unhelpful. I consider retaining the reference to 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 encourage more environmentally sustainable outcomes as part of subdivision and development.

6.2.3 Summary of recommendations

115. I recommend that the submissions from the following submitters be **accepted**:

- CA and GJ McKeever [111.90],
- John Stevenson [162.95],
- CIAL [254.69],

¹⁶ CA and GJ McKeever [111.90], John Stevenson [162.95], CIAL [254.69], C Chai and; M McKittrick [256.90], Rolleston Industrial Developments Limited [326.518], and Keith Godwin [418.107]

- C Chai and; M McKitterick [256.90],
- Rolleston Industrial Developments Limited [326.518]
- Keith Godwin [418.107].

116. I recommend that the submissions from the following submitters be **rejected**:

- Kainga Ora [325.193]

117. I recommend that no change be made to the RESZ-O2 of the Proposed Plan.

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

6.3.1 Matters raised by submitters

118. Nine submissions have been received on the objective, seven¹⁷ of which seek that the objective be retained as notified. Kainga Ora [325.194] seek amendments to make the outcomes of the objective more tangible by focusing on the built form, as follows:

'Residential form, scale, and design and amenity values

Development is in keeping with the anticipated built form of the applicable residential zone.

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'.*

119. CIAL [254.70] seek an additional clause be added to the objective as follows:

'4. avoids adverse effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure.'

6.3.2 Assessment

120. As noted in the assessment of RESZ-O2 above, I consider that amendments proposed by Kainga Ora simplify the objective to the point it is largely unhelpful. I consider retaining the reference to appropriate location and design provides more direction on the outcome the objective is seeking to achieve. In addition, I consider the more specific direction included within the notified version of the objective better achieves the direction within SD-O2(2) which ensures that urban development recognises the existing character, amenity values, and is attractive and functional.

121. I disagree with the amendment suggested by CIAL is required. I consider the EI-O3 within the EI chapter already provide direction on the management of reverse sensitivity effects.

6.3.3 Summary of recommendations

122. I recommend that the submissions from the following submitters be **accepted**:

¹⁷ CA and GJ McKeever [111.91], John Stevenson [162.96], Summerset [207.23], C Chai and; M McKitterick [256.91], ECan [316.162], Rolleston Industrial Developments Limited [326.519], and Keith Godwin [418.108]

- CA and GJ McKeever [111.91]
- John Stevenson [162.96]
- Summerset [207.23]
- C Chai and; M McKitterick [256.91]
- ECan [316.162]
- Rolleston Industrial Developments Limited [326.519]
- Keith Godwin [418.108]

123. I recommend that the submissions from the following submitters be **rejected**:

- Kainga Ora [325.194]
- CIAL [254.70]

124. I recommend that no change be made to the RESZ-O3 of the Proposed Plan.

6.4 Objective RESZ-O4 - Non-residential activities

6.4.1 Matters raised by submitters

125. Nine submissions were received on the objective, eight¹⁸ of which seek that the objective be retained as notified. Kainga Ora [325.195] generally supports the intent of the objective but seeks amendments to make the outcomes of the objective more tangible by focusing on the built form. They seek that the objective is deleted and replaced with the following:

'Non-residential activities are compatible with the scale and intensity of development anticipated by the applicable zone and maintain the amenity of the neighbourhood.'

6.4.2 Assessment

126. I agree in part with the submitter. I agree that the residential form, scale, design and amenity values of non-residential activities need to be considered within the 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.

127. I disagree with the removal of the phrase 'support the function of local communities'. I consider that it is important that the scope of the objective relates to non-residential activities that support the function of local communities as I consider the removal of this phrase would increase the scope of the objective significantly.

6.4.3 Summary of recommendations

128. I recommend that the submissions from the following submitters be **accepted**:

¹⁸ CA and GJ McKeever [111.92], John Stevenson [162.97], Summerset [207.24], C Chai and; M McKitterick [256.92], FENZ [303.50], Rolleston Industrial Developments Limited [326.520]; Bellgrove Rangiora Ltd [408.31], and Keith Godwin [418.109]

- CA and GJ McKeever [111.92]
- John Stevenson [162.97]
- Summerset [207.24]
- C Chai and; M McKitterick [256.92]
- FENZ [303.50]
- Rolleston Industrial Developments Limited [326.520]
- Bellgrove Rangiora Ltd [408.31]
- Keith Godwin [418.109]

129. I recommend that the submissions from Kainga Ora [325.195] be **rejected**.

130. I recommend that no change be made to the RESZ-O4 of the Proposed Plan.

6.5 Objective RESZ-O5 – Housing choice

6.5.1 Matters raised by submitters

131. 17 submissions have been received on the objective, eight¹⁹ of which seek that the objective be retained as notified. Five submitters²⁰ seek that the objective be replaced with the following:

'A wide range of housing types, sizes and densities are available in each township to meet housing needs'

132. These submitters considered that the re-drafted objective would better support site specific re-zoning proposals.

133. Similarly, Kainga Ora [325.196] seek that the objective is amended to provide greater clarity and better reflect the National Policy Statement on Urban Development 2020 (NPS-UD) (Part 3 – Implementation), they seek that the objective be replaced with the following:

'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.'

134. Corrections [52.6] generally supports the objective but seeks the following sub clause be added to the objective:

'x. 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.'

¹⁹ CA and GJ McKeever [111.93], John Stevenson [162.98], Malcolm Dartnell [240.2], C Chai and; M McKitterick [256.93], ECan [316.163], Rolleston Industrial Developments Limited [326.521], Ravenswood [347.21], Bellgrove Rangiora Ltd [408.32], and Keith Godwin [418.110]

²⁰ Richard and Geoff Spark [183.11], John and Coral Broughton [223.12], Rick Allaway and Lionel Larsen [236.15], Dalkeith Holdings Ltd [242.11], and Miranda Hales [246.12].

135. Finally, Oranga Tamariki [278.5] support the objective in principle, but seek a minor amendment to replace 'residential unit types' with 'residential activities', as they consider this will include a broader range of housing types.

6.5.2 Assessment

136. In relation to the submitters seeking a re-drafted objective that enables a wide range of housing type sizes and densities in each township, I disagree an amendment is required. I note 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.

137. In relation to the submission from Corrections seeking an additional subclause that promotes diverse social opportunities, I disagree this additional amendment is required. I consider the objective provides for a range of residential activities, I disagree that it needs to refer to a specific type of residential activity.

138. In relation to the submission from Oranga Tamariki seeking to replace 'residential activities' with 'residential unit types' I note these are defined within the Proposed Plan as:

'Residential unit means:

a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.'

and

'Residential activity means:

the use of land and building(s) for people's living accommodation.'

139. I note that the change from 'residential unit types' with 'residential activities' in clause (1) results in the objective applying more broadly as it includes residential activities that are more than one household 'i.e. a retirement village'. I consider referring to a broader range of housing types better aligns with the chapeau of the objective which relates to providing for the needs of the community. I also consider this amendment reflects the content of the residential zone provisions which provide for a range of residential activities.

6.5.3 Summary of recommendations

140. I recommend that the submissions from the following submitters be **accepted**:

- CA and GJ McKeever [111.93]
- John Stevenson [162.98]
- Malcolm Dartnell [240.2]
- C Chai and; M McKitterick [256.93]
- ECan [316.163]
- Rolleston Industrial Developments Limited [326.521]

- Ravenswood [347.21]
- Bellgrove Rangiora Ltd [408.32]
- Keith Godwin [418.110]
- Oranga Tamariki [278.5]

141. I recommend that the submissions from the following submitters be **rejected**:

- Richard and Geoff Spark [183.11]
- John and Coral Broughton [223.12]
- Rick Allaway and Lionel Larsen [236.15]
- Corrections [52.6]
- Dalkeith Holdings Ltd [242.11]
- Miranda Hales [246.12]
- Kainga Ora [325.196]

142. I recommend that the RESZ chapter of the Proposed District Plan be amended RESZ-05 as follows and as shown in **Appendix A**:

RESZ-05	<p>Housing choice Residential Zones provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of residential unit types <u>activities</u>²¹; and 2. a variety of residential unit densities.
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6.5.4 Section 32AA assessment

143. I consider the recommended amendments to the objective are reasonably minor in nature. The recommended amendment to clause (1) mean that clause (1) applies slightly more broadly as it includes 'residential activities' that are more than one household 'i.e., a retirement village'. I consider that the recommended amendments to the objective are the most appropriate to achieve the purpose of the RMA.

6.6 New RESZ objective

6.6.1 Matters raised by submitters

144. MoE [277.38] seek that a new objective be added to the RESZ chapter as follows:

'Objective RESZ-OX

Educational facilities are enabled within residential areas to support the function of local communities'.

²¹ Oranga Tamariki [278.5]

6.6.2 Assessment

145. I disagree that an additional objective is required. I note that I have recommended an amendment to RES-O4 removing the reference to 'small scale' from the non-residential activities objective. Given this amendment, I consider this type of facility is provided for by RESZ-O4 – Non-residential activities and supported by policies RESZ-P6 – Non-residential activities. I also note that there are 26 schools within the MEDU - Minister of Education designation within the Proposed Plan and 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.

6.6.3 Summary of recommendations

146. I recommend that the submissions from the following submitters be **rejected**:

- MoE [277.38]

147. I recommend that no change be made to the RESZ chapter of the Proposed Plan.

7 RESZ - Policies

7.1 Introduction

148. The RESZ Chapter includes 14 policies. Two submissions were received on policy RESZ-P5 seeking it be retained as notified.²² Two submissions have been received on policy RESZ-P7 seeking that the policy be retained as notified.²³ Rolleston Industrial Development Limited [326.528 and 326.530] is the sole submitter on policies RESZ-P7 and RES-P9 seeking they be retained as notified. Two submissions have been received on policy RESZ-P11, both seeking the policy be retained as notified²⁴. As such, I recommend RESZ-P5, RESZ-P7 and RESZ-P11 be retained as notified.

7.2 Policy RESZ-P1 – Design of development

7.2.1 Matters raised by submitters

149. Six submissions have been received on the policy; two submissions seek that the policy be retained as notified.²⁵ Three submitters generally support the policy but consider amendments are necessary to provide for circumstances where design principles do not account for varying housing typology outcomes.²⁶

150. Kainga Ora [325.197] consider the details are adequately covered by relevant rules and matters of discretion and seeks it be 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'.

7.2.2 Assessment

151. Policy RESZ-P1 provides for 'new' development in residential areas, and I consider the amendment proposed by Kainga Ora fails to provide this nuanced direction. I consider the detail within the proposed policy supports the introduction of the rules within the chapter that drive the amenity-based standards. In my opinion, retaining this policy is necessary to provide direction on the specific outcomes for new development.

152. In relation to the submitters seeking amendments which recognise there will be circumstances where design principles are neither possible nor appropriate. 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.

7.2.3 Summary of recommendations

153. I recommend that the submissions from the following submitters be **accepted**:

- Rolleston Industrial Development Limited [326.522]

²² Kainga Ora [325.201], Rolleston Industrial Development Limited [326.525]

²³ Kainga Ora [325.203], Rolleston Industrial Development Limited [326.528]

²⁴ Kainga Ora [325.205], Rolleston Industrial Development Limited [326.532]

²⁵ Rolleston Industrial Development Limited [326.522], Ravenswood [347.22]

²⁶ Ngai Tau Property [411.8], Bellgrove Rangiora [408.33], Summerset [207.25]

- Ravenswood [347.22]

154. I recommend that the submissions from the following submitters be **rejected**:

- Kainga Ora [325.197]
- Ngai Tau Property [411.8]
- Bellgrove Rangiora [408.33]
- Summerset [207.25]

155. I recommend that no change is made to the RESZ-P1 of the Proposed Plan.

7.3 Policy RESZ-P2 - Multi-unit residential development

7.3.1 *Matters raised by submitters*

156. Two submissions have been received on this policy. One submission seeks it is retained as notified,²⁷ and one submission seeks it is deleted, believing the outcomes sought can be achieved through GRZ-P1.²⁸

7.3.2 *Assessment*

157. I disagree with the amendment sought by Kainga Ora; 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 support the rule package for these activities. I consider the content within GRZ-P1 to be much less specific and does not provide direction on residential character and amenity values generally.

7.3.3 *Summary of recommendations*

158. I recommend that the submissions from the following submitters be **accepted**:

- Rolleston Industrial Development Limited [326.523]

159. I recommend that the submissions from the following submitters be **rejected**:

- Kainga Ora [325.198]

160. I recommend that no change be made to the RESZ-P2 of the Proposed Plan.

7.4 Policy RESZ-P3 - Safety and well-being

7.4.1 *Matters raised by submitters*

161. Two submissions have been received on this policy. One submission seeks it is retained as notified,²⁹ and one submission seeks it is deleted, believing this matter is already provided for by RESZ-P1 (with recommended amendment) and other provisions in the plan.³⁰

²⁷ Rolleston Industrial Development Limited [326.523]

²⁸ Kainga Ora [325.198]

²⁹ Rolleston Industrial Development Limited [326.524]

³⁰ Kainga Ora [325.199]

7.4.2 Assessment

162. RESZ-P3 is one of a suite of policies which support the direction of RESZ-O3. To ensure safety and wellbeing across our residential areas, I consider this policy necessary to provide direction regarding Crime Prevention Through Environmental Design (CPTED) principles.
163. The architecture of the Proposed Plan is such that RES 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 RES-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). However, I agree with Kainga Ora 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'.
164. I note that an additional clause is proposed to be added through Variation 1 to the Proposed Plan. Submissions on this additional clause have not been considered within this report.

7.4.3 Summary of recommendations

165. I recommend that the submissions from Kainga Ora [325.199] be **accepted in part**.
166. I recommend that the submissions from Rolleston Industrial Development Limited [326.524] be **accepted**.
167. I recommend that the RESZ chapter of the Proposed District Plan be amended RESZ-P3 as follows and as shown in **Appendix A**:

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 <u>limiting signs and managing</u>³¹ 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.
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³¹ Kainga Ora [325.199]

7.4.4 Section 32AA assessment

168. I consider the recommended amendment to the policy listed above is minor in nature but removes unnecessary and subjective language and is therefore more effective in achieving RESZ-O3.
169. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

7.5 Policy RESZ-P4 - Sustainable design

7.5.1 Matters raised by submitters

170. Four submissions have been received on the policy, two submissions seek that the policy be retained as notified.³² Summerset [207.26] seeks amendment which remove reference to retirement village living, as they consider 'providing for all stages of life' is not the purpose of this type of development.
171. Kainga Ora [325.200] seeks deletion of the policy due to concerns regarding its implementation.

7.5.2 Assessment

172. In relation to the submission from Kainga Ora, I agree in part with the submission. I note that the direction within the chapeau of this policy it 'encourage and advocate for' which implies a non-regulatory response to achieving this policy. This may be in the form of non-regulatory design guidelines or other non-regulatory methods. I also note that clause (1) of this policy achieves the direction within SD-03(4) which encourages more environmentally sustainable outcomes as part of subdivision and development, including though the use of energy efficient buildings. I also note that the 'Housing Demand and Need in Waimakariri District' report³³ commissioned by the Council as part of the development of the Proposed Plan has recommended encouraging and potentially incentivising universal design features in newly built homes to support and enable residents to age in place. I consider retaining clause (2) helps to achieve the recommendations in this report.
173. Given the assessment above, I disagree with the deletion of the policy, however, I do agree that it is unclear how 'advocating' for these design outcomes will be achieved. Therefore, I support the deletion of 'and advocate for'.
174. I agree with the submission from Summerset that Clause (2) implies that retirement villages should provide for all stages of life and that this is not their purpose. I therefore consider the deletion of the reference to retirement villages is appropriate. I also recommended the deletion of 'minor residential units', as I am not clear why these would be singled out as

³² ECan [316.164], Rolleston Industrial Development Limited [326.525]

³³ 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

needing special mention within the policy. I consider there is scope for this change within the submission from Kainga Ora.

7.5.3 Summary of recommendations

175. I recommend that the submissions from the following submitters be **accepted**:

- ECan [316.164]
- Rolleston Industrial Development Limited [326.525]
- Summerset [207.26]

176. I recommend that the submissions from the following submitter be **accepted in part**:

- Kainga Ora [325.200]

177. I recommend that the RESZ chapter of the Proposed District Plan be amended RESZ-P4 as follows and as shown in **Appendix A**:

RESZ-P4	<p>Sustainable design In relation to design of buildings in Residential Zones, encourage and advocate for³⁴:</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 and³⁵ minor residential units.³⁶
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7.5.4 Section 32AA assessment

178. I consider the recommended amendments to the policy listed above are minor in nature but provides more clarity as to how RESZ-P4 is to be implemented. I consider the deletion of references to 'retirement village living' and 'minor residential units' ensures that the policy is not focused of universal design in retirement villages, and instead applies more broadly to the design of all buildings in Residential Zones. I consider these changes are more effective in achieving RESZ-O1 and RESZ-O3.

179. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from plan consistency, improved plan interpretation and more efficient plan administration.

³⁴ Kainga Ora [325.200]

³⁵ Summerset [207.26]

³⁶ Kainga Ora [325.200]

7.6 Policy RESZ-P6 - Non-residential activities

7.6.1 Matters raised by submitters

180. Six submissions have been received on the policy, four submissions seek that the policy be retained as notified.³⁷ One submitter seek an amendment to include 'emergency service facilities' within the policy.³⁸

181. Kainga Ora [325.202] seek amendments which align with their suggested amendments to RESZ-P3. In their submission on RESZ-P3 they recognised other parts of the plan address the policy intent and sought its deletion. They seek the following amendments:

'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.'*

7.6.2 Assessment

182. In relation to the submission from FENZ, I note that within the FENZ submission it is highlighted that Fire and Emergency works under a Statement of Intent (SOI) which outlines the reasons the organisation has been established, what Fire and Emergency intends to achieve, and how performance will be measured. The submission also states that:

'These response time commitments are a key determinant for the location of fire stations and as such, fire stations must be able to be located throughout the urban and rural environment so that Fire and Emergency is able to attend an emergency within a primary response area in an effective and timely manner.'

183. Given this I agree that the policy should also provide for 'emergency service facilities' within clause 3 to provide greater flexibility as to where an 'emergency service facility' can be located. This supports my recommendation within section 4.6 of this report which provides a specific rule within the GRZ and SETZ for emergency service facilities. I note that the policy states that these activities are provided for, subject to appropriate management of their effects. As such, I consider when this policy is given effect to within the rules, it is important that the build form

³⁷ MoE [277.39], Rolleston Industrial Development Limited [326.527], Bellgrove Rangiora [408.34], Malcolm Dartnell [238.1]

³⁸ FENZ [303.51]

standards within the residential zones apply to these activities to ensure that any potential adverse effects are appropriately managed.

184. In relation to the amendment sought by Kainga Ora, I disagree these amendments are necessary. Particularly in relation to clause (3), I consider the drafting proposed by Kainga Ora is vague and does not provide any details as to which non-residential activities would be considered appropriate. In contrast the notified drafting lists the specific non-residential activities and therefore supports the rules that provide for these activities.

7.6.3 Summary of recommendations

185. I recommend that the submissions from the following submitters be **accepted**:

- MoE [277.39]
- Rolleston Industrial Development Limited [326.527]
- Bellgrove Rangiora [408.34], Malcolm Dartnell [238.1]
- FENZ [303.51]

186. I recommend that the submissions from the following submitter be **rejected**:

- Kainga Ora [325.202]

187. I recommend that the RESZ chapter of the Proposed District Plan be amended RESZ-P6 as follows and as shown in **Appendix A**:

RESZ-P6	<p>Non-residential activities</p> <p>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>.³⁹
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7.6.4 Section 32AA assessment

188. I consider the recommended amendment to the policy listed above enables emergency service facilities which more effectively achieves RESZ-O4.

³⁹ FENZ [303.51]

189. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from plan consistency, improved plan interpretation and more efficient plan administration.

7.7 Policy RESZ-P8 – Housing choice

7.7.1 Matters raised by submitters

190. Five submissions have been received on the policy, two submissions seek it be retained as notified.⁴⁰ Two submissions seek provision for a range of residential activities that support and provide diverse social opportunities for different social groups.⁴¹

191. Kainga Ora [325.204] seek the following amendment to align its focus on enabling development around built form:

'Enable a range of housing typologies that achieve the residential built 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.'~~

7.7.2 Assessment

192. I disagree with the submission of Kainga Ora seeking the replacement of the policy. 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.

193. I disagree with the amendments sought by Corrections and Oranga Tamariki, I consider the focus of this policy in on residential units rather than residential activities more broadly.

194. For completeness, I note that an additional clause is proposed to be added through Variation 1 to the Proposed Plan. Submissions on this additional clause have not been considered within this report they have been considered within the Variation 1 report.

7.7.3 Summary of recommendations

195. I recommend that the submissions from the following submitters be **accepted**:

- Rolleston Industrial Development Limited [326.529]

⁴⁰ Rolleston Industrial Development Limited [326.529], Ravenswood [347.23]

⁴¹ Corrections [52.7], Oranga Tamariki [278.6]

- Ravenswood [347.23]

196. I recommend that the submissions from the following submitters be **rejected**:

- Corrections [52.7]
- Kainga Ora [325.204]
- Oranga Tamariki [278.6]

197. I recommend that the RESZ chapter of the Proposed Plan be retained as notified.

7.8 Policy RESZ-P10 – Retirement villages

7.8.1 Matters raised by submitters

198. Five submissions have been received on the policy, four submissions seek it be retained as notified.⁴² The following matters were raised by Summerset [207.27] who:

- Recognise retirement villages need to be consistent with good design outcomes and in proximity to amenities,
- Oppose reference to 'good urban design, including external design' as other comprehensive developments do not have to apply the same test,
- Consider internal design of villages should not be within Council discretion, and
- Question the rationale for why retirement villages cannot be established in a Large Lot Residential Zone.

199. Summerset therefore seeks the following amendment:

'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 outcomes and in close proximity to necessary amenities, including external design; and*
2. *...'*

7.8.2 Assessment

200. I note that this policy excludes the LLRZ. As stated in the LLRZ chapter, the purpose of this zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones.

201. As advised by the Rural Residential Development Strategy (RRDS),⁴³ 'large lot' residential development consists of between two and four households per hectare. The definition of 'retirement village' does not fit this description. The RRDS considers retirement villages and

⁴² David Colin; Fergus Ansel Moore; Momentum Land Limited [173.2], Rolleston Industrial Development Limited [326.531], Ravenswood [347.24], Bellgrove Rangiora [408.35]

⁴³ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0035/69686/Rural-Residential-Development-Strategy.pdf

multiple residential developments will not maintain the character within rural areas and are incompatible with other activities sought within these areas. I therefore do not support the deletion of 'Large Lot Residential Zone' from the policy.

202. I consider reference to 'good urban design' necessary to describe the residential environments within which retirement villages are located. I consider the intent of the policy is to ensure the development of retirement villages provide for good quality urban design, in a manner that is integrated with adjacent residential activities, transport and roading. I agree with the submitters suggested inclusion of the term 'outcomes' as this is consistent with the language used within RESZ-P8. 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. I therefore disagree that deleting reference to 'including external design' from Clause (1) is necessary.

203. The amendment seeking inclusion of the text 'in close proximity to necessary amenities' is not supported, as I consider matters such as context, connections and location to be part of the consideration of 'good urban design'.

7.8.3 Summary of recommendations

204. I recommend that the submissions from the following submitters be **accepted**:

- David Colin; Fergus Ansel Moore; Momentum Land Limited [173.2]
- Rolleston Industrial Development Limited [326.531]
- Ravenswood [347.24]
- Bellgrove Rangiora [408.35]

205. I recommend that the submission from Summerset [207.27] be **accepted in part**.

206. I recommend that the RESZ chapter of the Proposed District Plan be amended RESZ-P10 as follows and as shown in **Appendix A**:

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. consistent with good urban design <u>outcomes</u>⁴⁴, including external design; and 2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.
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⁴⁴ Summerset [207.27]

7.8.4 Section 32AA assessment

207. I consider the recommended amendment to the policy listed above is minor in nature but provides more clarity as to how RESZ-P10 is to be implemented and is therefore more effective in achieving RESZ-O1 and RESZ-O3.

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

7.9 Policy RESZ-P12 – Outline development plans

7.9.1 Matters raised by submitters

209. Seven submissions have been received on the policy, five submissions seek it be retained as notified.⁴⁵ Summerset [207.28] considers the policy should provide greater certainty over future developments and seeks it be replaced with a policy that:

- Provides guidance on the purpose of Outline Development Plans (ODPs),
- Avoids inconsistent development,
- Provides clarity on interim uses,
- Provides guidance on development that is not in accordance with ODP.

7.9.2 Assessment

210. In response to the submission from Summerset, I acknowledge the policy is quite generic. However, I consider this is a policy that needs to strike a balance between being directive enough to clearly state what a ODP shall include, but not be so directive that it limits the scope of the site specific ODP.

211. In relation to the specific amendments sought by Summerset, I 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 '*avoids inconsistent development*', I consider the requirement within clause (1) of the policy ensure that development it undertaken in accordance with the development requirements of the ODP which I consider is appropriate.

212. In relation to the suggestion that reference that the 'fixed and flexible' elements of the ODP should be removed. I note the terms the 'fixed and flexible' is used in several places in the context of the ODP⁴⁶ to describe to where elements of the ODP are fixed, and those elements that have some flexibility. Therefore, I disagree with the deletion of this phrase. I disagree that it needs to provide additional clarity on interim uses as this is already provided within clause (3). Finally, I disagree that the policy needs to provide guidance on development that is not in accordance with ODP as this detail will be included within the site specific ODP.

⁴⁵ B & A Stokes [211.5], B & A Stokes [214.3], Mark and Melissa Prosser [224.5], ECan, Rolleston Industrial Development Limited [316.165]

⁴⁶ SUB-P7, SPZ(PR)-P1, and the Appendices for the Development Areas.

7.9.3 Summary of recommendations

213. I recommend that the submission from Summerset [207.28] be **rejected**.

214. I recommend that no change be made to RESZ-P12 of the Proposed Plan.

7.10 Policy RESZ-P13 - Location of higher density development

7.10.1 Matters raised by submitters

215. Three submissions have been received on the policy, two submissions seek it be retained as notified.⁴⁷ Kainga Ora [325.206] consider the location of higher density housing is more appropriately addressed under MRZ-O1 and GRZ-P1 [it is considered the reference to GRZ-P1 may be an error and the submission may have been referring to MRZ-P1], and seek it be deleted.

7.10.2 Assessment

216. I agree with the submission from Kainga Ora. I note that the role of the RESZ (General Objectives and Policies for all Residential Zones) is to provide policy direction broadly across the four residential chapters of the Proposed Plan⁴⁸. The individual residential chapters then build on the direction within the RESZ chapter specifically related to the nuances within each of the zones. In the context of the MDR chapter, MRZ-O1 seeks 'a higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use'. Then MRZ-P1 builds on this direction. I therefore agree with Kainga Ora that the MRZ is better suited to providing for higher 'higher density development'.

7.10.3 Summary of recommendations

217. I recommend that the submissions from Kainga Ora [325.206] be **accepted**.

218. I recommend that the submissions from the following submitters be **rejected**:

- Rolleston Industrial Development Limited [326.534]
- Ravenswood [347.26]

219. I recommend that RESZ-P13 is deleted from the RESZ chapter.

7.10.4 Section 32AA assessment

220. I consider the recommended deletion of the policy listed above removes duplication across the Proposed Plan as this direction is already included within the MRZ chapter. I consider the removal of this duplication ensures that Proposed Plan is more effective in achieving RESZ-O1(1).

221. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

⁴⁷ Rolleston Industrial Development Limited [326.534], Ravenswood [347.26]

⁴⁸ Large Lot Residential, General Residential, Medium Density Residential, Settlement Zone.

7.11 Policy RESZ-P14 – Development density

7.11.1 Matters raised by submitters

222. Six submissions have been received on the policy, one seeks it be retained as notified.⁴⁹ Kainga Ora [325.207] seek deletion of the minimum net density requirements.
223. David Cowley [244.2] seeks an amendment to Clause (2) to enable the number of households/ha to be increased from 2 to 5 in appropriate circumstances.
224. Bellgrove Rangiora Ltd [408.36] seek the density of 15 households per hectare is revised to 12 households per hectare across new Development Areas, which is consistent with 'Our Space – Greater Christchurch Settlement Pattern Update 2018-2048'.
225. Malcolm Dartnell [240.3] seeks greater flexibility to encourage a range of section sizes and housing types and considers the minimum net density of households should be revised to 10.
226. Ngai Tahu Property [411.9] considers it is not always achievable to provide developments at a smaller scale and seeks amendments which make allowance for such situations.

7.11.2 Assessment

227. I consider this policy is essential to supporting the development densities in new Development Areas and LLRZ.
228. 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. I disagree with the submission from Kainga Ora and David Cowley seeking the removal or alteration of these density requirements. I consider they are required to ensure the character and amenity of the LLRZ is retained achieving LLRZ-O1. The density provision within the Proposed Plan is consistent with the rural residential activities definition with the RPS and Policy 6.3.9 associated with an adopted rural residential strategy.
229. Secondly, this policy provides the policy support for the density of 'New Development areas' which are areas of the district that are identified on the planning maps as 'development areas'.
230. Development areas are described within Part 1 of the Proposed Plan, within the 'Relationships Between Spatial Layers' section as:
- 'A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.'*
231. There are four development areas WR (West Rangiora), NER (North East Rangiora), SER (South East Rangiora), and K (Kaiapoi). These development areas are linked to UFD-O1 which sets the housing bottom lines for the district. RESZ-P14 gives effect to the housing bottom lines set out

⁴⁹ Rolleston Industrial Developments Limited [326.535]

within UFD-O1 by requiring that new development areas achieve a specific minimum number of residential dwellings as part of the housing bottom line.

232. In relation to the submission from Kainga Ora, Bellgrove Rangiora Ltd, Malcolm Dartnell, and Ngai Tahu Property seeking the removal or amendment to the minimum net density requirements. I note these housing bottom lines have been development to give effect to the requirement of the NPS-UD as set out in the UFD s42A report⁵⁰. I consider these minimum net density requirements are essential to achieving UFD-O1, therefore I disagree with the submissions seeking the removal or alteration of these density requirements.

7.11.3 Summary of recommendations

233. I recommend that the submissions from Rolleston Industrial Developments Limited [326.535] be **accepted**.

234. I recommend that the submissions from the following submitters be **rejected**:

- Kainga Ora [325.207]
- Bellgrove Rangiora Ltd [408.36]
- David Cowley [244.2]
- Malcolm Dartnell [240.3]
- Ngai Tahu Property [411.9]

235. I recommend that the RESZ chapter of the Proposed Plan be retained as notified.

⁵⁰ Paragraph 74

8 Large Lot Residential Zone (LLRZ)

8.1 General

8.1.1 Matters raised by submitters

236. Six submissions make general comments on the chapter. Two submissions support the provisions and seek they be retained as notified.⁵¹
237. CCC seeks amendments to the provisions relating to all Rural Zones, Rural Lifestyle Zone and Large Lot Residential Zone to protect the highly productive/versatile soils from fragmentation and unsuitable 'primary production' activities such as forestry or quarrying.⁵²
238. Two submissions consider amendments are required to seek amendments to locate Large Lot Residential Zones adjacent to existing villages and subdivisions.⁵³
239. Horticulture NZ [295.117] oppose reference to agriculture within Large Lot Residential Zone, considering it is inconsistent with other Proposed Plan chapters and seek it be replaced with 'rural production', or similar.

8.1.2 Assessment

240. In relation to the submissions from the community boards seeking amendments to locate new Large Lot Residential Zones adjacent to existing villages, I note that UFD-P3(c) requires that new Large Lot Residential Development:

'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'.

241. As such, I disagree that any additional amendments to the chapter are required.
242. In relation to HortNZ's submission, I disagree that reference to 'agriculture' should be replaced by 'rural production'. I note that the definition of 'agriculture' reads as follows:

'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.'*

243. In contrast the definition of 'rural production' reads as follows:

⁵¹ Rolleston Industrial Developments Limited [160.13], Nicola Fairburn [15.1]

⁵² CCC [360.22]

⁵³ Kaiapoi-Tuahiwi Community Board [147.8], Rangiora-Ashley Community Board [148.6]

'means:

- a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and
- b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);
- c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but
- d. excludes further processing of those commodities into a different product.'

244. The use of the term 'agriculture' in the LLRZ was deliberately intended as it provides 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.

245. In relation to the submission from CCC, I note that the areas of the district that are zoned LLRZ within the Proposed Plan include: Manderville, Swannanoa, Ohoka, Fernside, West Eyreton, Oxford, north-western Rangiora, Beaconsfield, Ashley, Loburn, Waikuku, and Waikuku Beach. These areas were zoned Residential 4A or Residential 4B in the ODP. These areas are all located within LUC Class 1, 2, or 3 land. However, these areas are also already highly modified through subdivision development and therefore the productive capacity of these areas is very limited. This is supported by the introduction to the LLRZ chapter which states:

'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. 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.'

246. When considering how the LLRZ is treated under the NSP-HPL, while these areas are located on highly productive land, I consider these areas are not considered 'highly productive land' in the context of the NPS-HPL. Section 3.5 of the NPS-HPL directs the identification of highly productive land in regional and district plans. Clause (3) states that:

'If highly productive land is the subject of an approved plan change to rezone the land so that it is no longer general rural or rural production zone, the land ceases to be highly productive land from the date the plan change becomes operative, even if the change is not yet included in maps in an operative regional policy statement.'

247. 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.

248. Finally, as set out above, within the LLRZ the provisions enable 'agriculture' rather than 'rural production', which provides for a subset of rural activities that does not include activities such as forestry or quarrying. Given this I disagree that amendments are required to the LLRZ to protect the highly productive/versatile soils from fragmentation and unsuitable 'primary production' activities.

8.1.3 Summary of recommendations

249. I recommend that the submissions from the following submitters be **accepted**:

- Rolleston Industrial Developments Limited [160.13],
- Nicola Fairburn [15.1]

250. I recommend that the submissions from the following submitters be **rejected**:

- CCC [360.22]
- Kaiapoi-Tuahiwi Community Board [147.8],
- Rangiora-Ashley Community Board [148.6]
- Horticulture NZ [295.117]

251. I recommend that no change be made to the LLRZ chapter of the Proposed Plan.

8.2 Introduction

8.2.1 Matters raised by submitters

252. Two submissions have been received on the Large Lot Residential Zone Introduction.

253. Ken Fletcher [99.3] considers the Introduction is incorrect in stating Large Lot Residential Zone are '*located near but outside the established townships*', rather they are within, and part of, the Oxford township. The submitter seeks the following amendment the Large Lot Residential Zone Introduction:

'...The Large Lot Residential Zone are located ~~near but outside~~ within, on the edges of, and near to, the established townships...'

8.2.2 Assessment

254. I disagree with the amendment sought by Mr Fletcher, I note that the 'Description of the District' included within Part 1 of the Proposed Plan describes the location of the LLRZ states that:

'Large lot residential development (formerly known as 'rural residential' and zoned Residential 4A or 4B) is mainly located in areas zoned for that purpose in locations including Mandeville North, Fernside, Ohoka, Clarkville, Swannanoa, Loburn, Waikuku, Waikuku Beach, Ashley, Waiora Lane, West Eyreton and the outskirts of Oxford'.

255. As such, I disagree that the LLRZ is located 'within, on the edges of, and near to,' the established townships. In addition, as noted above, UFD-P3(c) requires that new Large Lot Residential Development:

'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'.

256. Given the assessment above, I consider the reference to 'near but outside' is an appropriate description of the location of the LLRZ.

8.2.3 Summary of recommendations

257. I recommend that the submissions from Nicola Fairburn [15.1] be **accepted**.

258. I recommend that the submissions from Ken Fletcher [99.3] be **rejected**.

259. I recommend that the Introduction to the LLRZ chapter of the Proposed Plan be retained and notified.

9 LLRZ Objectives and Policies

9.1 Objective LLRZ-O1

9.1.1 Introduction

260. Objective LLRZ-O1 has only received submissions in support, seeking that the objective be retained as notified.^{54 55} I recommend the objective be retained as notified.

9.2 Policy LLRZ-P1, LLRZ-P2, LLRZ-P3 and LLRZ-P5

9.2.1 Matters raised by submitters

261. Policies LLRZ-P1, LLRZ-P2, LLRZ-P3, LLRZ-P4 and LLRZ-P5 have only received submissions in support, seeking that the policies be retained as notified.^{56 57}

262. I recommend these policies be retained as notified.

9.3 Policy LLRZ-P4

9.3.1 Matters raised by submitters

263. No submissions were received on this policy. However, Council staff have identified an error in the drafting of the rule. The policy reads:

LLRZ-P2	<p>Managing activities 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; 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, non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.
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⁵⁴ Malcolm Dartnell [241.1], Murray John Aitken [252.1]

⁵⁵ CA and GJ McKeever [111.94], John Stevenson [162.99], Chloe Chai and Mark McKitterick [256.94], Keith Godwin [418.111] submitted in support of LLRZ-O1, seeking it be retained as notified.

⁵⁶ CA and GJ McKeever [111.95, 96, 97, 98, and 99], John Stevenson [162.100, 101, 102, 103, and 104], Chloe Chai and Mark McKitterick [256.95, 96, 97, 98, and 99], Keith Godwin [418.112, 113, 114, 115, and 116] submitted in support of all the LLRZ policies, seeking they be retained as notified.

⁵⁷ Murray John Aitken [252.2], [252.3], [252.4], [252.5], [252.6]

264. The concern raised by staff is that clause (4) is missing a word. Council staff have gone back through the drafting records and have advised that clause (4) should read:

4. *other than provided for above, **limiting** non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone*

265. As notified clause (4) does not make a complete sentence, and therefore provides no direction on the intended outcome for non-residential activities within the LLRZ.

9.3.2 Assessment

266. I agree with Council staff that this is an error in the drafting of the Proposed Plan. I note that this clause provides the policy support for the majority of the non-complying activity rules within the LLRZ which relate to a variety of non-residential activities⁵⁸. Without a qualifier such a 'limit' the clause is not a complete sentence and therefore provides no direction to plan users on the management of non-residential activities within the LLRZ.

267. While I acknowledge that no submissions have been received on this policy, I consider this amendment can be made as a Clause 16(2) change as the suggested change corrects a minor error in the Proposed Plan. I note that the word 'limiting' formed part of the provision as originally drafted, and that its deletion through subsequent editing was in error as the wording of the notified provision no longer makes sense.

9.3.1 Summary of recommendations

268. I recommend LLRZ-P4 is amended as follows:

LLRZ-P2	<p>Managing activities 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; 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
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⁵⁸ LLRZ-R28 Commercial activity, LLRZ-R29 Service station, LLRZ-R30 Vehicle or boat repair or storage, LLRZ-R31 Industrial activity, LLRZ-R32 Rural Industry, LLRZ-R33 Quarrying activities, LLRZ-R34 Mining, LLRZ-R35 Farm quarry, LLRZ-R36 Primary production, LLRZ-R37 Waste management facility, LLRZ-R38 Composting facility, LLRZ-R39 Motorised sports facility, LLRZ-R40 Funeral related services and facility, LLRZ-R43 Yard-based activity, LLRZ-R44 Trade supplier.

	4. other than provided for above, <u>limit</u> ⁵⁹ non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.
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9.3.2 Section 32AA

269. I consider the recommended amendment to be minor in nature but ensure there is policy support for several rules within the chapter which set a non-complying activity status for a range of non-residential activities.

270. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

⁵⁹ Clause 16(2) RMA

10 Rules

10.1.1 Matters raised by submitters

271. The following rules have only received submissions in support, seeking that the rules be retained as notified⁶⁰: Rule LLRZ-R1, LLRZ-R2, Rule LLRZ-R4,⁶¹ LLRZ-R5, LLRZ-R6, LLRZ-R7, LLRZ-R8, LLRZ-R9, LLRZ-R10, LLRZ-R11, LLRZ-R12, LLRZ-R13,⁶² LLRZ-R14, LLRZ-R15, LLRZ-R17, LLRZ-R18, LLRZ-R19⁶³, LLRZ-R20, LLRZ-R21, LLRZ-R23, LLRZ-R24, LLRZ-R25, LLRZ-R26, LLRZ-R27, LLRZ-R28⁶⁴, LLRZ-R30, LLRZ-R31, LLRZ-R32, LLRZ-R33, LLRZ-R34, LLRZ-R35, LLRZ-R37, LLRZ-R38, LLRZ-R39, LLRZ-R40, LLRZ-R42, LLRZ-R43, LLRZ-R44

272. I recommend these rules should be retained as notified.

10.2 Rule LLRZ-R3

10.2.1 Matters raised by submitters

273. One submission has been received regarding LLRZ-R3. The submitters consider LLRZ-R3 lacks clarity regarding the maximum GFA of minor residential properties.⁶⁵ The submitter considers the following amendments offer an opportunity to develop a minor residential unit with 100m² GFA with a 20m² carport, or a minor unit with an 80m² GFA and a 40m² carport:

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~~ 120m² (excluding including any area required for a car vehicle garage or carport up to a maximum of 40m²);'*

10.2.2 Assessment

274. I disagree with the suggested amendment. I consider 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. I consider that the 80m² 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.

10.2.3 Summary of recommendations

275. I recommend that the submission Peter and Lizzy Anderson [32.2] be **rejected**.

⁶⁰ CA and GJ McKeever [111], John Stevenson [162], Chloe Chai and Mark McKitterick [256], Keith Godwin [416] submitted in support of all the LLRZ rules, seeking the be retained as notified.

⁶¹ Oranga Tamariki [278.7]

⁶² MoE [277.41], Keith Goodwin [418.129]

⁶³ FENZ [303.52]

⁶⁴ Woolworths [282.136]

⁶⁵ Peter and Lizzy Anderson [32.2]

276. I recommend that no change be made to the LLRZ-R3 of the Proposed Plan.

10.3 Rule LLRZ-R16

10.3.1 Matters raised by submitters

277. One submission has been received regarding LLRZ-R16. Horticulture NZ [295.118] seeks the rule be deleted as they raise concern that the corresponding matter of discretion can relate to any tree plantings, not just those relating to agriculture. The submitter is unclear how properties in the Large Residential Zone can undertake 'agriculture'.

10.3.2 Assessment

278. I note that the Proposed Plan defines 'agriculture' as:

'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'.*

279. As stated in the chapter Introduction, 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'.

280. I consider the Introduction 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 I believe it appropriate and necessary to consider, as a matter of discretion, what effect the extent the planting of trees will have on the adjoining property's amenity values or shading and therefore disagree that this rule should be deleted.

10.3.3 Summary of recommendations

281. I recommend that the submissions from Horticulture NZ [295.118] be **rejected**.

282. I recommend that no change be made to the LLRZ-R16 of the Proposed Plan.

10.4 Rule LLRZ-R30

10.4.1 Matters raised by submitters

283. No submissions were received on this rule. However, Council staff have identified an error in the drafting of the rule. The rule reads:

LLRZ-R30 Vehicle or boat repair or storage	
Activity status: NC	Activity status when compliance not achieved: N/A

284. LLRZ-R4 also manages vehicle storage and reads as follows:

LLRZ-R4 Residential activity	
Activity status: PER Where: <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. 	Activity status when compliance not achieved: DIS

285. The concern raised by staff is that any storage of vehicles will be captured by LLRZ-R30 even those permitted by LLRZ-R4.

10.4.2 Assessment

286. I agree with Council staff that this is an error in the drafting of the Proposed Plan. I note that other chapters within the Proposed Plan contain similar non-complying activities rules (GRUZ-R30, MDZ-R30, SETZ-R33). However, these rules refer to "Vehicle or boat repair or storage services". The intention of rules LLRZ-R30, GRUZ-R30, MDZ-R30 and SETZ-R33 are to manage commercial vehicle or boat repair or storage activities (excluding service stations which are managed separately), with LRZ-R4 managing the domestic storage of vehicles.

287. To resolve this error, I recommend that a minor amendment is made to LLRZ-R30 adding reference to "services" to align the drafting with the other non-complying activity rules (GRUZ-R30, MDZ-R30, SETZ-R33). I also recommend a definition of "Vehicle or Boat Repair or Storage Services" is added to the Proposed Plan to clarify the activities that are captured by the non-complying activity rules.

288. While I acknowledge that no submissions have been received on this rule, I consider this amendment can be made as a Clause 16(2) change as the suggested change corrects a minor error in the Proposed Plan.

10.4.3 Summary of recommendations

289. I recommend LLRZ-R30 is amended as follows:

LLRZ-R30 Vehicle or boat repair or <u>storage services</u>⁶⁶	
Activity status: NC	Activity status when compliance not achieved: N/A

290. I recommend a new definition is added to the Proposed Plan as follows:

⁶⁶ Clause 16(2) RMA

Vehicle or Boat Repair or Storage Services: means the 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.⁶⁷

10.4.4 Section 32AA

291. I consider the recommended amendments to be minor in nature but ensure consistency with the other non-complying activity rules (GRUZ-R30, MDZ-R30, SETZ-R33). The amendments also clarify the relationship between LLRZ-R4 and LLRZ-R30.

292. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

10.5 Rule LLRZ-R36

10.5.1 Matters raised by submitters

293. One submission has been received regarding LLRZ-R36. Horticulture NZ [295.119] seeks the rule be deleted as they consider it fails to safeguard the life supporting capacity of soils.

10.5.2 Assessment

294. I disagree with the submission that this rule needs to be deleted to safeguard the life supporting capacity of soils. As stated above, 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.

295. It is noted that this rule does not apply to agriculture which is provided for under LLRZ-R16 or farm quarry which is provided for under LLRZ-R35. Therefore LLRZ-R36 applies to all other stated activities (aquaculture, mining and the initial processing of commodities grown on site).

296. By applying a non-complying activity status to this rule, any primary production activity, that is not agriculture, would only be considered and granted in exceptional circumstances. Furthermore, I believe the suite of objective and policies contained within this chapter (particularly LLRZ-O1, LLRZ-P2 and LLRZ-P3) to be strong enough to ensure a high threshold must be met before any application may be granted.

10.5.3 Summary of recommendations

297. I recommend that the submissions from Horticulture NZ [295.119] be **rejected**.

298. I recommend that no change be made to the LLRZ-R36 of the Proposed Plan.

⁶⁷ Clause 16(2) RMA

10.6 Rule LLRZ-R41

10.6.1 Matters raised by submitters

299. One submission has been received regarding LLRZ-R41. Summerset [207.36] generally supports a stand-alone rule for retirement villages but seeks that the non-complying activity rule be replaced by the following restricted discretionary activity rule which provides for design matters such as outdoor storage which are typically dealt with differently to individual residential units:

'Activity status: RDIS

Where:

1. the application is supported by a design statement.
2. communal rubbish/recycling space/s are provided for use by residents.

Matters of discretion are restricted to:

RES-MDX – Retirement Village design principles

Notification

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

10.6.2 Assessment

300. The Introduction to the chapter states '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'. This is further defined by LLRZ-O1 which sets out the purpose, character and amenity values of Large Lot Residential Zone as:

'A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:

- 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'.*

301. This objective is supported by a suite of policies which ensure the character and amenity values of the zone are maintained.

302. I do not believe a retirement village would typically fit the character and amenity of the zone and maintain 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.

303. For new applications within residential zones outside of the Large Lot Residential Zone, GRZ-R20 would apply. This requires a design statement to be provided with the application. This design statement fulfils the matters contained within the submitter's proposed new matters of discretion and reject this amendment.

10.6.3 Summary of recommendations

304. I recommend that the submissions from Summerset [207.36] be **rejected**.
305. I recommend that no change be made to the LLRZ-R41 of the Proposed Plan.

10.7 Z-Energy submission

10.7.1 Matters raised by submitters

306. Z-Energy [286.15 and 286.16] supports the application of Large Lot Residential Zone to the Z Waikuku Service Station site but seeks insertion of the following new provisions to recognise and provide for the alterations and additions at the service station:

‘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.’

10.7.2 Assessment

307. I acknowledge the issue raised by the submitter, a service station is not anticipated by the objectives, policies and rules of the LLRZ. However, 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.

10.7.3 Summary of recommendations

308. I recommend that the submissions from Z-Energy [286.15 and 286.16] be **rejected**.

309. I recommend that no change be made to the LLRZ chapter of the Proposed Plan.

11 Standards

11.1 LLRZ-BFS2, LLRZ-BFS3, LLRZ-BFS4, LLRZ-BFS5

11.1.1 Matters raised by submitters

310. The following standards: LLRZ-BFS2, LLRZ-BFS3, LLRZ-BFS4, and LLRZ-BFS5 have only received submissions in support, seeking that the rules be retained as notified⁶⁸. I recommend that the above standards are retained as notified.

11.2 LLRZ-BFS1

11.2.1 Matters raised by submitters

311. Three submissions have been received regarding BFS1. Two submitters support the provision and seek it be retained as notified.⁶⁹ Peter and Lizzy Anderson [32.3] seeks amendments to support clarification and certainty of the standard's interpretation. In their opinion the maximum site density should be one residential unit per 5,000m² unless a unit is already developed on a site less than 5,000m² prior to the plan becoming operative.

11.2.2 Assessment

312. In response to the submission from Peter and Lizzy Anderson [32.3], I disagree further clarification with the Proposed Plan is required. I note that if a site less than 5,000m² already has a lawfully established dwelling built on it, it will have existing use rights to remain there. In addition, the standard provides for:

- One residential unit per 5,000m² of net site area; or
- One residential unit on any site less than 5,000m².

313. Therefore, this standard permits one residential unit on sites less than 5,000m².

11.2.3 Summary of recommendations

314. I recommend that the submission from Peter and Lizzy Anderson [32.3] be **rejected**.

315. I recommend that no change be made to the LLRZ-BFS1 of the Proposed Plan.

11.3 LLRZ-BFS6

11.3.1 Matters raised by submitters

316. One submission has been received in relation to BFS6 and it seeks amendments to the built form standard. ECan [316.166] seeks to amend the setback for habitable buildings from an existing quarry from 300m to 500m to align with the General Rural Zone setback.

⁶⁸ CA and GJ McKeever [111], John Stevenson [162], Chloe Chai and Mark McKitterick [256], Keith Godwin [416] submitted in support of LLRZ-BFS1 – BFS6, seeking they be retained as notified.

⁶⁹ Trevor Walmsley [47.1], Murray John Aitken [252.7]

11.3.2 Assessment

317. I note 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 does appear inconsistent given the effects of an existing quarry on the habitable buildings will be the same regardless of the underlying zone. I therefore agree with the amendment proposed by the submitter.

11.3.3 Summary of recommendations

318. I recommend that the submissions from ECan [316.166] be **accepted**.

319. I recommend that the LLRU-BFS6 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

LLRZ-BFS6 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Any building or structure, other than a fence, shall be set back a minimum of: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on the same site. b. 300m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on a site in different ownership; and c. 5300m⁷⁰ 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. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property RES-MD6 - Road boundary setback RURZ-MD2 - Housing of animals

⁷⁰ ECan [316.166]

11.3.4 Section 32AA assessment

320. I consider the recommended amendment to the built form standard listed above is minor in nature but ensures consistency with the General Rural Zone and is supported by the direction within LLRZ-P3(2) which requires separation distances between new activities in the Large Lot Residential Zone and existing activities in adjacent zones.

321. I consider the recommended amendment will have an environmental, social, and cultural effects benefit when compared to the notified provisions, as it creates a greater setback between two incompatible activities. This additional setback may have some economic costs, as it creates a larger area of property that cannot be built on as a permitted activity. On balance, I consider this increased setback is more effective in achieving UDF-P10, RESZ-O1 and RESZ-O3.

11.4 LLRZ-BFS7

11.4.1 Matters raised by submitters

322. Horticulture NZ [295.120] considers the standard is too restrictive and fails to provide for fences on zone boundaries that mitigate reverse sensitivity created by a zone interface. Specifically, the submitter seeks the following:

'...

5. Except this rule does not apply when the internal boundary is also a zone boundary with a rural zone.'

323. Four submitters⁷¹ seek the following amendment to the standard:

- "1. Any new 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 new 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:~~

⁷¹ CA and GJ McKeever [111.151], John Stevenson [162.155], C Chai and; M McKitterick [256.152], and Keith Godwin [418.168]

- ~~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."~~

324. Peter and Lizzy Anderson [32.4] seek an amendment to LLRZ-BFS7 to provide a diagram of post and wire and post and rail fencing and referenced to within the rule.

11.4.2 Assessment

325. I disagree with the amendment suggested by both Hort NZ and CA and GJ McKeever et al. 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.

326. I also disagree with the amendment suggested by the submitters seeking the addition of "new" I consider I consider this standard will only be triggered when a new fence is proposed, it will not apply retrospectively, and existing use rights will apply to all existing fences.

327. In relation to the submission from Peter and Lizzy Anderson, I consider 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. As such, I disagree an additional diagram is required.

11.4.3 Summary of recommendations

328. I recommend that the submissions from the following submitters be **rejected**:

- Horticulture NZ [295.120]
- CA and GJ McKeever [111.151]
- John Stevenson [162.155]
- C Chai and; M McKitterick [256.152]
- Keith Godwin [418.168]
- Peter and Lizzy Anderson [32.4]

329. I recommend that no change be made to LLRZ-BFS7 of the Proposed District Plan.

12 General Residential Zone

12.1 General

12.1.1 Matters raised by submitters

330. Kaiapoi-Tuahiwi Community Board [147.7] considers the GRZ should be reduced to 400m² in existing towns to align with the Government's intention for high density living.
331. Drucilla Kingi-Patterson [16.14, 16.9] seeks the inclusion of specific controls on the storage of tyres outdoors in a the GRZ. The submitter also seeks that prostitution business remain in business area and are not provided for in the GRZ.

12.1.2 Assessment

332. In response to the submission from the Kaiapoi-Tuahiwi Community Board, as noted in the executive summary of this s42a report, 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). As such, the GRZ zone no longer applies to this area, however, I understand that this matter will be discussed in stream 7.
333. In response to the submission from Drucilla Kingi-Patterson, I note that GRZ-R10 provides for home businesses. Condition (6) of GRZ-R10 requires that any storage of materials associated with home businesses shall be undertaken within buildings. As such, I consider there is already provision within the GRZ to manage this effect. In relation to the submission seeking that prostitution businesses remain in business area, I note that 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 that additional amendments are required to the GRZ.

12.1.3 Summary of recommendations

334. I recommend that the submissions from Kaiapoi-Tuahiwi Community Board [147.7] and Drucilla Kingi-Patterson [16.14, 16.9] be **rejected**.
335. I recommend that no change be made to the general approach in the GRZ chapter of the Proposed Plan.

12.2 Introduction

12.2.1 Matters raised by submitters

336. Kainga Ora [325.208] consider the following minor amendments are required for accuracy and clarity:

'...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 environment 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...'

12.2.2 Assessment

337. In relation to the submission from Kainga Ora, I disagree with the suggested amendments. I note the term 'residential character' is described within Policy GRZ-P1(2) and retaining the drafting within the introduction would align with this policy.

338. For completeness, I note that the introduction to the GRZ has been amended by Variation 1. The second paragraph of the introduction has re-written as follows:

'The General Residential Zone only applies to Oxford 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. In an ODP where the General Residential Zone is shown (outside of Oxford), the MDRS takes precedence and these areas are therefore to be considered as Medium Density Residential Zone.'

339. I note that any amendments made to the Proposed Plan within Variation 1 process will need to be reflected within the Introduction to the GRZ.

12.2.3 Summary of recommendations

340. I recommend that the submissions from Kainga Ora [325.208] be **rejected**.

341. I recommend that no change be made to the GRZ-Introduction of the Proposed Plan.

13 Objectives

13.1 Objective GRZ-O1

13.1.1 Matters raised by submitters

342. Four submissions have been received on the objective, three seek it be retained as notified.⁷² Kainga Ora [325.209] seek the following amendment to reflect the anticipated character of the zone:

'A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.'

13.1.2 Assessment

343. I disagree with these suggested amendments to the objective. I note that the use of 'suburban' and 'larger site sizes' was intentional, and this reflects the synopsis included within the 'Waimakariri District Residential Character and intensification guidance'⁷³, which in section 2.10.3 describes the Residential 2 zone in the operative District Plan as:

'Generally the character of this zone can be considered suburban and lower density than other zones in the district. Lots are generally on the larger side however building styles and ages are diverse although tend to cluster relating to the period of development.'

The Residential 2 zone within the operative district plan was re-named GRZ and therefore I consider the use of 'suburban' and 'larger site sizes' accurately reflects the character of the GRZ.

13.1.3 Summary of recommendations

344. I recommend that the submissions from the following submitters be **accepted**:

- 119 Johns Road Ltd [266.3]
- Ravenswood [347.27]
- Ngai Tahu Property [411.10]

345. I recommend that the submission from Kainga Ora [325.209] be **rejected**.

346. I recommend that no change is made to GRZ-O1 of the Proposed Plan.

⁷² 119 Johns Road Ltd [266.3], Ravenswood [347.27], Ngai Tahu Property [411.10]

⁷³ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0018/136134/15.-Urban-Design-and-Character-Assessment-v6.PDF

14 Policies

14.1 Introduction

347. The GRZ Chapter includes two policies. Four submissions were received on policy GRZ-P2 seeking it be retained as notified.⁷⁴ I recommend that GRZ-P2 be retained as notified.

14.2 Policy GRZ-P1 - Residential character and amenity values

14.2.1 Matters raised by submitters

348. Eight submissions have been received on the policy, three submissions seek it be retained as notified.⁷⁵ Kainga Ora [325.210] seek amendments to align the policy with the National Policy Statement on Urban Development 2020 and better describe the character and amenity anticipated for the zone. The submitter seeks the deletion of GRZ-P1 and replacement with the following:

'Enable development that is consistent with the anticipated built form of the General Residential Zone by controlling:

a. The design and layout of four or more dwellings in order to:

i. Achieve the planned built form of the zone;

ii. Achieve attractive and safe streets and public open spaces;

iii. Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and

iv. Achieve high quality onsite living environments.

b. Building height, bulk and location;

c. Site coverage and outdoor living space;

d. Setbacks from boundaries; and

e. Height in relation to boundary.'

349. Summerset [207.29, 207.31, and 207.32] seeks the following amendments to ensure retirement villages can continue to play a part in providing diversity and opportunities consistent with national direction for increased density:

'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 and retirement villages on larger sites;

⁷⁴ 199 Johns Road Ltd [266.5], Kainga Ora [325.211], Ngai Tahu Property [411.12], Ravenswood Developments Limited [347.28]

⁷⁵ 199 Johns Road Ltd [266.4], Ravenswood [347.28] and Ngai Tahu Property [411.11]

...

5. *through careful design provides a range of higher density living choices including retirement villages to be developed within the zone; and*

...'

350. Miranda Hales [246.14] and Dalkeith Holdings Ltd [242.13] seek the removal of "on larger sites" from GRZ-P1(3).

351. Richard and Geoff Spark [183.13] seeks the removal of "through careful design" from GRZ-P1(5).

14.2.2 Assessment

352. In relation to the submission from Kainga Ora I 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.

353. Regarding the addition to clause (3) sought by Summerset, I agree with this amendment. I recognise the rule framework also provides for both 'Multi-unit residential development'⁷⁶ and 'Retirement villages'⁷⁷ as restricted discretionary activities and therefore I support the suggested amendment within clause (3). I disagree and amendment is required to clause (5) as I consider retirement villages will be captured by the reference to 'higher density living choices' within clause (5).

354. Regarding Clause (3) and the deletion of 'on larger sites', I agree it is not clear what would constitute a 'larger' site. I also note the associated rule framework does not stipulate any site-size thresholds for multi-unit residential development⁷⁸ or and Retirement villages⁷⁹. Instead, these rules require consent as a restricted discretionary activity where the residential design of the activity is assessed. Given the matters of direction within GRUZ-R19 and 20⁸⁰ include the ability to consider the 'context and character' and 'residential amenity' of the development, I consider the reference to 'larger sites' is not required.

355. In response to the submission from Richard and Geoff Spark, I consider 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

⁷⁶ Rule GRZ-R19

⁷⁷ Rule GRZ-R20

⁷⁸ Rule GRZ-R19

⁷⁹ Rule GRZ-R20

⁸⁰ RES-MD2

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.

14.2.3 Summary of recommendations

356. I recommend that the submissions from the following submitters be **accepted**:

- 199 Johns Road Ltd [266.4]
- Ravenswood [347.28]
- Ngai Tahu Property [411.11]
- Miranda Hales [246.14]
- Dalkeith Holdings Ltd [242.13]
- Summerset [207.29]

357. I recommend that the submissions from the following submitters be **rejected**:

- Kainga Ora [325.210]
- Richard and Geoff Spark [183.13]

358. I recommend that GRZ-P1 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

GRZ-P1	<p>Residential character and amenity values Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <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>⁸¹ on larger sites⁸²; 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.
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⁸¹ Summerset [207.29]

⁸² Miranda Hales [246.14] and Dalkeith Holdings Ltd [242.13]

14.2.4 Section 32AA assessment

359. I consider the recommended amendment to the policy listed above is minor in nature but provides more clarity as to how retirement villages and multi-unit residential development are to be managed within GRZ and is therefore more effective in achieving RESZ-O1 and GRZ-O1. I consider it also aligns with the direction within RESZ-P10, as it sets out how retirement villages are to be provided for in the GRZ.
360. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

15 Rules

15.1 GRZ Permitted activities

361. The General Residential Zone includes 18 permitted activities GRZ-R1 – GRZ-R18. 54 submissions points have been received on the 18 individual permitted activity rules.
362. Three submissions were received on GRZ-R1⁸³, four submissions were received on GRZ-R4⁸⁴, two submissions were received on GRZ-R6⁸⁵, one submission was received on GRZ-R7⁸⁶ two submissions were received on GRZ-R8⁸⁷, one submission was received on GRZ-R9⁸⁸, two submissions were received on GRZ-R15⁸⁹, two submissions were received on GRZ-R14⁹⁰, two submissions were received on GRZ-R10⁹¹, one submission was received on GRZ-R16⁹² and one submission was received on GRZ-R17⁹³ all seeking the rules be retained as notified. I recommend that these rules be retained as notified.

15.2 Amendments sought by Kainga ora

15.2.1 Matters raised by submitters

363. In relation to GRZ-R7, GRZ-R9, and GRZ-R10 Kainga Ora [325.218], [325.221], [325.222] seek that the activity status for a breach of the permitted standards within these rules should be amendment from discretionary to restricted discretionary to reflect the anticipated activity within the Medium Density Residential Zone. They also seek an amendment to the permitted standards with GRZ-R10 to clarify the relationship between permitted standard (7) and (8)

15.2.2 Assessment

364. I disagree that rules GRZ-R7, GRZ-R9, and GRZ-R10 need 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.
365. 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. It should read:

⁸³ Kainga Ora [325.212], Ravenswood [347.29], Ngai Tahu Property [411.13]

⁸⁴ Corrections [52.8], Oranga Tamariki [278.8], Kianga Ora [325.215], Ngai Tahu Property [411.36]

⁸⁵ Kainga Ora [325.217], Ngai Tahu Property [411.38]

⁸⁶ Ngai Tahu Property [411.39]

⁸⁷ Kainga Ora [325.219], Ngai Tahu Property [411.14]

⁸⁸ Ngai Tahu Property [411.41]

⁸⁹ Kainga Ora [325.227], Ngai Tahu Property [411.47]

⁹⁰ Kainga Ora [325.226], Ngai Tahu Property [411.46]

⁹¹ Ngai Tahu Property [411.42], Bellgrove Rangiora Ltd [408.37]

⁹² Ngai Tahu Property [411.48]

⁹³ Ngai Tahu Property [411.49]

"if the home business involves paid childcare, a maximum of four non-resident children shall be cared for."

15.2.3 Summary of recommendations

366. I recommend that the submissions from Kainga Ora [325.218], [325.221], [325.222] be **rejected**.

367. I recommend that the submission from Kainga Ora [325.222] be **accepted in part**.

368. I recommend that no change be made to GRZ-R7 and GRZ-R9 to the Proposed Plan as a result of the Kainga Ora submissions.

369. I recommend that GRZ-R10 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

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>⁹⁴ 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>

⁹⁴ Kainga Ora [325.222]

15.2.4 Section 32AA assessment

370. I consider the recommended amendment to the rule listed above is minor in nature and clarifies the application of the rule. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions.

15.3 GRZ-R2

15.3.1 Matters raised by submitters

371. Two submitter supports the rule and seek its retained as notified.⁹⁵

372. In relation to GRZ-R2 Kainga Ora [325.213] do not support the drafting which considers multi-unit residential development under a separate rule (GRZ-R19). They seek that GRZ-R19 be integrated with GRZ-R2 as a permitted activity.

15.3.2 Assessment

373. As noted in the executive summary of this s42a report, 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 for as a permitted activity within the GRZ. I consider requiring resource consent as a restricted discretionary activity appropriate.

15.3.3 Summary of recommendations

374. I recommend that the submissions from Kainga Ora [325.213] be **rejected**:

375. I recommend that no change be made to GRZ-R2 of the Proposed Plan.

15.4 GRZ-R3

15.4.1 Matters raised by submitters

376. Sarbaz Estates [133.8] seek amendment to the permitted standards to increase the maximum GFA of the minor residential unit from 80m² to 120m², and also removing the requirement that parking and access to the minor residential unit must be from the same vehicle crossing as the principal residential unit.

15.4.2 Assessment

377. 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.

⁹⁵ Ravenswood Developments [347.30], Ngai Tahu Property [411.34]

15.4.3 Summary of recommendations

378. I recommend that the submissions from Sarbaz Estates [133.8] be **rejected**:

379. I recommend that no change be made to GRZ-R3 of the Proposed Plan.

15.5 GRZ-R5

15.5.1 Matters raised by submitters

380. In relation to GRZ-R5 one submission supports the rule and seek its retained as notified.⁹⁶

381. Kainga Ora [325.216] seek its removal as they consider gardening, cultivation and disturbance of land for fence posts is permitted by the earthworks provisions and are considered unnecessary (EW-R11).

15.5.2 Assessment

382. In response to the submission from Kainga Ora, I note that gardening, cultivation and disturbance of land for fence posts are excluded from the definition of earthworks and therefore are not managed by the EW chapter. However, GRZ-R28 states that any 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 is a discretionary activity. The inclusion of GRZ-R5 ensures that gardening, cultivation and disturbance of land for fence posts is not captured by the 'catch-all' rule.

15.5.3 Summary of recommendations

383. I recommend that the submissions from Kainga Ora [325.216] be **rejected**.

384. I recommend that no change be made to GRZ-R5 of the Proposed Plan.

15.6 GRZ-R11

15.6.1 Matters raised by submitters

385. In relation to GRZ-R11, Kainga Ora [325.223] supports the rule and seek it be retained as notified. Bellgrove Rangiora Ltd [408.38] support the permitted activity status for show homes but seek more permissive hours of operation during the week to enable after work viewings on weekdays (i.e., Monday to Friday 9:00am to 7:00pm and Saturday, Sunday and public holidays 9:00am to 4:00pm). In addition, Ravenswood Developments [347.31] seek and amendment GRZ-R11(2) to extend the duration of a show home from two years to three years.

15.6.2 Assessment

386. I agree with the submitters that the hours of operation associated with show homes can be increased to enable after work viewings. I consider the potential adverse effects associated with traffic and the presence of signs for show home operations are generally minor in nature and are consistent with the character and amenity values anticipated for the GRZ. Similarly, I agree with extending the duration of a show home from two years to three years. I consider

⁹⁶ Ngai Tahu Property [411.37]

the presence of a show home is consistent with the character and amenity of the GRZ, and extending the maximum duration of a show home from two years to three years as a permitted activity will still achieve the direction within GRZ-P1.

15.6.3 Summary of recommendations

387. I recommend that the submissions from the following submitters be **accepted**:

- Bellgrove Rangiora Ltd [408.38]
- Ravenswood Developments [347.31]
- Kainga Ora [325.223]

388. I recommend that GRZ-R11 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

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 and 9:00am-4:00pm Saturday</u>,⁹⁷ <u>Sunday and including public holidays</u>; 2. the duration of use as a show home shall not exceed two <u>three</u>⁹⁸ 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:</p> <ol style="list-style-type: none"> 1. RES-MD3 - Use of a residential unit as a show home

15.6.4 Section 32AA assessment

389. I consider the recommended amendment to the rule listed above is minor in nature but provide greater flexibility for show homes in the GRZ. I consider this is more effective in achieving RESZ-O4 which requires that non-residential activities that take place in residential areas, support the function of local communities.

390. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

⁹⁷ Bellgrove Rangiora Ltd [408.38]

⁹⁸ Ravenswood Developments [347.31]

15.7 GRZ-R12

15.7.1 Matters raised by submitters

391. Two submitters support the rule and seek its retained as notified.⁹⁹

392. Bellgrove Rangiora Ltd [408.39] has submitted GRZ-R12 supporting the development of educational facilities within the General Residential Zone but considers the maximum gross floor area for these activities of 200m² is restrictive. They also seek that any non-compliance result in restricted discretionary status, with Council's discretion restricted to matters relating solely to the scale of non-residential activity, instead of discretionary. Finally, they seek clarity on GRZ-R12(4) on the definition of 'residential block frontage'.

15.7.2 Assessment

393. In relation to the submission from Bellgrove Rangiora Ltd, within the 'General Themes' section at the start of this report, I have recommended a number of amendments to GRZ-R12 in relation to the submission from MoE. I have recommended the retention of the maximum gross floor area of 200m² as I consider it is appropriate that educational facilities that are larger than 200m² 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.

394. In relation to the meaning of 'residential block frontage', this is the properties adjoining one side of a road, located between the two intersecting roads. In the context GRZ-R12 this means that a new educational facility cannot be established as a permitted activity there are already two non-residential activities within a 'residential block frontage'. The intention of this rule is to ensure the residential character of the zone is retained. I agree this is not explicit and therefore I recommend that a new definition of 'residential block frontage' is included within the Proposed Plan.

15.7.3 Summary of recommendations

395. I recommend that the submissions from Bellgrove Rangiora Ltd [408.39] be **accepted in part**.

396. I recommend that the submissions from the following submitters be **accepted**:

- Kainga Ora [325.224]
- Ngai Tahu Property [411.44]

GRZ-R12 Educational facility (excluding childcare facility)	
Activity status: PER Where: 1. the activity shall only be located on sites with frontage and the primary	Activity status when compliance not achieved: DIS

⁹⁹ Kainga Ora [325.224, Ngai Tahu Property [411.44]

<p>entrance to a strategic road, arterial road or collector road;</p> <p>2. the maximum GFA of building occupied by the educational facility shall be 200m²;</p> <p>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;¹⁰⁰</p> <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.¹⁰¹</p>	
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RESIDENTIAL BLOCK FRONTAGE	<u>means the properties adjoining one side of a road, located between the two intersecting roads.</u> ¹⁰²
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15.7.4 Section 32AA assessment

397. I consider the recommended amendments to the rule and the additional definition improves the efficiency of the provisions as they remove the unnecessarily restrictive rules and create more certainty within the Proposed Plan. I consider this results in a rule framework that more efficiency achieves, RESZ-O3(4) and RESZ-O4 as it enables non-residential activities while also retaining appropriate constraints to ensure the adverse effects on the surrounding environment are managed.

398. The recommended amendment will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from plan consistency, improved plan interpretation and more efficient plan administration.

15.8 GRZ-R13

15.8.1 Matters raised by submitters

399. Three submitters support the rule and seek it be retained as notified.¹⁰³

400. Bellgrove Rangiora Ltd [408.40] submitted on GRZ-R13 supporting the development of childcare facilities within the General Residential Zone but considers the maximum gross floor area for these activities of 200m² is restrictive. They also seek that any non-compliance result in restricted discretionary status, with Council's discretion restricted to matters relating solely

¹⁰⁰ MoE [277.47]

¹⁰¹ MoE [277.47]

¹⁰² Bellgrove Rangiora Ltd [408.39]

¹⁰³ MoE [277.43], Kainga Ora [325.225], Ngai Tahu Property [411.45]

to the scale of non-residential activity, instead of discretionary. Finally, they seek clarity on GRZ- GRZ-R13(4) on the definition of 'residential block frontage'.

15.8.2 Assessment

401. I disagree with the deletion of clause (2) which restricts the GFA of a building occupied by the childcare facility to 200m². 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. I also note that the inclusion of the 200m² GFA as a permitted activity standard is a good proxy for managing other effects that may be created by the childcare facility such as vehicle movements, as it will limit the number of children that can be accommodated in the facility. As noted in the assessment of GRZ-R12 above I consider that retaining the default discretionary activity status is consistent with other activities in the GRZ and when considering the potential effects of childcare facilities are broad, I consider a discretionary status is appropriate. As noted in the assessment of GRZ-R12 above, I agree with the submitter that a definition of 'residential block frontage' is required within the Proposed Plan.

15.8.3 Summary of recommendations

402. I recommend that the submissions from the following submitters be **accepted in part**.

- MoE [277.43]
- Bellgrove Rangiora Ltd [408.40]
- Kainga Ora [325.225]
- Ngai Tahu Property [411.45]

403. I recommend that no change be made to GRZ-R13 of the Proposed Plan.

15.9 GRZ-R18

15.9.1 Matters raised by submitters

404. Ngai Tahu Property [411.50] supports the rule and seeks it be retained.

405. Oxford-Ohoka Community Board [172.11] support 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'

406. In addition, they seek 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'.¹⁰⁴ In their opinion the current wording restricts ongoing activities on the site.

15.9.2 Assessment

407. I note that 'community facility' 'community market' and 'recreational activities' are included within GRZ-R18, which is defined as:

'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. '

'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.'

'Recreational activities - means the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or participation or not.'

408. I consider 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 disagree amendments to GRZ-R18 are required.

409. I consider amendments sought to the definition of 'Community facility' and 'Community market' unnecessary. It's 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. Finally, I note 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.

410. In relation to the suggested amendment to subclause (a) which would enable multiple 'A&P Shows and events', the submission is 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 disagree with the suggested amendment.

411. Finally, I note that the drafting of this rule is intended to apply specifically to the Oxford A&P Showground site. However, this is not clear within the drafting of the rule which only relates

¹⁰⁴ Oxford A & P Association [146.3 and 146.4]

to the 'site'. I consider this is a potential gap in the rule that could be resolved via a clause 16 amendment so that the rule refers to 'activities at the Oxford A&P Showground site'.

15.9.3 Summary of recommendations

412. I recommend that the submissions from Ngai Tahu Property [411.50] be **accepted**.

413. I recommend that the submissions from the Oxford A & P Association [146.1] [146.3] be **rejected**.

414. I recommend that GRZ-R13 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

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>¹⁰⁵ 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; g. dog agility and training. 	<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. 	

15.9.4 Section 32AA assessment

415. I consider the recommended amendment to the rule listed above is minor in nature and ensures that the rule is linked to the Oxford A&P Showground site. No further section 32AA assessment is considered necessary.

¹⁰⁵ Schedule 1, Clause 16(2)

16 GRZ - Restricted discretionary activities

416. The General Residential Zone includes three restricted discretionary activities Rules GRZ- R19 – GRZ – R21. Three submissions¹⁰⁶ were received on GRZ-21 all seeking that the rule be retained as notified. I recommend the rules be retained as notified.

16.1 GRZ-R19

16.1.1 Matters raised by submitters

417. GRZ-R19 two submissions support the rule and seek it be retained as notified.¹⁰⁷

418. Kainga Ora [325.228] seek that GRZ-R19 is deleted and integrated with GRZ-R2 as a permitted activity.

16.1.2 Assessment

419. As set out in the assessment of GRZ-R2 above, 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). 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.

16.1.3 Summary of recommendations

420. I recommend the following submissions be **accepted**:

- Ravenswood Developments [347.32]
- Ngai Tahu Property [411.51]

421. I recommend that the following submissions be **rejected**:

- Kainga Ora [325.228]

422. I recommend that no change be made to GRZ-R19 of the Proposed Plan.

16.2 GRZ-R20

16.2.1 Matters raised by submitters

423. In relation to GRZ-R20, three submissions support the rule and seek it be retained as notified.¹⁰⁸

424. Summerset [207.33] support provision for retirement villages, however, they consider that restricted discretionary status is not aligned with RESZ-P10 which requires retirement villages

¹⁰⁶ Rangiora Gospel Trust [238.2], Kainga Ora [325.23], Ngai Tahu Property [411.53].

¹⁰⁷ Ravenswood Developments [347.32], Ngai Tahu Property [[411.51]

¹⁰⁸ Kainga Ora [325.229], Ravenswood Developments [347.33], Ngai Tahu Property [411.52]

to be 'provided for' which they suggest implies permitted or controlled status. They consider there is no effects-based reason for assessing a retirement village differently to other residential activity. They consider a restricted discretionary activity status for retirement villages is appropriate in Settlement and Large Lot Residential Zone due to difference in character. They seek that GRZ-R20 be a controlled activity. They also note that Plan Change 29 for 141 South Belt Road was accepted by the Council, specifically providing for retirement villages as a controlled activity. They consider there is no good reason for retirement villages to be treated differently in any other general residential zones.

425. Similarly, Bellgrove Rangiora Ltd [408.41] seek amendment to GRZ-R20 so that retirement villages which comply with all the relevant built form standards are controlled activities. They also suggest that design statement for retirement villages should only be required over a certain size/scale and/or where villages do not comply with the other built form standards of the residential zone.

16.2.2 Assessment

426. I disagree with the submitters seeking a controlled activity for retirement villages. I note that the 'provide for' direction included within RESZ-P10 is subject to clauses (1) and (2) which require that the retirement villages are:

- consistent with good urban design, including external design, and
- achieve integration with any adjacent residential activity, the transport system, roads and parking.

427. I disagree there is no effects-based reason for assessing a retirement village differently to other residential activity. I consider the scale and residential density of retirement villages can be much greater than other residential activities. For example, the built form standard GRZ-BFS1 – Site density that requires one dwelling per 500m² does not apply to residential units in a retirement village.

428. In addition, the definition of retirement village within the Proposed Plan is as follows:

'means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.'

429. I consider that this definition provides for a broad range of activities some of which may be inconsistent with the character and amenity anticipated within the GRZ.

430. I disagree that the controlled activity status included within Plan Change 29 provides justification for a controlled activity status across the whole of the GRZ. I note Plan Change 29 was a site-specific plan change and as part of the plan change process site specific technical reports were provided on a range of matters including visual amenity, engineering, transport, and hazards. With all this information the decision makers were able to determine that a controlled activity on this site was appropriate. I disagree this site-specific plan change can be used a justification for a new zone wide controlled activity.

431. In relation to the submission from Bellgrove Rangiora Ltd, I consider the framework of the GRZ chapter has been drafted to provide a bespoke set of rules for retirement villages. As noted above the built form standard GRZ-BFS1 – Site density, that requires one dwelling per 500m² does not apply to residential units in a retirement village. Instead, retirement villages are provided for as a restricted discretionary activity where a design statement is provided with the application (as opposed to being a non-complying activity if the activity didn't comply with GRZ-BFS1). I consider the restricted discretionary activity status is required to ensure that the density and scale of a retirement village and be managed.

16.2.3 Summary of recommendations

432. I recommend that the submissions from the following submitters be **accepted**:

- Kainga Ora [325.229]
- Ravenswood Developments [347.33]
- Ngai Tahu Property [411.52]

433. I recommend that the submissions from the following submitters be **rejected**:

- Summerset [207.33]
- Bellgrove Rangiora Ltd [408.41]

434. I recommend that no change be made to GRZ-R20 of the Proposed Plan.

16.3 GRZ - Discretionary activities

435. The General Residential Zone includes seven discretionary activities (Rules GRZ-R22 – GRZ-R28). One submission¹⁰⁹ was received on Rules GRZ-R22 – GRZ-R28 seeking these rules be retained as notified. I recommend these rules be retained as notified.

16.4 GRZ - Non-complying activities

436. The General Residential Zone includes 12 non-complying activities (Rules GRZ-R29 – GRZ-R40). One submission¹¹⁰ was received on GRZ-R29, GRZ-R30, GRZ-R31, GRZ-R32, GRZ-R33, GRZ-R35, GRZ-R36, GRZ-R37, GRZ-R38, GRZ-R39, and GRZ-R40 seeking these rules be retained as notified. Two submissions¹¹¹ were received on GRZ-R34 seeking these rules be retained as notified. I recommend these rules be retained as notified.

¹⁰⁹ Ngai Tahu Property [411.60], [411.54], [411.55], [411.56], [411.57], [411.58], [411.59]

¹¹⁰ Ngai Tahu Property [411.61], [411.62], [411.63], [411.64], [411.65], [411.67], [411.68], [411.69], [411.70], [411.71], and [411.72].

¹¹¹ Woolworths Ltd [282.150], Ngai Tahu Property [411.66]

17 Built form standards

17.1 GRZ – Built form standards

437. The General Residential Zone includes ten built form standards GRZ-BFS1 - GRZ-BFS10.

438. In relation to GRZ-BFS7 three submissions have been received and all seek it be retained as notified.¹¹² No submissions were received on GRZ-BFS10. I recommend these build form standards be retained as notified.

17.2 GRZ-BFS1

17.2.1 Matters raised by submitters

439. In relation to GRZ-BFS1, five submitters¹¹³ are concerned that the site density of one residential unit per 500m² does not sufficiently enable residential intensification. Submitters seek a range of amendments including reducing the site density to 400m², 350m², 200m², or removing the density requirement all together.

17.2.2 Assessment

440. 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 within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including Ravenswood). Given this, I consider residential intensification will be appropriately enabled through the Variation 1 process. I consider the site density of one residential unit per 500m² 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 500m² will maintain the character and amenity anticipated within the GRZ-P1.

17.2.3 Summary of recommendations

441. I recommend that the submissions from the following submitters be **rejected**:

- Sarbaz Estates Limited [133.9]
- Kainga Ora [325.231]
- Ravenswood [347.34]
- Ngai Tahu Property [411.14]
- Malcolm Dartnell [240.5]

442. I recommend that no change be made to the GRZ chapter of the Proposed District Plan.

¹¹² Kainga Ora [325.237], Ravenswood [347.40], Bellgrove Rangiora Ltd [408.43]

¹¹³ Sarbaz Estates Limited [133.9], Kainga Ora [325.231], Ravenswood [347.34], Ngai Tahu Property [411.14], Malcolm Dartnell [240.5]

17.3 GRZ-BFS2 and GRZ-BFS3

17.3.1 Matters raised by submitters

443. Ravenswood has submitted on GRZ-BSF2¹¹⁴ and GRZ-BSF3¹¹⁵ seeking they be retained as notified.
444. Sarbaz Estates Limited [133.10] and Ngai Tahu Property [411.15], have submitted on GRZ-BFS2, concerned that the maximum building coverage of 45% is too restrictive and does not adequately provide for the range of housing types anticipated within this zone. They seek that the building coverage standard be increased to 60 or 70% site coverage.
445. Kainga Ora have also submitted on GRZ-BSF2¹¹⁶ and GRZ-BSF3¹¹⁷ seeking an amendment to the activity status when these standards are breached. They consider a restricted discretionary status is more appropriate than a discretionary activity as they say it would better focus the effects consideration on the impact on neighbouring properties.

17.3.2 Assessment

446. In relation to GRZ-BSF2, I consider 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.
447. In relation to the Kainga Ora submission seeking the default activity status be changed from discretionary to restricted discretionary, I disagree with the suggested amendment. I consider breaches of the building coverage and landscaped permeable surface standards need to consider more than just the impact on neighbouring property in order to achieve RESZ-O3. In my opinion breaches of these standards should also be able to consider broader residential character and amenity effects and also the potential effects on the stormwater network.

17.3.3 Summary of recommendations

448. I recommend that the submissions from the following submitters be **accepted**:

- Ravenswood [347.35]

449. I recommend that the submissions from the following submitters be **rejected**:

- Sarbaz Estates Limited [133.10]
- Ngai Tahu Property [411.15]
- Kainga Ora [325.232] [325.233]

¹¹⁴ Ravenswood [347.35]

¹¹⁵ Ravenswood [347.36]

¹¹⁶ Kainga Ora [325.232]

¹¹⁷ Kainga Ora [325.233]

450. I recommend that no change be made to GRZ -BFS2 of the Proposed Plan.

17.4 GRZ-BFS4

17.4.1 Matters raised by submitters

451. In relation to GRZ-BFS4, Ravenswood [347.37] has submitted on GRZ-BFS4 seeking it be retained as notified. Kainga Ora [325.234] have also submitted on GRZ-BFS4 seeking an amendment to the activity status when these standards are breached. They consider a restricted discretionary status is more appropriate than a discretionary activity as they say it would better focus the effects consideration on the impact on neighbouring properties.

452. Summerset [207.48] seek an exemption from the height limit where an ODP within a Development Area allows for a different maximum building height. Summerset [207.44 and 207.5] support the exclusions for retirement villages from the site density and outdoor living space standards.

Amend GRZ-BFS4:

'1. ...

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.

Except where an ODP within a Development Area allows for a different maximum building height.'

Amend GRZ-BFS6 to add (3):

'...

3. This rule does not apply to a residential unit in a retirement village.'

17.4.2 Assessment

453. In relation to the Kainga Ora submission seeking the default activity status be reduced from discretionary to restricted discretionary, I agree in part with the suggested amendment. I agree that breaches of the building height standards should be considered through a restricted discretionary activity framework. However, I consider breaches of the building height standards need to consider more than just the impact on neighbouring property as suggested by the submitter. In my opinion breaches of these standards should also be able to consider character and residential amenity more broadly. As such, I recommend the default activity status be reduced from discretionary to restricted discretionary with the two matters of discretion being RES-MD2 - Residential design principles and RES-MD5 - Impact on neighbouring property.

454. In relation to the Summerset submission, I 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.

17.4.3 Summary of recommendations

455. I recommend that the submissions from the following submitters be **accepted**:

- Kainga Ora [325.234]
- Ravenswood [347.37]

456. I recommend that the submissions from the Summerset [207.48] be **rejected**.

457. I recommend that GRZ-BFS4 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

GRZ-BFS4 Height	
<p>1. The maximum height of any building shall be:</p> <p style="padding-left: 20px;">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>Activity status when compliance not achieved: DIS <u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD2 - Residential design principles</u></p> <p><u>RES-MD5 - Impact on neighbouring property¹¹⁸</u></p>

17.4.4 Section 32AA assessment

458. I consider the recommended amendment to the activity status focuses the rule and provides applicants with more certainty as to the matters that need to be considered with a resource consent process. I consider this is more effective in achieving GRZ-O1 and RESZ-O3.

459. The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

17.5 GRZ-BFS5**17.5.1 Matters raised by submitters**

460. In relation to GRZ-BFS5, Ravenswood [347.38] seek the removal of the requirement that a garage be setback 6m from the boundary of the site. Kainga Ora [325.235] seek amendment to restrict its application solely to garages with street-facing doors. Their rationale is that design considerations for garages lacking a street-facing entry are already addressed by the built form standard pertaining to the street interface. These submitters consider that the 6m setback does not promote efficient use of land.

461. WDC [367.10] seek an amendment to GRZ-BFS5 ensuring that buildings and structures are also required to be setback 2 metres from accessways.

¹¹⁸ Kainga Ora [325.234]

17.5.2 Assessment

462. I sought urban design advice from Hugh Nicholson in relation to these submission points. Mr Nicholson, has reviewed these submissions set out in paragraphs 6.1 to 6.11 of his report. In paragraphs 6.12 and 6.13 he recommends that:

'From an urban design perspective I recommend that the requirement for a 6m setback for garages from the road boundary (GRZ-BFS5(2)) is replaced with a requirement for garages to be recessed 1m behind the front façade of the main dwelling.

Alternatively I would support the Panel in retaining the current wording in GRZ-BFS5(2) in order to maintain a consistent approach with SETZBFS5(2) to address the same issue.'

463. I agree in part with the urban design advice provided by Mr Nicholson. I agree that the intention of the setback is to create an attractive and welcoming streetscape and also to promote safety and well-being through the use of CPTED principles including passive surveillance. Mr Nicholson has also noted within this evidence that the rationale for a 6m setback (or 5.5m setback in equivalent zones in the Christchurch and Selwyn District Plans) may be a transport issue intended to provide an off-street parking space in front of the garages.

464. I consider that the 6m setback included within the GRZ-BFS5 as notified ensures the urban design principles listed above will be achieved, while also ensuring that an off-street parking space can be provided in front of a garages. As such, I disagree any amendment to GRZ-BFS is required. I consider the 6-metre setback better achieve the direction within GRZ-P1(1) that the GRZ provides for suburban character on larger sites primarily with detached residential units.

465. When considering whether the built form standards of the GRZ should be consistent with the build form standards of the SETZ, in my opinion, it may appropriate for there to be differences within the build form standards of each zone provided they assist in achieving the anticipated character of the zone. In this case, for the reasons noted above, I support retaining consistency between the built from standards.

466. In relation to the submission from WDC, I agree that the 2m setback for buildings and structure should also apply to accessways.

17.5.3 Summary of recommendations

467. I recommend that the submissions from the following submitters be **rejected**:

- Ravenswood [347.38]
- Kainga Ora [325.235]

468. I recommend that the submissions from WDC [367.10] be **accepted**.

469. I recommend that GRZ-BFS5 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

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 <u>or</u> <u>accessway</u>¹¹⁹ (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ol 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. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property <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>
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17.5.4 Section 32AA assessment

470. I consider the recommended amendment to the GRZ-BFS5 ensures that the residential amenity of the GRZ is retained. I consider this is more effective in achieving GRZ-O1 and RESZ-O3.

¹¹⁹ WDC [367.10]

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

17.6 GRZ-BFS6

17.6.1 Matters raised by submitters

472. In relation to GRZ-BFS6, Ravenswood [347.39] seeks it be retained as notified. Kainga Ora [325.236] considers the standard to be overly prescriptive and seeks to remove the requirement to have a door facing the street and reduce the amount of glazing required in the front façade from 20% to 15%. They also seek that breaches are not publicly or limited notified should not be subject to notification.

473. Bellgrove Rangiora Ltd [408.42] similarly consider the standard too restrictive, as it does not allow for varying housing typology outcomes.

474. Summerset [207.49] seek an exemption from the street interface limits as they consider it requires configuration of residential units not appropriate for comprehensive retirement village design.

475. Sarbaz Estate Limited [133.3 and 133.11] consider all land within the General Residential Zone should be rezoned as Medium Density Zone to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and seek deletion of standard (1)(a) and (b).

17.6.2 Assessment

476. I sought urban design advice from Hugh Nicholson in relation to these submission points. Mr Nicholson, has reviewed these submissions set out in paragraphs 7.1 to 7.12 of his report. In paragraph 7.13 he recommends that GRZ-BFS6 is amended so that:

- a. The minimum requirement for glazing in the front façade is reduced from 20% to 15%;*
- b. An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified;*
- c. Where a site has direct frontages onto both a road and an open space reserve, a residential unit may have a habitable room or kitchen located to face either the road or the reserve;*
- d. This rule does not apply to residential units in a retirement home.'*

477. With respect to the minimum requirement for glazing in the front façade, I agree that a 20% glazing requirement is more than is necessary and therefore support Mr Nicholson's recommended amendment to reduce the minimum glazing requirement to 15%.

478. I note that other built form standards in the GRZ chapter do not require public or limited notification, including GRZ-BFS8 related to fencing and GRZ-BFS9 related to outdoor living space. I therefore consider an amendment to GRZ-BFS6 which would preclude public or limited notification would be consistent with the approach taken elsewhere in the GRZ chapter. Therefore, I support Mr Nicholson's recommended amendment.

479. In relation to the submission from Bellgrove, GRZ-BFS6, I agree the standard should provide more flexibility where houses have direct frontage onto a reserve. I 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.

480. Finally, in relation to the submission from Sarbaz Estate Limited, 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 within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including Ravenswood). Given this, I disagree with the deletion of GRZ-BFS(1)(a) and (b). I consider GRZ-BFS6 ensures that the character of the GRZ is retained as required by GRZ-P1.

17.6.3 Summary of recommendations

481. I recommend that the submissions from the following submitters be **accepted**:

- Kainga Ora [325.236]
- Bellgrove Rangiora Ltd [408.42]
- Summerset [207.49]
- Ravenswood [347.39]

482. I recommend that the submissions from the following submitters be **rejected**:

- Sarbaz Estate Limited [133.3 and 133.11]

483. I recommend that GRZ-BFS6 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

GRZ-BFS6 Street interface

<p>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:</p> <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>¹²⁰ and b. include at least 2015%¹²¹ 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. <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p> <p>3. <u>This standard does not apply to retirement villages.</u>¹²²</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>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>¹²³ limited notified.</p>
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17.6.4 Section 32AA assessment

484. I consider the recommended amendment to the GRZ-BFS6 enables greater design flexibility while retaining the residential amenity of the GRZ. I consider this is more effective in achieving GRZ-O1 and RESZ-O3.

17.7 GRZ-BFS8

17.7.1 Matters raised by submitters

485. In relation to GRZ-BFS8, one submitter seeks it be retained as notified.¹²⁴

486. WDC [367.27] seek amendments to standard (1) to provide for greater traffic, pedestrian and cyclist safety. They also seek an additional clause be added to the BFS limiting any other fence or freestanding wall to a height of 1.8 metres. This is generally supported by Woodend-Sefton Community Board [155.7] which considers high and/or low visual permeable fences close to the front boundary or site boundary with a walk/cycleway or reserve are not conducive to providing a sense of community, positive streetscape, or providing safety or security to the

¹²⁰ Bellgrove Rangiora Ltd [408.42]

¹²¹ Kainga Ora [325.236]

¹²² Summerset [207.49]

¹²³ Kainga Ora [325.236]

¹²⁴ Ravenswood [347.41]

residents or those passing by the property. They seek amendments to prevent developers from applying for bulk variations to the fencing rule.

487. Two submitters consider the standard overly restrictive and seek amendments to standard (2). Kainga Ora [325.238] seeks its complete deletion, while Bellgrove Rangiora Ltd [408.44] seek amendments that require a fence within 5m of an accessway to be greater than 0.9m in height and at least 35% visually permeable, instead of 45%.
488. Kainga Ora [325.238] also seeks an amendment to clause (1)(b) limiting the construction of a 1.8m fence with 45% visual permeability only to corner sites with two road boundaries.
489. Woodend-Sefton Community Board [155.7] consider the residential zones should have an open feel with good sight lines between the property and the street frontage for: safety, security, and providing a positive visual streetscape. They consider high and/or low visual permeable fences close to the front boundary or site boundary with a walk/cycleway or reserve are not conducive to providing a sense of community, a positive streetscape, and do not provide safety or security to the residents or those passing by the property. They seek amendments to the BFS to restrict developers from applying for resource consents, in particular for breaches to height and visual permeability standards.

17.7.2 Assessment

490. Mr Nicholson, urban designer and landscape architect has reviewed the submissions of GRZ-BFS8 in paragraphs 8.1 to 8.17 of his report. In paragraph 8.18 he recommends that GRZ-BFS8 is amended so that:

- a. The application of the rule to pedestrian and cycle facilities is clarified;*
- b. Clause 1 is amended so that fences fronting a road boundary, public reserve or walkway / cycleway have a maximum height of 1.2m, except where the site is a corner site, on one road boundary the maximum height can be increased to 1.8m where at least 45% of the fence is visually permeable;*
- c. Alternatively I would support the Panel in retaining the current wording in Clause 1 of GRZ-BFS8 and SETZ-BFS8 in order to maintain passive surveillance of the street;*
- d. A maximum height of 1.8m is established for any other fences;*
- e. Clause 2 is re-drafted to solely address the structure and vegetation setback if required for transport reasons.*
- f. That a separate clause is drafted for the structure and vegetation setback if required for transport reasons.'*

491. I largely agree with the evidence of Mr Nicholson for the reasons set out in his evidence.

492. In relation to the amendments sought by WDC, I note that the terms: 'walkway', 'cycleway', 'pedestrian facility', or 'cycle facility' are not defined within the Proposed Plan. However, I note that the terms: 'pedestrian facility', or 'cycle facility' used within the Waka Kotahi NZ

Transport Agency Traffic control devices manual¹²⁵. As such, I consider these terms are commonly understood and add clarity to the Proposed Plan. As such I support the suggested amendments. I also agree with the WDC submission seeking to include a maximum height for fencing, I consider this will ensure the character and amenity of the GRZ is maintained.

493. In response to Kainga Ora suggested amendment to GRZ-BFS8(1), which is supported by Mr Nicholson, I disagree that a 1.8m high fence with 45% visual permeability should only be available to corner sites with two road boundaries. In my view, GRZ-BFS8(1) as notified provides landowners with flexibility to decide the design of their fence, which can either be:

- no higher than 1.2m above ground level; or
- no higher than 1.8m above ground level where at least 45% of the fence is visually permeable.

494. I consider both options ensure that the passive surveillance required by RES-P3 is achieved.

495. In relation to Kainga Ora's submission on GRZ-BFS8(2), I agree with Kainga Ora 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 note the Proposed Plan defines accessways as:

'any area of land the primary purpose of which is to provide access, including vehicle access, between the body of any allotment(s) or site(s) and any vehicle crossing. Accessway includes any rights of way, private way, access lot, access leg or private road.'

496. This means that 'accessway' is not just the point where the accessway meets the road reserve, it also includes the whole length of rights of way, private ways, access lots, access legs or private roads. It is common for a right of way to be located adjoining several properties, and this built form standard would require a 0.9m fence or a 45% visually permeable fence to be located adjoining the length of the right of way boundary, which I consider would affect the privacy of the adjoining property owners.

497. I consider 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' which is defined as:

'means a formed vehicle access between a road carriageway and a site boundary.'

498. 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.

¹²⁵ <https://www.nzta.govt.nz/roads-and-rail/traffic-control-devices-manual/part-5-traffic-control-devices-for-general-use-between-intersections/>

499. Finally, in relation to the submission from Woodend-Sefton Community Board, I consider 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.

17.7.3 Summary of recommendations

500. I recommend that the submission from the following submitter be **accepted in part**:

- Bellgrove Rangiora Ltd [408.44],
- Kainga Ora [325.238] and
- WDC [367.27].

501. I recommend that the submissions from and the Woodend-Sefton Community Board [155.7] be **rejected**.

GRZ-BFS8 Fencing	
<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>,¹²⁶ 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>¹²⁷, 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>¹²⁸ 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p style="padding-left: 20px;">RES-MD2 - Residential design principles</p> <p style="padding-left: 20px;">RES-MD6 - Road boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

17.7.4 Section 32AA assessment

502. I consider the recommended amendment to GRZ-BFS8 provides a better balance between the requirement to provide for public safety near accessway and passive surveillance anticipated within GRZ-P3, with the requirement to provide for character and amenity of the GRZ

¹²⁶ WDC [367.27]

¹²⁷ Kainga Ora [325.238]

¹²⁸ WDC [367.27]

anticipated within GRZ-P1. I consider the recommended amendments are more effective in achieving GRZ-O1 and RESZ-O3.

17.8 GRZ-BFS9

17.8.1 Matters raised by submitters

503. In relation to GRZ-BFS9, Kainga Ora [325.239] seek amendments to reflect the scale of activity anticipated in the zone and provide greater clarity about what can be included in outdoor living space.
504. Ravenswood [347.42] consider minimum outdoor living space is typically a consideration for medium or higher density residential development and seeks either deletion of standard (1) or amendment which considers lower density and general residential developments by requiring a minimum of 30m² of continuous outdoor living space able to contain a circle of 4m diameter.
505. Sarbaz Estates Limited [133.12] consider all land within the General Residential Zone should be rezoned as Medium Density Zone to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and seek amendments to GRZ-BFS9 to allow increased intensification.

17.8.2 Assessment

506. I sought urban design advice from Mr Nicholson in relation to these submission points. Mr Nicholson, has reviewed the submissions of GRZ-BFS9 in paragraphs 9.1 to 9.5 of his report. In paragraph 9.6 to 9.8 he considers Clause (1)(a) and states:

'Both Kainga Ora – Homes and Communities and Ravenswood Developments Ltd have proposed a minimum area of 30m² with a minimum dimension of 4m. I consider that these would be more appropriate standards for outdoor living space for residential units in medium density developments and would not reflect the generally spacious character of the GRZ.'

In my opinion it is appropriate to retain minimum outdoor living space standards in the GRZ in order to signal the generally spacious character that is anticipated in the zone and to protect the high degree of residential amenity provided.

The specific minimum areas and dimensions are a matter of judgement. I consider that the 100m² minimum area able to contain an 8m circle currently in the Proposed Plan is slightly onerous and recommend the standard is reduced to require a minimum area of 80m² with a minimum dimension of 6m.'

507. In relation to the submissions from Kainga Ora and Ravenswood, I agree with the recommendations of Mr Nicholson for the reasons set out in his memo.

508. In paragraph 9.9 Mr. Nicholson considers Clause (2)(a) and states:

'Minor residential units provide increased density in the GRZ and may lead to substandard outdoor living spaces if not regulated. I agree with Kainga Ora Homes and Communities that the standard currently proposed is too restrictive and recommend that a minimum

area of 20m² with a minimum dimension of 4m that is not part of any required outdoor living space for the principal residential unit should be required.'

509. I note the proposed BFS does not currently regulate a minimum area and I agree that the suggested amendments provide greater clarification and supports implementation.

510. In response to the submission from Sarbaz Estates Limited, as set out above, I agree with the advice of Mr Nicholson, who has recommended amendments to the outdoor living space requirement.

17.8.3 Summary of recommendations

511. I recommend that the submissions from the following submitters be **accepted**:

- Kainga Ora [325.239]
- Ravenswood [347.42]

512. I recommend that the submissions from the following submitters be **accepted in part**:

- Sarbaz Estates Limited [133.12]

513. I recommend that GRZ-BFS6 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

GRZ-BFS9 Outdoor living space	
<p>1. For any residential unit:</p> <p>a. a minimum of 1080¹²⁹ m² of continuous outdoor living space able to contain a circle with a diameter of 86¹³⁰ m shall be provided within the site of a residential unit (except a residential unit in a retirement village); and</p> <p>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.</p> <p>2. For any minor residential unit:</p> <p>a. a minimum of <u>20</u>¹³¹ m² of an outdoor living space able to contain a circle with a diameter of 64¹³² m shall be provided; and</p> <p>b. the required minimum area of outdoor living space shall not be</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD8 - Outdoor living space</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

¹²⁹ Ravenswood [347.42]

¹³⁰ Ravenswood [347.42]

¹³¹ Kainga Ora [325.239]

¹³² Kainga Ora [325.239]

<p>occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and</p> <p>c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.</p>	
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17.8.4 Section 32AA assessment

514. I consider the recommended amendment to the GRZ-BFS9 enables greater design flexibility while retaining the residential amenity of the GRZ anticipated within GRZ-P1. I consider this is more effective in achieving GRZ-O1 and RESZ-O3.

18 SETZ - Settlement Zone

18.1 General

18.1.1 Matters raised by submitters

515. One submission has been received seeking general amendment to the SETZ chapter. These amendments generally support the zoning of a particular area as Settlement Zone which will allow further subdivision.¹³³

18.1.2 Assessment

516. No specific amendments have been sought by the submitter and I do not consider an amendment is required.

18.1.3 Summary of recommendations

517. I recommend that the submissions from John Norton [60.2] be **rejected**.

518. I recommend that no change in relation to this submission be made to the SETZ chapter of the Proposed District Plan.

18.2 SETZ - Objectives and policies

519. The Settlement Zone includes one objective SETZ-O1 and one policy SETZ-P1. No submissions have been received on SETZ-O1 or SETZ-P1. I recommend these provisions are retained as notified.

18.3 SETZ - Rules

18.4 SETZ - Permitted activities

520. The Settlement Zone includes 21 permitted activities SETZ-R1 – SETZ-R21. No submissions were received on rules SETZ-R2, SETZ-R3, SETZ-R5, SETZ-R6, SETZ-R7, SETZ-R8, SETZ-R9, SETZ-R11, SETZ-R14, SETZ-R15, SETZ-R16, SETZ-R17, SETZ-R18, SETZ-R19, SETZ-R20, and SETZ-R21. I recommend these provisions are retained as notified. One submission was received on SETZ-13 seeking it be retained as notified¹³⁴.

521. I recommend that no changes be made to these rules in the SETZ chapter of the Proposed District Plan.

18.5 SETZ-R4

18.5.1 Matters raised by submitters

522. In relation to SETZ-R4, two submissions have been received. One seeks it be retained as notified,¹³⁵ and one submitter seeks deletion of clauses (1) and (2), stating the effect of these

¹³³ John Norton [60.2]

¹³⁴ MoE [277.48]

¹³⁵ Oranga Tamariki [278.10]

rules could be detrimental to their fishing/beach community where 'someone's' boat may be parked on a resident's property.¹³⁶

18.5.2 Assessment

523. With respect to SETZ-R4, I do not support the deletion of clauses (1) or (2). In my opinion SETZ-R4 contributes to the implementation of the SETZ-O1 and SETZ-P1 by managing the parking, storage, dismantling and repair of motor vehicles and/or boats on a site and ensures that sites in the SETZ are not used for heavy vehicle storage or an informal vehicle or boat workshop as a permitted activity. I consider these clauses are required to ensure the character and amenity values anticipated within the SETZ are maintained.

18.5.3 Summary of recommendations

524. I recommend that the submission from Oranga Tamariki [278.10] be **accepted**.

525. I recommend that the submission from Pines and Kairaki Beaches Association [186.1] be **rejected**:

526. I recommend that no change be made to SETZ-R4 in the Proposed Plan.

18.6 SETZ-R10

18.6.1 Matters raised by submitters

527. In relation to SET-R10, Pines and Kairaki Beaches Association [186.3] considers home businesses have less impact than other permitted activities and seeks the maximum area of a home business to be increased from 40m² to 75m².

18.6.2 Assessment

528. Regarding SETZ-R10, I note that any number included within the Proposed Plan setting the maximum area occupied by the home business will be somewhat arbitrary and will act as a trigger for a resource consent process. I note that the 40m² limit is consistent with the home occupation standards within both the Christchurch District Plan¹³⁷ and the Partially Operative Selwyn District Plan.¹³⁸ In my view maximum area of 40m² represents a number that ensures that the character and amendment of the SETZ will still be retained, provided the other permitted standards are also achieved. If the maximum area was increased to 75m², I consider there is the possibility that a home business of this scale may detract from the character and amenity values of the SETZ. Therefore, I disagree with the suggested amendment.

18.6.3 Summary of recommendations

529. I recommend that the submission from Pines and Kairaki Beaches Association [186.3] be **rejected**:

530. I recommend that no change be made to SETZ-R10 in the Proposed Plan.

¹³⁶ Pines and Kairaki Beaches Association [186.1]

¹³⁷ Rule 14.4.1(P13)

¹³⁸ GRZ-R9(a)

18.7 Pines and Kairaki Beaches Association (Rules)

18.7.1 Matters raised by submitters

531. Pines and Kairaki Beaches Association [186.3] generally supports SETZ-R5 to SETZ-R9 and SETZ-R11 to SETZ-R21 but seeks a general amendment that provides specific controls on the maximum number of traffic movements and also off-street parking for all non-residential activities.¹³⁹

18.7.2 Assessment

532. Regarding the submission seeking general amendments to the SETZ Chapter to provide for traffic control and off-street parking, I consider a number of rules work collectively together to control activities which can generate increased vehicle movements and parking requirements. For example:

- SETZ-R8 caps visitor numbers at each site,
- SETZ-R11, SETZ-R12, SETZ-R13 and SETZ-R15 restricts hours of operation for certain activities, and
- SETZ-R10 restricts the number of vehicle movements generated by the home business activity per day.

533. In addition, the Transport Chapter, contained within Part 2 – District-wide matters, contains provisions which apply generally to all activities that occur across the district. Specifically, high traffic generating activities and parking issues are managed by:

- TRAN-P5 – High traffic generating activities
- TRAN-P8 – Parking and public transport
- TRAN-P11 – Parking and associated access and manoeuvring
- TRAN-P12 – Loading area and associated access and manoeuvring area
- TRAN-R9 – Provision of accessible car parking space
- TRAN-R10 – Provision of car parking space and associated manoeuvring area
- TRAN-R11 – Provision of loading space and associated manoeuvring area

534. I consider this suite of rules adequate to manage vehicle movements and parking in the settlement. To add further provisions would risk duplication and complication.

¹³⁹ Land Subcommittee - Pines and Kairaki Beaches Association [186.2, 186.16, 186.17, 186.18, 186.19, 186.20, 186.21, 186.22, 186.23, 186.24, 186.25, 186.26, 186.27, 186.28, 186.29, 186.30]

18.7.3 Summary of recommendations

535. I recommend that the submissions from Pines and Kairaki Beaches Association [186.2, 186.16, 186.17, 186.18, 186.19, 186.20, 186.21, 186.22, 186.23, 186.24, 186.25, 186.26, 186.27, 186.28, 186.29, 186.30] be **rejected**.

536. I recommend that no change be made to SETZ-R5 to SETZ-R9 and SETZ-R11 to SETZ-R21 of the Proposed Plan.

18.8 SETZ - Restricted discretionary activities

537. The Settlement Zone includes two restricted discretionary activities SETZ-R22 and SETZ-R23. One submission¹⁴⁰ was received on SETZ-R22 seeking it be retained as notified. No submissions were received on SETZ-R23. I recommend these provisions are retained as notified.

538. I recommend that no change be made to SETZ-R22 and SETZ-R23 of the Proposed District Plan.

18.9 SETZ - Discretionary activities

539. The Settlement Zone includes seven discretionary activities SETZ-R24 - SETZ-R30. No submissions were received on these rules. I recommend these provisions are retained as notified.

540. I recommend that no change be made to SETZ-R24 to SETZ-R30 of the Proposed District Plan.

18.10 SETZ - Non-complying activities

541. The Settlement Zone includes seven non-complying activities SETZ-R31 - SETZ-R37. No submissions were received on these rules. I recommend these provisions are retained as notified.

542. I recommend that no change be made to SETZ-R31 to SETZ-R37 of the Proposed District Plan.

18.11 SETZ - Built form standards

543. The Settlement Zone includes 10 built form standards SETZ-BFS1 - SETZ-BFS10. No submissions were received on SETZ-BFS1, SETZ-BFS3, SETZ-BFS4, SETZ-BFS5, SETZ-BFS9, and SETZ-BFS10. I recommend these provisions are retained as notified.

544. I recommend that no change be made to SETZ-BFS1, SETZ-BFS3, SETZ-BFS4, SETZ-BFS5, SETZ-BFS9, and SETZ-BFS10 of the Proposed District Plan.

18.12 Pines and Kairaki Beaches Association (Build form standards)

18.12.1 Matters raised by submitters

545. Pines and Kairaki Beaches Association have submitted on three build form standards. They support SETZ-BFS2,¹⁴¹ SETZ-BFS7.¹⁴² However, they seek deletion of SETZ-BFS6,¹⁴³ stating the

¹⁴⁰ Summerset [207.35]

¹⁴¹ Pines and Kairaki Beaches Association [186.5]

¹⁴² Pines and Kairaki Beaches Association [186.7]

¹⁴³ Pines and Kairaki Beaches Association [186.6]

requirement for glazing, habitable rooms and doors facing the street can be contrary to good architectural design.

18.12.2 Assessment

546. I sought urban design advice from Mr Nicholson in relation to these submission points. Mr Nicholson, has reviewed these submissions set out in paragraphs 7.1 to 7.12 of his report. In paragraph 7.13 he recommends that GRZ-BFS6 is amended so that:

'The minimum requirement for glazing in the front façade is reduced from 20% to 15%;

547. I agree with Mr Nicholson's advice that a 15% glazing requirement would be a more appropriate minimum. I consider this would provide more design flexibility while maintaining that character of the SETZ.

18.12.3 Summary of recommendations

548. I recommend that the submissions from Pines and Kairaki Beaches Association [186.5, 186.6, 186.7] following submitters be **accepted**.

549. I recommend that SETZ-BFS6 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

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</u> 20%¹⁴⁴ 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</p> <p>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>

18.12.4 Section 32AA assessment

550. I consider the recommended amendment to the SETZ-BFS6 enables greater design flexibility while retaining the residential amenity of the SETZ. I consider this is more effective in achieving SETZ-O1 and RESZ-O3.

¹⁴⁴ Pines and Kairaki Beaches Association [186.6]

18.13 SETZ-BFS8

18.13.1 Matters raised by submitters

551. In relation to SETZ-BFS8, two submissions have been received which seek amendments. WDC [367.28] seeks amendment to provide greater traffic, pedestrian and cyclist safety, include a maximum length of non-permeable fencing and ensure non-permeable fencing is not adjacent to a reserve entrance or vehicle crossing as follows:

'1. All fencing, or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, ~~walkway or cycleway~~ pedestrian or cycle facilities, shall be:

a. no higher than 1.2m above ground level; or

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; and

3. Any other fence or freestanding wall, is a maximum height of 1.8m.'

552. Woodend-Sefton Community Board [155.9] consider the residential zones should have an open feel with good sight lines between the property and the street frontage for: safety, security, and providing a positive visual streetscape. They consider high and/or low visual permeable fences close to the front boundary or site boundary with a walk/cycleway or reserve are not conducive to providing a sense of community, a positive streetscape, and do not provide safety or security to the residents or those passing by the property. They seek amendments to the BFS to restrict developers from applying for resource consents, in particular for breaches to height and visual permeability standards.

18.13.2 Assessment

553. Mr Nicholson, urban designer has reviewed the submissions on both SETZ-BFS8 and GRZ-BFS8 in paragraphs 8.1 to 8.17 of his memo. Within paragraph 8.18 he has provided recommendations on both SETZ-BFS8 and GRZ-BFS8. The following recommendations are relevant to SETZ-BFS8:

'a. The application of the rule to pedestrian and cycle facilities is clarified;'

'd. A maximum height of 1.8m is established for any other fences;'

554. In relation to the amendments sought by WDC, as noted in my assessment of GRZ-BFS8, the terms: 'walkway', 'cycleway', 'pedestrian facility', or 'cycle facility' are not defined within the Proposed Plan. However, I note that the terms: 'pedestrian facility', or '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. As such I support the suggested amendments. I also agree with the WDC submission seeking to include a maximum height for fencing, I consider this will ensure the character and amenity of the SETZ is maintained giving effect to SETZ-P1(5).

555. In relation to the submission from Woodend-Sefton Community Board, I consider 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.

18.13.3 Summary of recommendations

556. I recommend that the submissions from the WDC [367.28] be **accepted in part**.

557. I recommend that the submissions from the Woodend-Sefton Community Board [155.9] consider submitters be **rejected**.

558. I recommend that SETZ-BFS8 of the Proposed District Plan be amended as follows and as shown in **Appendix A**:

SETZ-BFS8 Fencing	
<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>.¹⁴⁵ shall be: <ol style="list-style-type: none"> a. no higher than 1.2m above ground level. 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. 3. <u>Any other fence or freestanding wall is a maximum height of 1.8m.</u>¹⁴⁶ 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p style="padding-left: 20px;">RES-MD2 - Residential design principles</p> <p style="padding-left: 20px;">RES-MD6 - Road boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

18.13.4 Section 32AA assessment

559. I consider the recommended amendment to the SETZ-BFS8 enables greater design flexibility while retaining the residential amenity of the SETZ anticipated within SETZ-P1. I consider this is more effective in achieving GRZ-O1 and RESZ-O3.

¹⁴⁵ WDC [367.27]

¹⁴⁶ WDC [367.27]

19 RESZ - Matters of discretion for all zones

19.1 Introduction

560. The Settlement Zone includes ten matters of discretion which relate to all zones RES-MD1 - RES-MD11. One submission was received on RES-MD2, RES-MD3, RES-MD4, RES-MD5, RES-MD6, RES-MD7, RES-MD8, RES-MD9 and RES-MD11¹⁴⁷. I recommend these provisions are retained as notified.

19.2 New matters of discretion

19.2.1 Matters raised by Submitters

561. Summerset [207.37] seeks the insertion of a new matter which tailors design principles specific to the requirements of a retirement village, as they consider it inappropriate to apply the same character and standards to these types of development.

'RES-MDX Retirement Village design principles

Whether the development, while bringing change to existing environments, is appropriate to its context, taking into account:

- whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties.
- the ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
- 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.

¹⁴⁷ Rolleston Industrial Developments Limited [326.536, 326.537, 326.538, 326.539, 326.540, 326.541, 326.542, 326.543, 326.544, 326.545, 326.546]

- 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.'

19.2.2 Assessment

562. In relation to the submission from Summerset, I note that retirement villages are restricted discretionary activities within the GRZ (GRZ-R20) and SETZ (SETZ-R22) but non-complying within the LLRZ (LLRZ-R41). Within GRZ-R20 and SETZ-R22 the matters of discretion are restricted to:

- RES-MD2 - Residential design principles
- RES-MD7 - Outdoor storage

563. I sought urban design advice from Hugh Nicholson in relation to these submission points. Mr Nicholson has reviewed this submission and in paragraphs 5.4 to 5.7 of his memo he states:

'RESZ-P10 provides for retirement villages where consistent with good urban design outcomes and integrated with adjacent residential areas. The inclusion of retirement villages as a restricted discretionary activity with the matters of discretion restricted to design matters signals that retirement villages are anticipated activities provided they can be designed in a way that is compatible with the surrounding areas. The desired outcomes are incorporated in the design principles.

I note that the principles are generally prefaced with 'the extent to which...'. In my opinion this signals that a specific standard is not appropriate and that a range of solutions are possible which support the desired outcomes.

In my opinion the residential design principles provide an appropriate degree of flexibility to assess retirement villages taking account of their specific functional requirements. The residential design principles do not require specific standards but rather allow an 'on-balance' assessment of a range of design outcomes that support a functional retirement village with high amenity for residents that is compatible with surrounding areas.

Recommendations

I consider that a new set of design principles as matters of discretion for retirement villages in residential areas is not required.'

564. I 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.

565. If the Hearing Panel consider additional retirement village specific matters of discretion are required I consider it would be more efficient to include the additional matters of discretion into RES-MD2 rather than introducing a new matter of discretion.

19.2.3 Summary of recommendations

566. I recommend that the submissions from Summerset [207.37] be **rejected**.

567. I recommend that no change be made to the Proposed Plan.

19.3 Federated Farmers

19.3.1 Matters raised by Submitters

568. Federated Farmers [414.41] seek an amendment to RES-MD10 so that it applies to 'new rural sales'.

569. Federated Farmers [414.42] seek the deletion of RES-MD11 unless an additional matter is added indicating that it does not apply to residual parcels of pastoral land.

19.3.2 Assessment

570. I disagree with the suggestion that RES-MD10 should be amended so that it only applies to 'new' rural sales. I consider 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.

571. I disagree with the suggestion that RES-MD11 should be deleted or amended so that it does not apply to residual parcels of pastoral land. I consider 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.

19.3.3 Summary of recommendations

572. I recommend that the submissions from Federated Farmers [414.41] [414.42] be **rejected**.

573. I recommend that no change be made to the Proposed Plan.

20 Definitions

20.1 Introduction

574. Submissions were lodged on the following residential related Definitions in the Proposed Plan as notified:

Childcare facility	Minor residential unit
Community Facility	Net density
Educational facility	Residential activity
Gardening	Residential unit
Habitable room	Retirement village
Community Market	

575. The definition of 'Educational facility',¹⁴⁸ 'Habitable room',¹⁴⁹ 'Minor residential unit',¹⁵⁰ 'Net density',¹⁵¹ 'Residential activity',¹⁵² 'Residential unit',¹⁵³ and 'Retirement village',¹⁵⁴ only received submissions in support and seeking their retention as notified. I therefore recommend these definitions be retained as notified and the submissions in support be accepted.

20.2 Childcare facility

20.2.1 Matters raised by submitters

576. Two submissions have been received. One submission¹⁵⁵ seeks the definition be retained as notified. One submission considers the definition of 'Childcare facility' should be included within the definition of 'Educational facility'.¹⁵⁶

20.2.2 Assessment

577. With respect to the submission seeking to include 'Childcare facility' in the definition of 'Educational facility', the Proposed Plan gives effect to the National Planning Standards definition of 'Educational facility' which means:

'land or buildings used for teaching or training by childcare services, schools, or tertiary education services, including any ancillary activities'.

578. 'Childcare facility' is defined in the Proposed Plan as:

¹⁴⁸ MoE [277.4], Clampett Investments Limited [284.6], Rolleston Industrial Developments Limited [326.8]

¹⁴⁹ MoE [277.5]

¹⁵⁰ Hort NZ [295.47]

¹⁵¹ Clampett Investments Limited [284.13], Rolleston Industrial Developments [326.14]

¹⁵² Summerset [207.5], Clampett Investments [284.21], Rolleston Industrial Developments [326.22], Corrections [52.2], Oranga Tamariki [278.1]

¹⁵³ Hort [295.50], Rolleston Industrial Developments [326.23], Clampett Investments Limited [284.22]

¹⁵⁴ Summerset [207.4], Rolleston Industrial Developments [326.25], Clampett Investments Limited [284.24]

¹⁵⁵ Hort NZ [295.14]

¹⁵⁶ MoE [277.2]

'means land and/or buildings used for the paid care of more than four children that are not related to the resident of the site, or where the site is not run as a home business. It excludes rooms or land used for sports training.'

579. I consider the definition of 'Educational facility' encompasses the spectrum of educational facilities for children including early childhood, primary and secondary and post-secondary level education facilities. As such, I consider the definition of 'Childcare facilities' is a subset of the 'Educational facility'. As such, I disagree any amendment to 'Educational facility' is required.

580. For completeness, in 'General Themes' section of this report, I have recommended that 'Childcare facilities' should be managed separately to 'Educational facilities', within the context of the LLRZ, SETZ, and GRZ. To separate these two activities, I have recommended amendments to the titles of SETZ-R12, GRZ-R12, and LLRZ-12 to clarify that these rules apply to educational facilities and exclude childcare facility.

20.2.3 Summary of recommendations

581. I recommend that the submission from MoE [277.2] be **rejected**.

582. I recommend that no change be made to the definition of 'Childcare facility' of the Proposed District Plan.

20.3 Community facility

20.3.1 Matters raised by submitters

583. Five submissions have been received. Four submissions¹⁵⁷ seek the definition be retained as notified.

584. Lamb and Hayward Ltd [163.7] seeks amendment to include funeral homes in the definition of 'community facility'.

20.3.2 Assessment

585. I do not support an amendment to include funeral homes in the definition of 'Community facility'. I note that the National Planning Standards the definition of 'Community facility' as:

'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.'

586. The Proposed Plan defines 'Funeral related service and facility' as:

'commercial services associated with the memorial, embalming or cremation of deceased person.'

¹⁵⁷ MoE [277.3], Clampton Investments Limited [284.4], Hort NZ [295.17], Rolleston Industrial Developments [326.6]

587. I note that GRZ-R33 specifically provides for 'funeral related services and facility' as a non-complying activity.

588. In my opinion GRZ-33 achieves GRZ-P1(6) which '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'.

20.3.3 Summary of recommendations

589. I recommend that the submissions from Lamb and Hayward Ltd [163.7] be **rejected**.

590. I recommend that no change be made to the definition of 'Community facility' of the Proposed District Plan.

20.4 Gardening

20.4.1 Matters raised by submitters

591. Federated Farmers [414.5] seeks the following amendment to the definition of 'gardening' to provide further clarification regarding the scale of the activity:¹⁵⁸

'means the small scale 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. To avoid doubt, this definition excludes agricultural activities'.

20.4.2 Assessment

592. I agree the addition of 'small scale' provides relevant context and clarification regarding the scale of the activity. I support the amendment proposed. I disagree that there needs to be an exclusion for 'agricultural activities' as I consider the definition is suitably clear.

20.4.3 Summary of recommendations

593. I recommend that the submissions from Federated Farmers [414.5] be **accepted in part**.

594. I recommend that the definition of 'Gardening' in the Proposed District Plan be amended as follows and as shown in **Appendix A:**

¹⁵⁸ Federated Farmers [414.5]

GARDENING	means the <u>small scale</u> ¹⁵⁹ 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.
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20.4.4 Section 32AA assessment

595. I consider the recommended amendment is very minor in nature and adds clarity to the definition.

¹⁵⁹ Federated Farmers [414.5]

21 Conclusions

596. There were 108 submissions and 491 submission points; and 19 further submissions points on residential related provisions.

597. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that Proposed Plan should be amended as set out in **Appendix A** of this report.


598. For the reasons set out in the Section 32AA evaluation included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to: achieve the purpose of the RMA where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

Recommendations:

I recommend that:

1. The Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in Appendix B of this report; and
2. The Proposed Plan is amended in accordance with the changes recommended in Appendix A of this report.

Signed:

Name and Title		Signature
Report Author	Andrew Maclennan Associate, Incite	

Appendix A. Recommended Amendments to Residential Chapters

Where I recommend changes in response to submissions, these are shown as follows:

- Text recommended to be added to the Proposed Plan is underlined.
- Text recommended to be deleted from the Proposed Plan is ~~struck through~~.

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, the anticipated built form within each zone, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is¹⁶⁰ 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 very¹⁶¹ 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	Residential growth, location and timing Sustainable residential growth that:

¹⁶⁰ Kainga Ora [325.191]

¹⁶¹ Rick Allaway and Lionel Larsen [236.14]

	<ol style="list-style-type: none"> 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.
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 A form, scale and design of development 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 4. manages adverse effects on the surrounding environment.
RESZ-04	<p>Non-residential activities Non-residential activities that take place in residential areas support the function of local communities.</p>
RESZ-05	<p>Housing choice Residential Zones provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of residential <u>unit types activities</u>¹⁶²; and 2. a variety of residential unit densities.
Policies	
RESZ-P1	<p>Design of development New development in residential areas is well designed and laid out, including by:</p> <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;

¹⁶² Oranga Tamariki [278.5]

	<ol style="list-style-type: none"> 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 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	<p>Multi-unit residential development</p> <p>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:</p> <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; 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and 9. encouraging variation in residential unit sizes within a development to support housing choice.
RESZ-P3	<p>Safety and well-being</p> <p>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

	<p>2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage <u>limiting signs and managing</u>¹⁶³ 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.</p>
RESZ-P4	<p>Sustainable design In relation to design of buildings in Residential Zones, encourage and advocate for¹⁶⁴:</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 and¹⁶⁵ minor residential units¹⁶⁶.
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>¹⁶⁷
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

¹⁶³ Kainga Ora [325.199]¹⁶⁴ Kainga Ora [325.200]¹⁶⁵ Summerset [207.26]¹⁶⁶ Kainga Ora [325.200]¹⁶⁷ 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 and 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. consistent with good urban design <u>outcomes</u>¹⁶⁸, 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

¹⁶⁸ Summerset [207.27]

	<p>d. achieves a high level of visual and landscape amenity;</p> <p>3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.</p>
RESZ-P13	<p>Location of higher density development</p> <p>Locate higher density housing to support and have ready access to:</p> <p>1. commercial business areas, community facilities and open space; and</p> <p>2. public transport and well-connected walkable communities.¹⁶⁹</p>
RESZ-P14	<p>Development density</p> <p>Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</p> <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 no 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.</p>

¹⁶⁹ Kainga Ora [325.206]

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 located near but outside the established townships. 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.

Where relevant, activities in the Lot Residential Zone must also comply with the provisions in the District-wide Energy and Infrastructure chapter, including EI-51, EI-R52, 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.¹⁷⁰

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>

¹⁷⁰ Mainpower [249.115, 249.117, 249.118 and 249.119, 249.132]

	<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 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; 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>¹⁷¹ 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

¹⁷¹ Clause 16(2) RMA

<i><u>This rule applies to permanently relocated buildings.</u></i> ¹⁷²	
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
LLRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R3 Minor residential unit	
Activity status: PER Where: 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 80m ² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m ²); 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 achieves an average site density of one residential unit per 5,000m ² of site area.	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
LLRZ-R4 Residential activity	
Activity status: PER Where: 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.	Activity status when compliance not achieved: DIS
LLRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where:	Activity status when compliance not achieved: N/A

¹⁷² House Movers [221.4], [221.6], [221.8]

1. the activity is associated with an otherwise permitted or consented activity.	
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: 1. 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: 1. 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: 1. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business activity per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (1); 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	Activity status when compliance not achieved: DIS

7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	
LLRZ-R11 Residential unit used as a show home	
Activity status: PER Where: <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. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home
LLRZ-R12 Educational facility	
Activity status: PER Where: <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.¹⁷³ 	Activity status when compliance not achieved: DIS
LLRZ-R13 Childcare facility	
Activity status: PER Where: <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. 	Activity status when compliance not achieved: DIS
LLRZ-R14 Community garden	

¹⁷³ MoE [277.47]

Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R15 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note 1. Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.	
LLRZ-R16 Agriculture	
Activity status: PER Where: 1. the activity involves the planting of trees, any tree planted shall be located a minimum of 10m from any site internal boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD9 - Impact of trees 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.
LLRZ-R17 Rural produce retail	
<i>This rule does not apply to farmers' markets provided for under LLRZ-R23.</i>	
Activity status: PER Where: 1. rural produce retail activity exceeds 5m ² any sales area shall be located a minimum of 10m inside any site boundary; 2. there shall be only one rural produce retail activity per site; and 3. the maximum area of any rural produce retail activity shall be 50m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LLRZ-R18 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LLRZ-R19 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	Activity status when compliance not achieved: N/A
LLRZ-R20 Boarding kennels	

Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R21 Cattery	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R22 Equestrian and ancillary activities and facilities	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R23 Farmers' market	
Activity status: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales	Activity status when compliance not achieved: N/A
LLRZ-R24 Community facility	
<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 services¹⁷⁴	
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
LLRZ-R39 Motorised sports facility	

¹⁷⁴ Clause 16(2) RMA

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

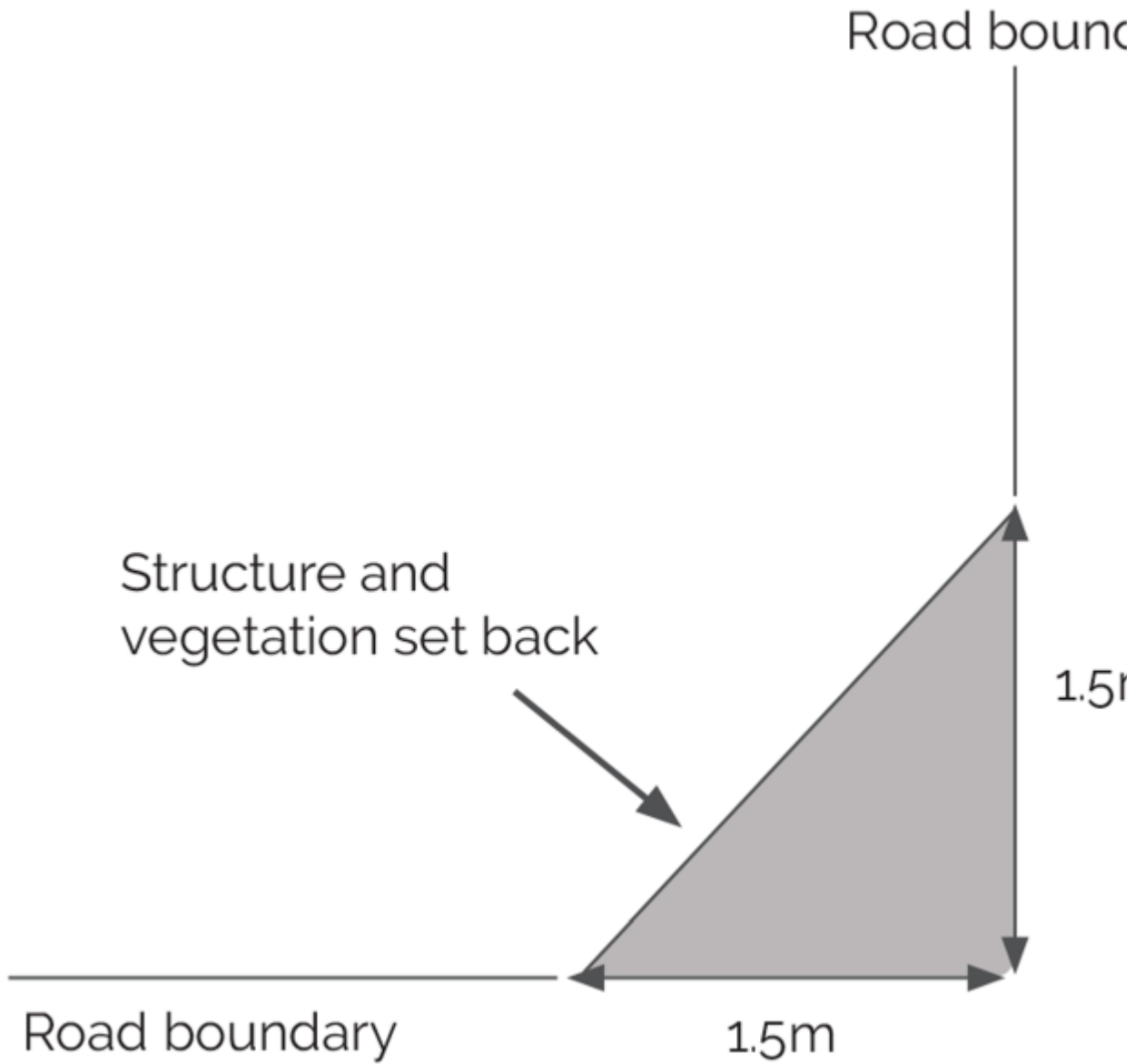
Built Form Standards

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 	Activity status when compliance not achieved: DIS

<p>b. open slat decks under 1m in height above ground level with a permeable surface underneath.</p>	
<p>LLRZ-BFS4 Impermeable surface</p>	
<p>1. The maximum impermeable surface of any site shall be 20% of the net site area.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>LLRZ-BFS5 Height</p>	
<p>1. The maximum height of any building or structure shall be 8m above ground level.</p>	<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>LLRZ-BFS6 Building and structure setbacks</p>	
<p>1. Any building or structure, other than a fence, shall be set back a minimum of:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>3. Any habitable building or building housing a sensitive activity shall have a setback a minimum distance of:</p> <ul style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on the same site. b. 3500m¹⁷⁵ 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. <p>4. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<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 RES-MD6 - Road boundary setback RURZ-MD2 - Housing of animals</p>

¹⁷⁵ ECan [316.166]

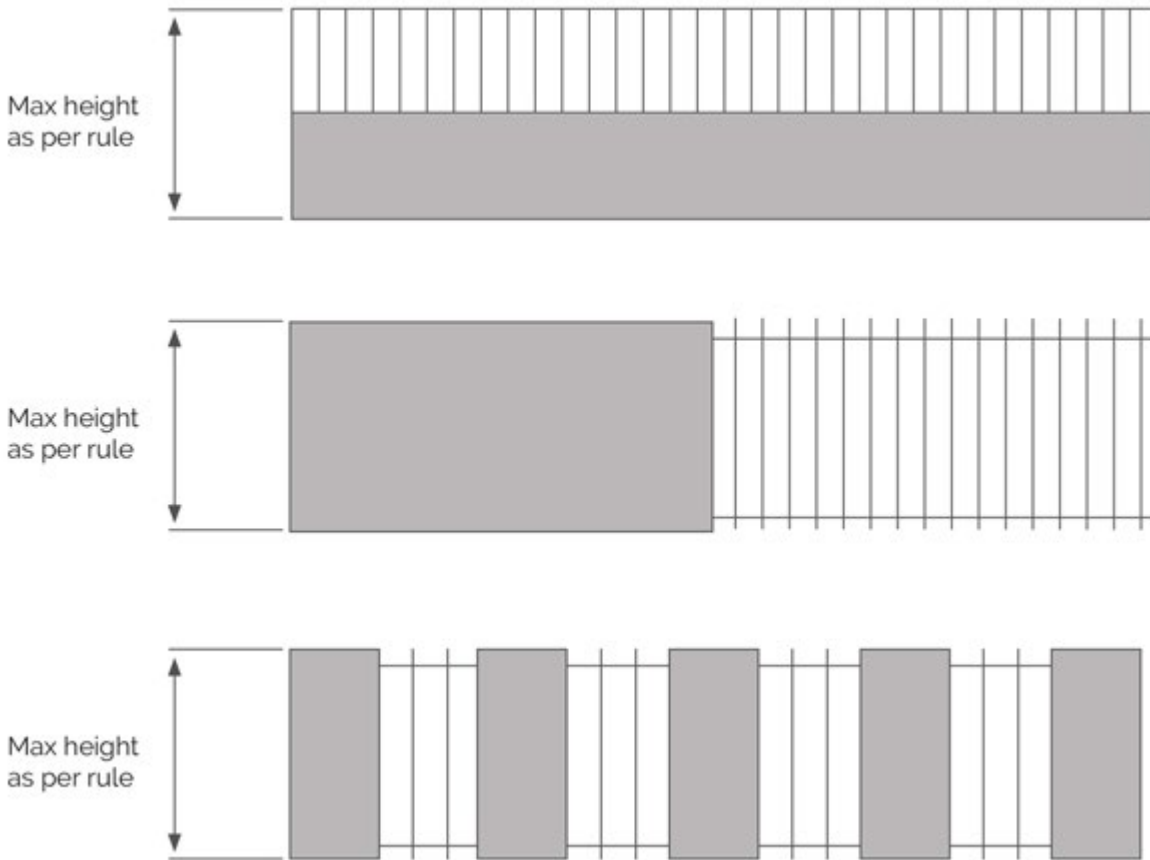
Figure LLRZ-1: Structure and Vegetation Setback



LLRZ-BFS7 Fencing	
1. Any fencing located on or within 15m from any road boundary shall: <ol style="list-style-type: none"> 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 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback Notification

<p>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</p> <p>2. Any fencing located on or within 10m of an internal boundary shall:</p> <ul style="list-style-type: none"> 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. <p>3. Any fencing located outside the areas specified in (1) and (2) above shall:</p> <ul style="list-style-type: none"> 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. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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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.

Where relevant, activities in the General Residential Zone must also comply with the provisions in the District-wide Energy and Infrastructure chapter, including EI-51, EI-R52, 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.¹⁷⁶

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

Objectives	
GRZ-01	General Residential Zone A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.
Policies	

¹⁷⁶ Mainpower [249.115, 249.117, 249.118 and 249.119, 249.132]

GRZ-P1	<p>Residential character and amenity values</p> <p>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <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>¹⁷⁷ <u>on larger sites</u>¹⁷⁸; 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.
GRZ-P2	<p>General Residential Zone Overlay</p> <p>For any General Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.</p>

Activity Rules

<p>GRZ-R1 Construction or alteration of or addition to any building or other structure <i>This rule applies to permanently relocated buildings.</i>¹⁷⁹</p>	
<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>
<p>GRZ-R2 Residential unit</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>GRZ-R3 Minor residential unit</p>	
<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); 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units</p>

¹⁷⁷ Summerset [207.29]

¹⁷⁸ Miranda Hales [246.12] and Dalkeith Holdings Ltd [242.13]

¹⁷⁹ House Movers [221.4], [221.6], [221.8]

<p>2. there shall be only one minor residential unit per site; and</p> <p>3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.</p>	
GRZ-R4 Residential activity	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> no more than 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. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R5 Gardening, cultivation and disturbance of land for fence posts	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity is associated with an otherwise permitted or consented activity. 	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R6 Accessory building or structure	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R7 Boarding house	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> a maximum of eight people shall be accommodated per site, including any on site managers. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R8 Residential disability care or care facility	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R9 Visitor accommodation	
<p><i>This rule does not apply to any camping ground provided for under GRZ-R23.</i></p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> a maximum of eight visitors shall be accommodated per site. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R10 Home business	
<p>Activity status: PER Where:</p>	<p>Activity status when compliance not achieved: DIS</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>¹⁸⁰ the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	
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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 and 9:00am-4:00pm Saturday</u>,¹⁸¹ Sunday <u>and</u> including public holidays; 2. the duration of use as a show home shall not exceed two <u>three</u>¹⁸² 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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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; 	<p>Activity status when compliance not achieved: DIS</p>
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¹⁸⁰ Kainga Ora [325.222]

¹⁸¹ Bellgrove Rangiora Ltd [408.38]

¹⁸² Ravenswood Developments [347.31]

<ol style="list-style-type: none"> 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; ¹⁸³ 4.3 the facility shall not result in more than two non-residential activities within a residential block frontage; and 3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. ¹⁸⁴ 	
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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>
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GRZ-R14 Community garden

<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
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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; 	<p>Activity status when compliance not achieved: DIS</p>
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¹⁸³ MoE [277.47]

¹⁸⁴ MoE [277.47]

<p>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;</p> <p>4. the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p>	
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GRZ-R16 Domestic animal keeping and breeding

Activity status PER	Activity status when compliance not achieved: N/A
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Advisory Note

- 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>Where:</p> <ol style="list-style-type: none"> the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC
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GRZ-R18 Oxford A&P Showground activities

<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activities on <u>at the Oxford A&P Showground¹⁸⁵</u> site are: <ol style="list-style-type: none"> an annual A&P Show event; recreation activities; equestrian and ancillary activities and facilities; community facility; community market; motor vehicle display events; and dog agility and training. 	Activity status when compliance not achieved: DIS
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Advisory Note

- Rules for temporary activities are contained in the Temporary Activities Chapter.

GRZ-R19 Multi-unit residential development

Activity status: RDIS	Activity status when compliance not achieved: DIS
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¹⁸⁵ Clause 16(2) RMA

<p>1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</p> <p>2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and</p> <p>3. a design statement shall be provided with the application.</p> <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>	
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GRZ-R20 Retirement village

<p>Activity status: RDIS Where:</p> <p>1. a design statement is provided with the application.</p> <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>
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GRZ-R21 Community facility

This rule does not apply to any health care facility provided for under GRZ-R15; or recreation facility provided for under GRZ-R26.

<p>Activity status: RDIS</p> <p>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>
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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 ¹⁸⁶	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

¹⁸⁶ 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

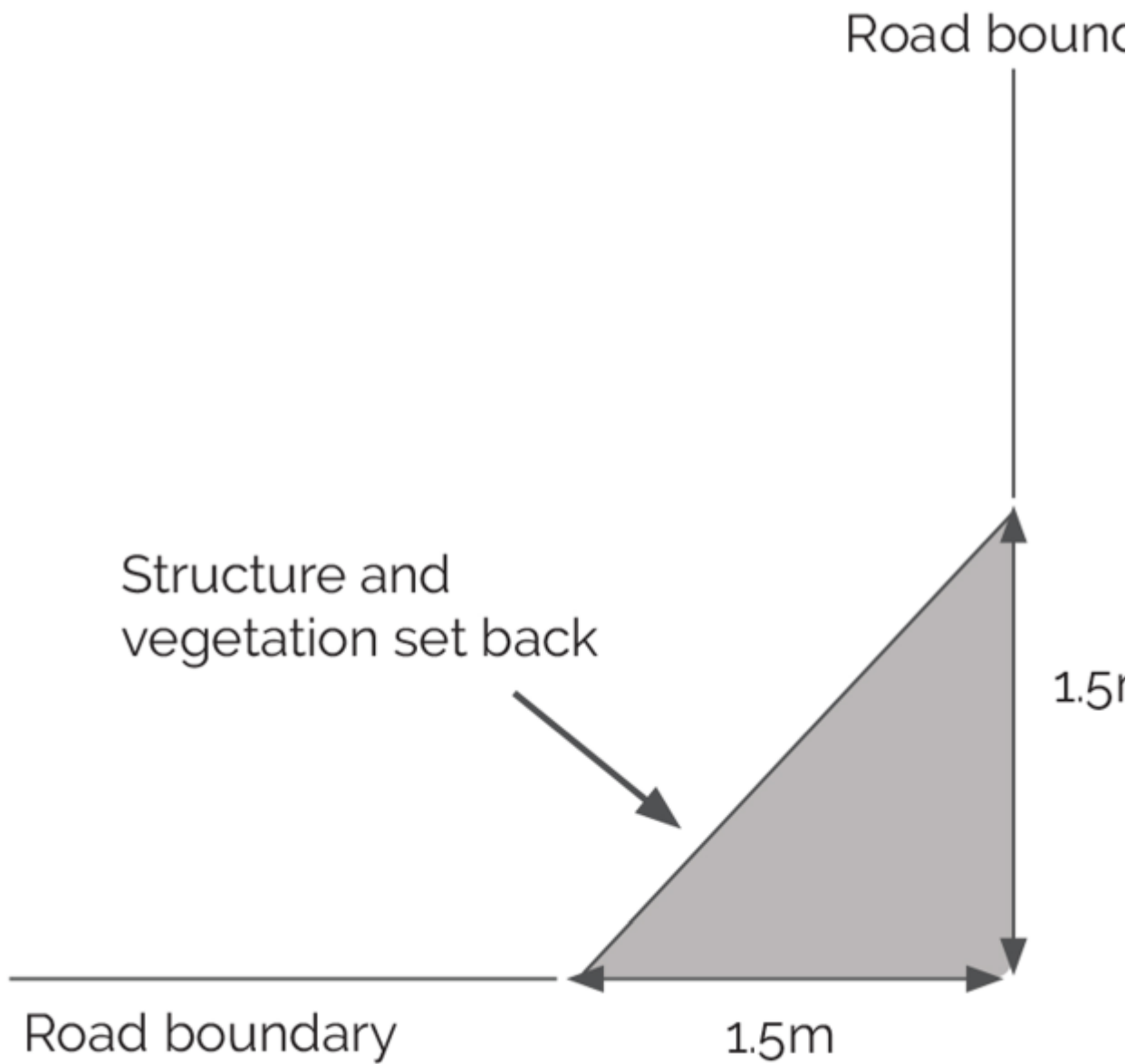
GRZ-BFS1 Site density	
<ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 500m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 500m², one residential unit is allowed. 3. This rule does not apply to any 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; b. any caravan; or c. deck under 1m in height above ground level. 	Activity status when compliance not achieved: DIS
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: <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
GRZ-BFS4 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building shall be: <ol 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> <u>RES-MD2 - Residential design principles</u> <u>RES-MD5 - Impact on neighbouring property¹⁸⁷</u>

¹⁸⁷ Kainga Ora [325.234]

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 <u>accessway</u>¹⁸⁸ (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ol 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. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property <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>

Figure GRZ-1: Structure and Vegetation Setback

¹⁸⁸ WDC [367.10]



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>¹⁸⁹ and b. include at least 2015%¹⁹⁰ 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>¹⁹¹ 	<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>¹⁹² 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 	<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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¹⁸⁹ Bellgrove Rangiora Ltd [408.42]

¹⁹⁰ Kainga Ora [325.236]

¹⁹¹ Summerset [207.49]

¹⁹² Kainga Ora [325.236]

<p>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;</p> <p>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.</p> <p>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>	
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GRZ-BFS8 Fencing

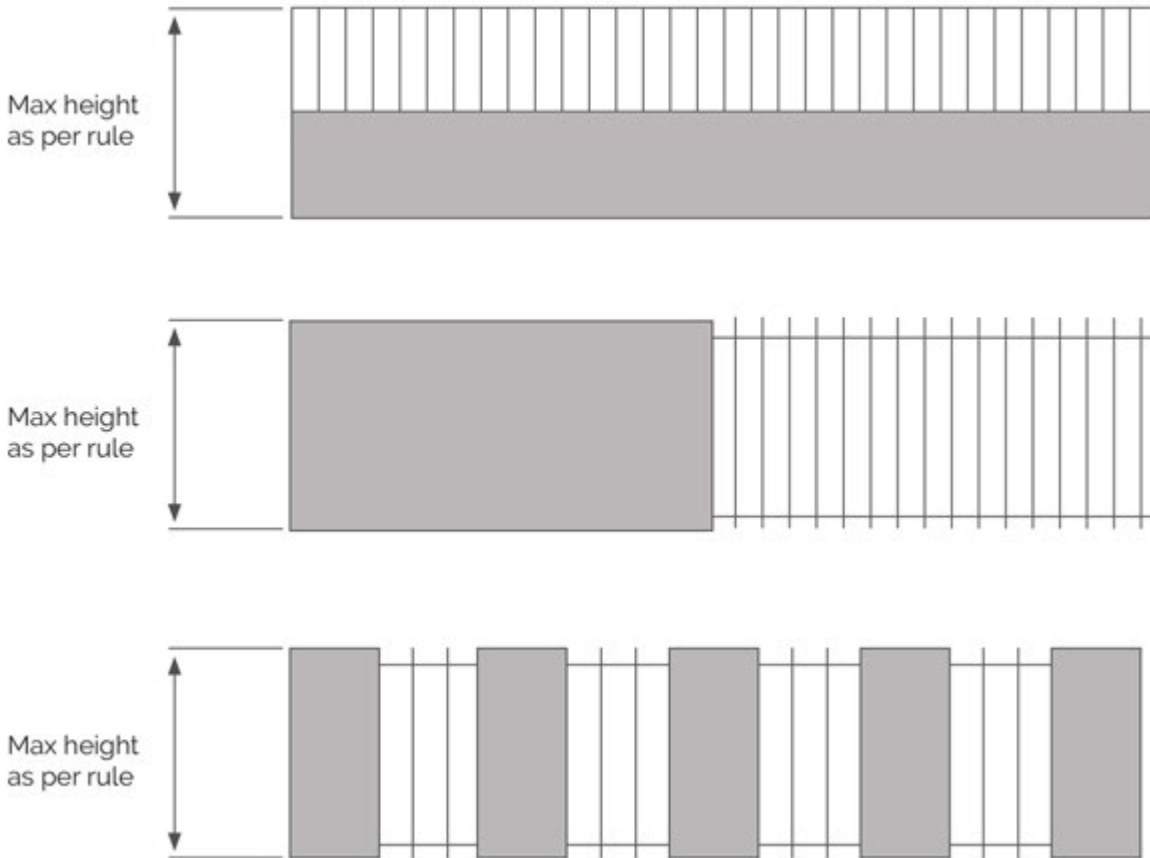
<p>1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, <u>pedestrian facility walkway</u>, or <u>cycle facility cycleway</u>,¹⁹³ shall be:</p> <ul style="list-style-type: none"> a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. <p>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>¹⁹⁴, or within the structure and vegetation set back area shown in Figure GRZ-1.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD6 - Road boundary setback <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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¹⁹³ WDC [367.27]

¹⁹⁴ Kainga Ora [325.238]

3. Any other fence or freestanding wall is a maximum height of 1.8m. ¹⁹⁵	
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Figure GRZ-2: Examples of Visually Permeable Fencing



GRZ-BFS9 Outdoor living space	
<p>1. For any residential unit:</p> <ul style="list-style-type: none"> a. a minimum of 4080¹⁹⁶m² of continuous outdoor living space able to contain a circle with a diameter of 80¹⁹⁷m 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, 	<p>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.</p>

¹⁹⁵ WDC [367.27]

¹⁹⁶ Ravenswood [347.42]

¹⁹⁷ Ravenswood [347.42]

<p>driveway, or parking space, other than an outdoor swimming pool or washing line.</p> <p>2. For any minor residential unit:</p> <p>a. a minimum of 20m² of an¹⁹⁸ outdoor living space able to contain a circle with a diameter of 64m¹⁹⁹ shall be provided; and</p> <p>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</p> <p>c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.</p>	
<p>GRZ-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>

¹⁹⁸ Kainga Ora [325.239]

¹⁹⁹ Kainga Ora [325.239]

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.

Where relevant, activities in the Settlement Zone must also comply with the provisions in the District-wide Energy and Infrastructure chapter, including EI-51, EI-R52, 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.²⁰⁰

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

Objectives	
SETZ-O1	Settlement Zone Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.
Policies	
SETZ-P1	Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for: <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,

²⁰⁰ Mainpower [249.115, 249.117, 249.118 and 249.119, 249.132]

	<p>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;</p> <p>5. maintenance of outlooks from within the settlements to rural areas; and</p> <p>6. pedestrian movement, but with minimal use of kerb and channelling, and intimate and informal streetscapes.</p>
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Activity Rules

SETZ-R1 Construction or alteration of or addition to any building or other structure	
<i>This rule applies to permanently relocated buildings.²⁰¹</i>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 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"> the maximum GFA of the minor residential unit shall be 80m² (excluding any area required for a single car vehicle garage or carport); there shall be only one minor residential unit is provided per site; and 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>
SETZ-R4 Residential activity	
<p>Activity status: PER Where:</p> <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. 	<p>Activity status when compliance not achieved: DIS</p>
SETZ-R5 Gardening, cultivation and disturbance of land for fenceposts	

²⁰¹ House Movers [221.4], [221.6], [221.8]

<p>Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.</p>	<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: 1. a maximum of eight people shall be accommodated per site, including any on site managers.</p>	<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: 1. a maximum of eight visitors shall be accommodated per site.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R10 Home business</p>	
<p>Activity status: PER Where: 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 funeral related services and facility, heavy industry, vehicle</p>	<p>Activity status when compliance not achieved: DIS</p>

<p>sales, or vehicle repair, storage or dismantling; and</p> <p>8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</p>	
<p>SETZ-R11 Residential unit used as a show home</p>	
<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>
<p>SETZ-R12 Educational facility (excluding childcare facility)</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; 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;²⁰² 4.3. 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.²⁰³ 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R13 Childcare facility</p>	
<p>Activity status: PER Where:</p>	<p>Activity status when compliance not achieved: DIS</p>

²⁰² MoE [277.47]

²⁰³ MoE [277.47]

<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>SETZ-R14 Community garden</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>SETZ-R15 Health care facility</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; 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. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R16 Domestic animal keeping and breeding</p>	
<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. 	
<p>SETZ-R17 Convenience activity</p>	
<p>Activity status: PER Where:</p>	<p>Activity status when compliance not achieved: DIS</p>

<p>1. the maximum GFA of building occupied by the neighbourhood convenience retail activity shall be 75m².</p>	
SETZ-R18 Veterinary 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; and 2. the maximum GFA of building occupied by the veterinary facility shall be 200m². 	<p>Activity status when compliance not achieved: DIS</p>
SETZ-R19 Food and beverage outlet	
<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 food and beverage outlet shall be 200m². 	<p>Activity status when compliance not achieved: DIS</p>
SETZ-R20 Supermarket	
<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>
SETZ-R21 Recreation activities	
<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>
SETZ-R22 Retirement village	
<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>Activity status when compliance not achieved: DIS</p>

Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	
SETZ-R23 Community facility	
<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>	
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
SETZ-R23A Emergency service facility	
Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage²⁰⁴</u>	Activity status when compliance not achieved: <u>N/A</u>
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	

²⁰⁴ FENZ [303.53 and 303.55]

This rule does not apply to any motorised vehicle events provided for under SETZ-R36; or motorised recreation activity provided for under SETZ-R37.

Activity status: DIS

SETZ-R29 Service station

Activity status: DIS

Where:

1. only locate on sites with frontage and the primary entrance to an arterial road or collector road;
2. 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

SETZ-R36 Motorised vehicle events

Activity status: NC

Activity status when compliance not achieved: N/A

SETZ-R37 Motorised recreation activity

Activity status: NC

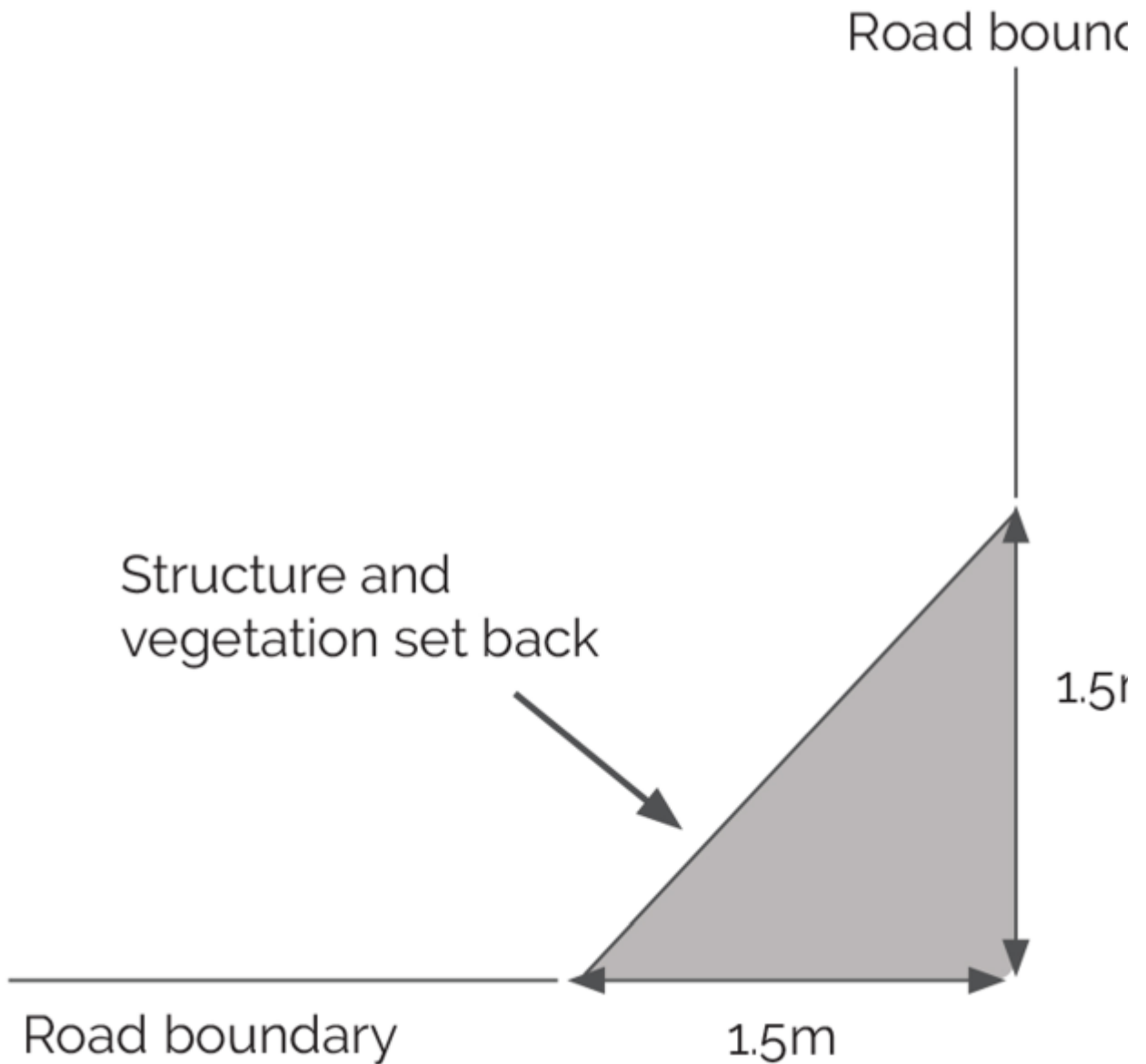
Activity status when compliance not achieved: N/A

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. 	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.

<ol style="list-style-type: none">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. 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:<ol style="list-style-type: none">a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; orb. having sill heights of 1.5m above floor level; orc. 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.	
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Figure SETZ-1 Structure and Vegetation Setback



SETZ-BFS6 Street interface	
<p>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:</p> <ul style="list-style-type: none"> a. have at least one habitable room or kitchen located facing the street at ground level; and 	<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>

<ul style="list-style-type: none"> b. include at least <u>15 20%</u>²⁰⁵ 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. <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p>	
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SETZ-BFS7 Height in relation to boundary

<p>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:</p> <ul 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; <p>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.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property <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>
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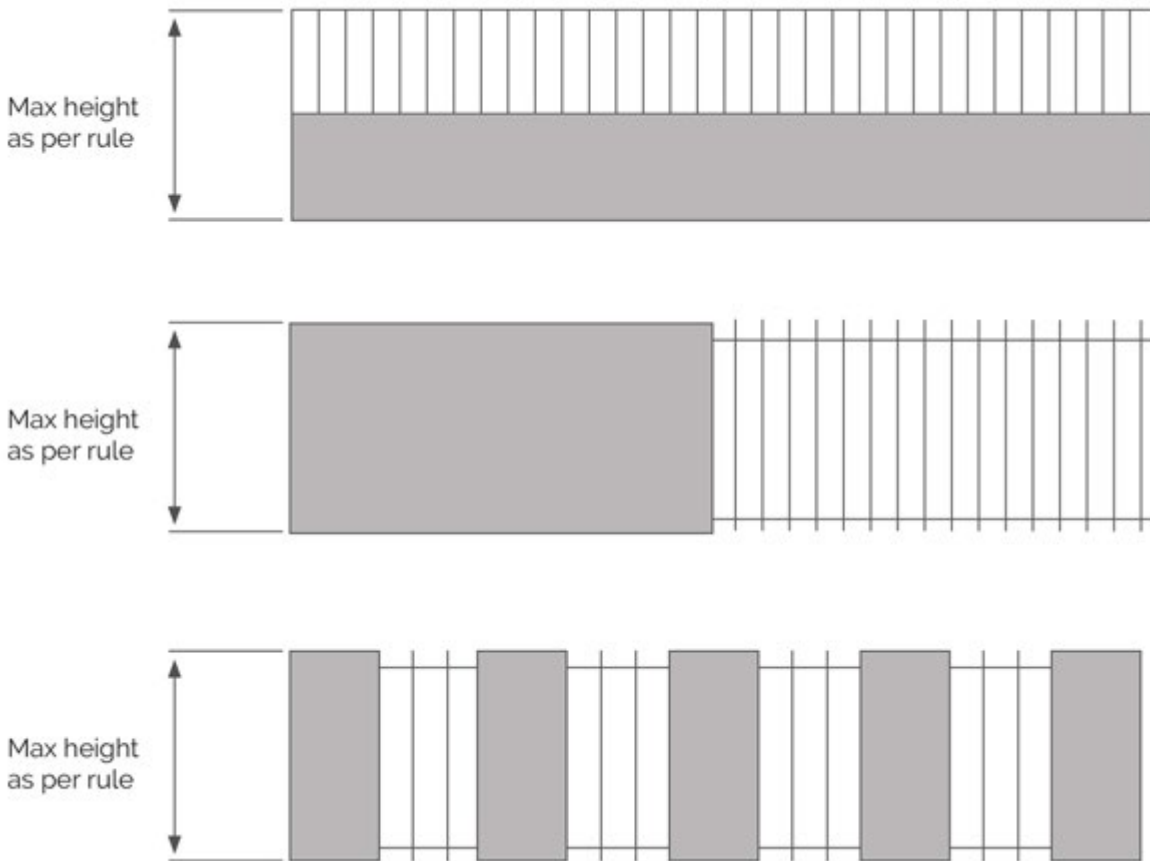
²⁰⁵ Pines and Kairaki Beaches Association [186.6]

<p>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>	
<p>SETZ-BFS8 Fencing</p>	
<p>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>,²⁰⁶ shall be:</p> <p>a. no higher than 1.2m above ground level.</p> <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>²⁰⁷</p>	<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 SETZ-2: Examples of Visually Permeable Fencing

²⁰⁶ WDC [367.27]

²⁰⁷ WDC [367.27]



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 residential unit in a retirement village), provided that: 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. 2. For any minor residential unit: <ol 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; 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD8 - Outdoor living space</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>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>	
<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

RES-MD1	<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.
RES-MD2	<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;

	<ul style="list-style-type: none"> 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. <p>4. Residential amenity:</p> <ul 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: <ul style="list-style-type: none"> i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units; 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.
<p>RES-MD3</p>	<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

	<p>d. impacts on adjacent residents in terms of privacy, in particular adjacent outdoor living spaces.</p>
<p>RES-MD4</p>	<p>Traffic generation</p> <ol 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: <ol style="list-style-type: none"> a. in the case of effects on residential character and amenity values: <ol 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: <ol 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; 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.
<p>RES-MD5</p>	<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. 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	Housing of animals <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> ²⁰⁸ 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 major²⁰⁹ 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> ²¹⁰
<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> ²¹¹

²⁰⁸ Federated Farmers [414.5]

²⁰⁹ Clause 16 RMA

²¹⁰ Bellgrove Rangiora Ltd [408.39]

²¹¹ Clause 16(2) RMA

Appendix B. Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in Table B1 below.

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</u> . The Medium Density Residential Zone is located within walkable distance to town centres...'	4.2	Accept	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	Reject	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?
207.22 ²¹²	Summerset Retirement Villages (Rangiora) Ltd	RESZ-O1	Retain RESZ-O1 as notified.	6.1	Accept	Submission does not seek any changes	No
256.89 ²¹³	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 to meet demand over the short, medium and long-term in a timely manner according to growth needs; 2. is responsive to community and district needs; and enables new development, as well as redevelopment of existing Residential Zones. ...'	6.1	Reject	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.	No
326.517 ²¹⁴	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
254.68 ²¹⁵	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

²¹² Oppose – Kainga Ora [FS 88].

²¹³ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject

²¹⁴ Oppose – Ohoka Residents Association [FS 137]

²¹⁵ 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
256.90 ²¹⁶	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 <u>development sustainability</u> 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
326.518 ²¹⁷	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
207.23 ²¹⁸	Summerset Retirement Villages (Rangiora) Ltd	RESZ-O3	Retain RESZ-O3 as notified.	6.3	Accept	Submission does not seek any changes	No
256.91 ²¹⁹	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 <u>Development is in keeping with the anticipated built form of the applicable residential zone.</u>	6.3	Reject	Consider retaining the reference to appropriate location and design provides more direction on the outcome the objective is seeking to achieve	No

²¹⁶ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject²¹⁷ Oppose – Ohoka Residents Association [FS 137]²¹⁸ Oppose – Kainga Ora [FS 88]²¹⁹ 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.'				
326.519 ²²⁰	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
254.70 ²²¹	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
207.24 ²²²	Summerset Retirement Villages (Rangiora) Ltd	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
256.92 ²²³	Chloe Chai and Mark McKitterick	RESZ-O4	Retain RESZ-O4 as notified.	6.4	Accept	Submission does not seek any changes	No
277.38 ²²⁴	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 in residential areas support the function of local communities.'	6.4	Reject	Agree that the residential form, scale, design and amenity values of non-residential activities need to be considered within the objectives of RESZ. However, I consider this	No

²²⁰ Oppose – Ohoka Residents Association [FS 137]²²¹ Oppose – Kainga Ora [FS 88]²²² Oppose – Kainga Ora [FS 88]²²³ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject²²⁴ Support – CIAL [FS 80] – Officer recommendation –reject

			<u>Non-residential activities are compatible with the scale and intensity of development anticipated by the applicable zone and maintain the amenity of the neighbourhood.'</u>			direction is already provided for within RESZ-O3. As such, I disagree that this direction needs to be replicated within RESZ-O4.	
326.520 ²²⁵	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
183.11 ²²⁶	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: '... <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	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:	6.5	Reject	As stated above [183.11]	No

²²⁵ Oppose – Ohoka Residents Association [FS 137]²²⁶ Oppose – Belgrove Rangiora [FS 85] – Officer recommendation – accept

			1. a range of residential unit types; and 2. a variety of residential unit densities'				
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.</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	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</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	As stated above [183.11]	No
256.93 ²²⁷	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: '1. a range of residential unit types residential activities'	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.</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
326.521 ²²⁸	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

²²⁷ Oppose – Mark McKitterick [FS 2] – Officer recommendation – reject

²²⁸ 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?
207.25 ²²⁹	Summerset Retirement Villages (Rangiora) Ltd	RESZ-P1	Amend RESZ-P1 to not apply to retirement villages, either by clarifying what residential development it applies to, or by amending to: 'New development in residential areas, <u>other than for retirement villages under policy P10</u> , is well designed and laid out, including by: ...'	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
325.197	Kainga Ora – Homes and Communities	RESZ-P1	Amend RESZ-P1: ' <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> New development in residential areas is well designed and laid out, including by: 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	7.2	Reject	Consider the detail within the proposed policy supports the introduction of the rules within the chapter that drive the amenity-based standards	No

²²⁹ 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?
			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).'				
326.522 ²³⁰	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	Amend RESZ-P1: '... 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, and/or stormwater attenuation; ... 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 consider modification of those controls only where other active design features such as verandas are incorporated'.	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

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	No

²³⁰ Oppose – Ohoka Residents Association [FS 137]

						which support the rule package for these activities	
326.523 ²³¹	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
326.524 ²³²	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							
207.26 ²³³	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	Accept	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 design guidelines or other non-regulatory methods	Yes
326.525 ²³⁴	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
326.526 ²³⁵	Rolleston Industrial Developments Limited	RESZ-P5	Retain RESZ-P5 as notified.	7.1	Accept	Submission does not seek any changes	No

²³¹ Oppose – Ohoka Residents Association [FS 137]

²³² Oppose – Ohoka Residents Association [FS 137]

²³³ Oppose – Kainga Ora [FS 88]

²³⁴ Oppose – Ohoka Residents Association [FS 137]

²³⁵ Oppose – Ohoka Residents Association [FS 137]

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	Accept	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
326.527 ²³⁶	Rolleston Industrial Developments Limited	RESZ-P6	Retain RESZ-P6 as notified.	7.6	Accept	Submission does not seek any changes	No
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
326.528 ²³⁷	Rolleston Industrial Developments Limited	RESZ-P7	Retain RESZ-P7 as notified.	7.1	Accept	Submission does not seek any changes	No

²³⁶ Oppose – Ohoka Residents Association [FS 137]²³⁷ Oppose – Ohoka Residents Association [FS 137]

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: <u>'Enable a range of housing typologies that achieve the residential built form anticipated for 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
326.529 ²³⁸	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							
326.530 ²³⁹	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							
173.2 ²⁴⁰	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

²³⁸ Oppose – Ohoka Residents Association [FS 137]²³⁹ Oppose – Ohoka Residents Association [FS 137]²⁴⁰ Oppose – CIAL [FS 80] – Officer recommendation – accept

207.27 ²⁴¹	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 outcomes and in close proximity to necessary amenities, including external design; and ...'	7.8	Accept in part	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	Yes
326.531 ²⁴²	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
326.532 ²⁴³	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							
207.28 ²⁴⁴	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 it undertaken in accordance	No

²⁴¹ Oppose – Kainga Ora [FS 88]

²⁴² Oppose – Ohoka Residents Association [FS 137]

²⁴³ Oppose – Ohoka Residents Association [FS 137]

²⁴⁴ Oppose – Kainga Ora [FS 88]

						with the development requirements of the ODP which I consider is appropriate.	
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
326.533 ²⁴⁵	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
326.534 ²⁴⁶	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 where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
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:	7.11	Reject	These minimum net density requirements are essential to achieving UFD-O1.	No

²⁴⁵ Oppose – Ohoka Residents Association [FS 137]²⁴⁶ Oppose – Ohoka Residents Association [FS 137]

			'in new Development Areas, achieve a minimum net density of 15 10 households per ha'.				
244.2	David Cowley	RESZ-P14	Amend RESZ-P14: '... 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 5 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
326.535 ²⁴⁷	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 net density ies 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: "... 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</u>	4.8	Reject	This matter has been previously addressed in Hearing 12E(a). This submission point is rejected based on the recommendation of Mr Wilson in stream 12E	No

²⁴⁷ Oppose – Ohoka Residents Association [FS 137]

			existing subdivision and housing patterns 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>unless otherwise specified in the Plan subdivision standards.</u> "				
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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	Amend Large Lot Residential Zone Introduction: "...The Large Lot Residential Zone are located <u>within, on the edges of, and near to,</u> the established townships..."	8.2	Reject	I disagree that the LLRZ is located 'within, on the edges of, and near to,' the established townships	No
236.17	Rick Allaway and Lionel Larsen	LLRZ- Introduction	Amend the first two paragraphs of the Introduction to the Large Lot Residential Zone Chapter: "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. "	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</i>	No

						<i>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.	
160.13 ²⁴⁸	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	<p>'Include the following new objective, policy and rule in the Large Lot Residential Zone:</p> <p>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.</p> <p>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.</p> <p>LLRZ-RX – Existing Service Station</p> <p>Activity Status: Discretionary</p> <p>Where: 1. The activity comprises additions, alterations or modifications to the existing service station at 1413 Main North Road, Waikuku.</p> <p>Activity Status when compliance not achieved: Refer Rule LLRZ-R29.'</p>	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
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

²⁴⁸ 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]

360.22 ²⁴⁹²⁵⁰	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?
249.117 ²⁵¹	Mainpower	LLRZ - Objectives	Insert the following new objective: 'Objective: The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.'	4.2	Accept in part	Recommend a cross reference to the EI chapter be included within the introduction to the LLRZ chapter.	Yes
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	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

²⁴⁹ Oppose - Miranda Hales [FS 46], David Cowley [FS 41] – Officer recommendation – accept²⁵⁰ Support – ECAN [105], CIAL [FS 80] – Officer recommendation – reject²⁵¹ Support - KiwiRail [FS 99] – Officer recommendation – accept

			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;..."				
256.94 ²⁵²	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?
249.118 ²⁵³	Mainpower	LLRZ - Policies	Insert the following new policy: '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.'	4.2	Accept n part	Recommend a cross reference to the EI chapter be included within the introduction to the LLRZ chapter.	Yes
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	Amend LLRZ-P1(2): "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 <u>in the case of the LLR-SCA D1 zone</u> open space predominates over built form on each site"	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
256.95 ²⁵⁴	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

²⁵² Oppose – Mark McKitterick [FS 2]²⁵³ Support - KiwiRail [FS 99] – Officer recommendation – accept²⁵⁴ Oppose – Mark McKitterick [FS 2]

LLRZ-P2 – Managing activities							
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
256.96 ²⁵⁵	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
256.97 ²⁵⁶	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
256.98 ²⁵⁷	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							

²⁵⁵ Oppose – Mark McKitterick [FS 2]

²⁵⁶ Oppose – Mark McKitterick [FS 2]

²⁵⁷ Oppose – Mark McKitterick [FS 2]

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
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
256.99 ²⁵⁸	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	Insert a new rules managing: <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 See submission for details.	4.2	Accept	Recommend a cross refence to the EI chapter be included within the LLRZ chapter.	Yes
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: <ol style="list-style-type: none"> 1. The activity complies with all built form standards (as applicable). 2. A building is moved: <ol style="list-style-type: none"> a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and 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. 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 	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	Yes

²⁵⁸ Oppose – Mark McKitterick [FS 2]

			<u>the property owner that the reinstatement works shall be completed within the specified [12] month period.'</u>			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.	
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
256.100 ²⁵⁹	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
256.101 ²⁶⁰	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

²⁵⁹ Oppose - Mark McKitterick [FS 2]²⁶⁰ Oppose - Mark McKitterick [FS 2]

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
256.102 ²⁶¹	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
256.103 ²⁶²	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
256.104 ²⁶³	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
256.105 ²⁶⁴	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

²⁶¹ Oppose - Mark McKitterick [FS 2]²⁶² Oppose - Mark McKitterick [FS 2]²⁶³ Oppose - Mark McKitterick [FS 2]²⁶⁴ Oppose - Mark McKitterick [FS 2]

256.106 ²⁶⁵	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
256.107 ²⁶⁶	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
256.108 ²⁶⁷	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
256.109 ²⁶⁸	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
256.110 ²⁶⁹	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							

²⁶⁵ Oppose - Mark McKitterick [FS 2]²⁶⁶ Oppose - Mark McKitterick [FS 2]²⁶⁷ Oppose - Mark McKitterick [FS 2]²⁶⁸ Oppose - Mark McKitterick [FS 2]²⁶⁹ Oppose - Mark McKitterick [FS 2]

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 in part	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
256.111 ²⁷⁰	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
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
256.112 ²⁷¹	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

²⁷⁰ Oppose - Mark McKitterick [FS 2]²⁷¹ Oppose - Mark McKitterick [FS 2]

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
256.113 ²⁷²	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
256.114 ²⁷³	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 have on the adjoining property's amenity values or shading and therefore disagree that this rule should be deleted.	No
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
256.115 ²⁷⁴	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							

²⁷² Oppose - Mark McKitterick [FS 2]²⁷³ Oppose - Mark McKitterick [FS 2]²⁷⁴ Oppose - Mark McKitterick [FS 2]

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
256.116 ²⁷⁵	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
256.117 ²⁷⁶	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
256.118 ²⁷⁷	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
256.119 ²⁷⁸	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

²⁷⁵ Oppose - Mark McKitterick [FS 2]²⁷⁶ Oppose - Mark McKitterick [FS 2]²⁷⁷ Oppose - Mark McKitterick [FS 2]²⁷⁸ Oppose - Mark McKitterick [FS 2]

256.120 ²⁷⁹	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
256.121 ²⁸⁰	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
256.122 ²⁸¹	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
256.123 ²⁸²	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
256.124 ²⁸³	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

²⁷⁹ Oppose - Mark McKitterick [FS 2]²⁸⁰ Oppose - Mark McKitterick [FS 2]²⁸¹ Oppose - Mark McKitterick [FS 2]²⁸² Oppose - Mark McKitterick [FS 2]²⁸³ Oppose - Mark McKitterick [FS 2]

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
256.125 ²⁸⁴	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
256.126 ²⁸⁵	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
256.127 ²⁸⁶	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:</u> <u>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> <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>	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

²⁸⁴ Oppose - Mark McKitterick [FS 2]

²⁸⁵ Oppose - Mark McKitterick [FS 2]

²⁸⁶ Oppose - Mark McKitterick [FS 2]

			<u>Activity Status: Discretionary</u> <u>Where:</u> <u>1. The activity comprises additions, alterations or modifications to the existing service station at 1413 Main North Road, Waikuku.</u> <u>Activity Status when compliance not achieved: Refer Rule LLRZ-R29.'</u>				
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
256.128 ²⁸⁷	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
256.129 ²⁸⁸	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
256.130 ²⁸⁹	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
256.131 ²⁹⁰	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

²⁸⁷ Oppose - Mark McKitterick [FS 2]²⁸⁸ Oppose - Mark McKitterick [FS 2]²⁸⁹ Oppose - Mark McKitterick [FS 2]²⁹⁰ Oppose - Mark McKitterick [FS 2]

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
256.132 ²⁹¹	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
256.133 ²⁹²	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
256.134 ²⁹³	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							
295.119 ²⁹⁴	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
256.135 ²⁹⁵	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

²⁹¹ Oppose - Mark McKitterick [FS 2]

²⁹² Oppose - Mark McKitterick [FS 2]

²⁹³ Oppose - Mark McKitterick [FS 2]

²⁹⁴ Oppose - David Cowley [FS41] – Officer recommendation – accept

²⁹⁵ Oppose - Mark McKitterick [FS 2]

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
256.136 ²⁹⁶	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
256.137 ²⁹⁷	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
256.138 ²⁹⁸	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
256.139 ²⁹⁹	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							
207.36 ³⁰⁰	Summerset Retirement Villages (Rangiora) Ltd	LLRZ-R41	Replace LLRZ-R41 with: <u>'Activity status: RDIS</u> <u>Where:</u>	10.5	Reject	It is considered that a retirement village would typically fit the character and amenity of the zone and maintain that retirement villages are best managed as a	No

²⁹⁶ Oppose - Mark McKitterick [FS 2]

²⁹⁷ Oppose - Mark McKitterick [FS 2]

²⁹⁸ Oppose - Mark McKitterick [FS 2]

²⁹⁹ Oppose - Mark McKitterick [FS 2]

³⁰⁰ Oppose – Kainga Ora [FS 88]

			<p><u>1. the application is supported by a design statement.</u></p> <p><u>2. communal rubbish/recycling space/s are provided for use by residents.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MDX – Retirement Village design principles</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.'</u></p>			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
256.140 ³⁰¹	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
256.141 ³⁰²	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
256.142 ³⁰³	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
256.143 ³⁰⁴	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

³⁰¹ Oppose - Mark McKitterick [FS 2]³⁰² Oppose - Mark McKitterick [FS 2]³⁰³ Oppose - Mark McKitterick [FS 2]³⁰⁴ 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
256.144 ³⁰⁵	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

³⁰⁵ Oppose - Mark McKitterick [FS 2]

256.145 ³⁰⁶	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
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
256.146 ³⁰⁷	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
256.147 ³⁰⁸	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
256.148 ³⁰⁹	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	Yes

³⁰⁶ Oppose - Mark McKitterick [FS 2]³⁰⁷ Oppose - Mark McKitterick [FS 2]³⁰⁸ Oppose - Mark McKitterick [FS 2]³⁰⁹ Oppose - Mark McKitterick [FS 2]

						alignment between the chapters would be appropriate.	
373.80	KiwiRail Holdings Limited	LLRZ-BFS6	Amend LLRZ-BFS6: '... 4. 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
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
256.149 ³¹⁰	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: '... 4. <u>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	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

³¹⁰ Oppose - Mark McKitterick [FS 2]

			c. be not more than 30m along any length of the fence."				
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 c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2. 2. Any new 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
256.152 ³¹¹	Chloe Chai and Mark McKitterick	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
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	Amend LLRZ-BFS7:	11.4	Reject	LLRZ-P1(4) includes specific policy direction seeking to retain the open character and	No

³¹¹ Oppose - Mark McKitterick [FS 2]

			<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 minimum height above ground level of 1.8m and</p> <p>c. be not more than 30m along any length of the fence."</p>			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.	
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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	Reject	The use of 'suburban' and 'larger site sizes' was intentional, and this reflects the synopsis included within the 'Waimakariri District Residential Character and intensification guidance'	No
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
249.114 ³¹²	Mainpower New Zealand	GRZ – Objectives	Insert the following new objective: "Objective: <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.</u> "	4.3	Accept in part	Recommend a cross reference to the EI chapter be included within the introduction to the GRZ chapter.	Yes

³¹² Neutral - CIAL [FS 80].
Support – KiwiRail [FS 99]

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	<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>1. provides for suburban character on larger sites primarily with detached residential units;</p> <p>2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs;</p> <p>3. provides opportunities for multi-unit residential development on larger sites;</p> <p>4. has sites generally dominated by landscaped areas, with open spacious streetscapes;</p> <p>5. through careful design provides a range of higher density living choices to be developed within the zone; and</p> <p>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.</p> <p><u>Enable development that is consistent with the anticipated built form of the General Residential Zone by controlling:</u></p> <p><u>a. The design and layout of four or more dwellings in order to:</u></p> <p><u>i. Achieve the planned built form of the zone;</u></p> <p><u>ii. Achieve attractive and safe streets and public open spaces;</u></p> <p><u>iii. Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and</u></p> <p><u>iv. Achieve high quality onsite living environments.</u></p> <p><u>b. Building height, bulk and location;</u></p> <p><u>c. Site coverage and outdoor living space;</u></p> <p><u>d. Setbacks from boundaries; and</u></p> <p><u>e. Height in relation to boundary.'</u></p>	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
207.29 ³¹³	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>	14.2	Accept	The rule framework provides for both 'Multi-unit residential development' ³¹⁴ and 'Retirement villages' ³¹⁵ as restricted	Yes

³¹³ Oppose – Kainga Ora [FS 88]³¹⁴ Rule GRZ-R19³¹⁵ Rule GRZ-R20

			... 3. provides opportunities for multi-unit residential development and retirement villages on larger sites; ... 5. through careful design provides a range of higher density living choices including retirement villages to be developed within the zone; and ...'			discretionary activities and therefore suggested amendment is supported.	
347.28	Ravenswood Developments Limited (RDL)	GRZ-P1	Retain GRZ-P1 as notified.	14.2	Accept	Submission does not seek any changes	No
183.13 ³¹⁶	Richard and Geoff Spark	GRZ-P1	Amend GRZ-P1: "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 5. through careful design provides a range of higher density living choices to be developed within the zone and ..."	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	Amend GRZ-P1: "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; ..."	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: "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; ..."	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
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

³¹⁶ Oppose – Bellgrove Rangiora Ltd [FS 85]

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							
249.115 ³¹⁷	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	Recommend a cross refence to the EI chapter be included within the introduction to the GRZ chapter.	Yes
207.32 ³¹⁸	Summerset Retirement Villages (Rangiora) Ltd	Policies – General	Amend GRZ-P1: "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 <u>and retirement villages</u> on larger sites ... 5. through careful design provides a range of higher density living choices <u>including retirement villages</u> to be developed within the zone and ..." Amend MRZ-P1: "... <u>9. Retirement villages that are</u> <u>a. sited and designed to promote interaction with the</u> <u>surrounding other sections of the community, without</u> <u>compromising privacy and security</u> <u>b. of a scale and appearance that reflects and is compatible with</u> <u>the residential style and character of the locality</u> <u>c. provided with appropriate outdoor areas living space and</u> <u>landscaping and</u> <u>d. designed to provide safe, secure, attractive, convenient, and</u> <u>comfortable living conditions for residents."</u>	14.2	Accept	The rule framework provides for both 'Multi- unit residential development' ³¹⁹ and 'Retirement villages' ³²⁰ as restricted discretionary activities and therefore suggested amendment is supported.	Yes

³¹⁷ Neutral – CIAL [FS 80]³¹⁸ Oppose – Kainga Ora [FS 88]³¹⁹ Rule GRZ-R19³²⁰ Rule GRZ-R20

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							
207.44 ³²¹ 207.45 ³²²	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: '1. ... 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. <u>Except where an ODP within a Development Area allows for a different maximum building height.'</u></p> <p>Amend GRZ-BFS6 to add (3): '... 3. <u>This rule does not apply to a residential unit in a retirement village.'</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 BSF4 I consider a similar would be required in all other BFS which seem unnecessary.	No
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 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).	Yes

³²¹ Oppose – Kainga Ora [FS 88]³²² Oppose – Kainga Ora [FS 88]

						This is consistent with the approach I have recommended within the LLRZ- R1 and the SETZ-R1.	
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> <u>Where:</u> <u>2. More than three residential units are established on the site.</u> <u>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u> <u>Activity status when compliance not achieved: N/A'</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 for as a permitted activity within the GRZ. I consider requiring resource consent as a restricted discretionary activity appropriate.	No
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	Amend GRZ-R3: 'Where: The maximum GFA of the minor residential unit shall be 120 80 m ² ... 2. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.'	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 Matters of discretion are restricted to: <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House,</u> <u>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 Matters of discretion are restricted to:	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

			RES-MD# Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business 1. Effects on character and amenity values of the residential area. 2. Parking and access; safety, efficiency, and impacts on street parking and neighbours. 3. Effects arising due to non-compliance with scale.'				
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. 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> 1. Effects on character and amenity values of the residential area. 2. Parking and access; safety, efficiency, and impacts on street parking and neighbours. 3. Effects arising due to non-compliance with scale.'	15.2	Accept 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. 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.	Yes
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	GRZ-R12	Amend GRZ-R12:	4.4	Accept	Agree in part with the submission from MoE that some of the permitted standards are	Yes

	Te Tāhuhu o Te Mātauranga		<p>'Educational facility (excluding childcare facility)</p> <p>Activity status: PER</p> <p>Where:</p> <p><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></p> <p><u>2. Buildings and structures shall comply with the Height in Relation to Boundary standards under GRZ-BFS7.</u></p> <p><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></p> <p><u>a. 50 dB LAeq between 7.00am – 10pm</u></p> <p><u>b. 40 dB LAeq between 10pm – 7am</u></p> <p><u>c. 70 dB LAF (max) between 10pm – 7am</u></p> <p>4. The facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <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>			unnecessarily restrictive and appear to better manage the effects of a childcare facility.	
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							
146.1 ³²³	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:	15.9	Reject	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.	No

³²³ Support – Oxford Ohoka Community Board [FS 62]

			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'				
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 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.	No
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							
207.33 ³²⁴	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; <u>and</u> 2. communal rubbish/recycling space/s are provided for use by residents. <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.	No

³²⁴ Oppose – Kainga Ora [FS 88].
Support - Momentum Land Ltd [FS 63]

						Disagree that the controlled activity status included within Plan Change 29 provides justification for a controlled activity status across the whole of the GRZ.	
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							
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: 'GRZ-RX Emergency service facility Activity Status: Permitted'	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	Yes

						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. 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
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?
249.116 ³²⁵	MainPower New Zealand Limited	GRZ- Activity Rules – General	Insert a new rules managing: <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 See submission for details.	4.2	Accept in part	Recommend a cross reference to the EI chapter be included within the introduction to the GRZ chapter.	Yes

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	Amend GRZ -BFS1: <ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 500 200m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 500m², one residential unit is 	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 within the townships of Rangiora, Kaiapoi, Pegasus and Woodend (including	No

³²⁵ Oppose – Kainga Ora [FS 88]

			allowed ...'			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: NEDIS.'	17.2	Reject	As stated above [133.9]	No
240.5 ³²⁶	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
325.232	Kainga Ora – Homes and Communities	GRZ-BFS2	Amend GRZ-BFS2:	17.3	Reject	Consider breaches of the building coverage and landscaped permeable surface	No

³²⁶ Neutral – CIAL [FS 80]

			'Activity status when compliance not achieved: DIS RDIS Matters of discretion are restricted to: <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> An application under this rule is precluded from being publicly notified, but may be limited notified.'			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.	
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 70% 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: DIS RDIS Matters of discretion are restricted to: <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> An application under this rule is precluded from being publicly notified, but may be limited notified.'	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							
207.48 ³²⁷	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: DIS RDIS Matters of discretion are restricted to: <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> An application under this rule is precluded from being publicly notified, but may be limited notified.'	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 - Residential design principles and RES-MD5 - Impact on neighbouring property.	Yes

³²⁷ Oppose – Kainga Ora [FS 88]

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 with a vehicle door that faces the street 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: a. have at least one habitable room or kitchen located facing the street at ground level; and	17.6	Reject	Disagree, consider GRZ-BFS6 ensures that the character of the GRZ is retained as required by GRZ-P1	No

			<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. 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>				
207.49 ³²⁸	Summerset Retirement Villages (Rangiora) Ltd	GRZ-BFS6	<p>Amend GRZ-BFS6 to add (3):</p> <p>'... 3. This rule does not apply to a residential unit in a retirement village.'</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% 15% 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 An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.'</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
408.43	Bellgrove Rangiora Ltd	Retain GRZ-BFS7	Retain GRZ-BFS7 (3) as notified.	17.1	Accept	Submission does not seek any changes	No

³²⁸ Oppose – Kainga Ora [FS 88]

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-BS8(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-BSF8 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> <u>3. Any other fence or freestanding wall, is a maximum height of 1.8m.'</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

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-BS8(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 100m <u>50m</u> ² 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							
249.132 ³²⁹	MainPower New Zealand Limited	Objectives – General	Insert the following new objective: <u>'Objective: The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.'</u>	4.2	Reject	Recommend a cross reference to the EI chapter be included within the introduction to the SETZ chapter.	Yes
Settlement Zone – Policies – General							
249.133 ³³⁰	MainPower New Zealand Limited	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>	4.2	Reject	Recommend a cross reference to the EI chapter be included within the introduction to the SETZ chapter.	Yes
Settlement Zone – Activity Rules – General							
186.1 186.2 186.3 186.4 186.5 186.6	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

³²⁹ Support – KiwiRail [FS 99] – Officer recommendation – reject³³⁰ Support – KiwiRail [FS 99] – Officer recommendation – reject

186.7 186.16 186.17 186.18 186.19 186.20 186.21 186.22 186.23 186.24 186.25 186.26 186.27 186.28 186.29 186.30							
249.134	MainPower New Zealand Limited	Activity Rules – General	Insert a following new rule related to the management of earthworks adjacent to major electricity distribution line See submission for details.	4.2	Reject	Recommend a cross reference to the EI chapter be included within the introduction to the SETZ chapter.	Yes
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
207.31 ³³¹	Summerset Retirement Villages (Rangiora) Ltd	SETZ - General	Amend GRZ-P1: "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 <u>and retirement villages</u> on larger sites ... 5. through careful design provides a range of higher density living choices <u>including retirement villages</u> to be developed within the zone and ..."	14.2	Accept	The rule framework provides for both 'Multi-unit residential development' ³³² and 'Retirement villages' ³³³ as restricted discretionary activities and therefore suggested amendment is supported.	Yes

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	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
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³³¹ Oppose – Kāinga Ora [FS 88]³³² Rule GRZ-R19³³³ Rule GRZ-R20

				where Addressed			
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	Amend SETZ-R1: '1. The activity complies with all built form standards (as applicable). 2. A building is moved: a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and 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. 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.'	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 LLRZ-R1.	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 amenity values anticipated within the SETZ are maintained.	No
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</u>	4.4	Accept in part	Agree in part with the submission from MoE that some of the permitted standards are unnecessarily restrictive.	Yes

			<p>be 6m) except for the exclusions listed under SETZ-BFS5.1</p> <p>2. Buildings and structures shall comply with the Height in Relation to Boundary standards under SETZ-BFS7.</p> <p>3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</p> <p>a. 50 dB LAeq between 7.00am – 10pm</p> <p>b. 40 dB LAeq between 10pm – 7am</p> <p>c. 70 dB LAF (max) between 10pm – 7am</p> <p>4.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>5.the maximum GFA of building occupied by the educational facility shall be 200m²;</p> <p>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;</p> <p>7.the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>8.the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.'</p>				
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							
207.35 ³³⁴	Summerset Retirement Villages (Rangiora) Ltd	SETZ-R22	Retain SETZ-R22 as notified.	18.8	Accept	Submission does not seek any changes	No
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	<p>Insert new provision:</p> <p>'<u>SETZ-RX Emergency service facility</u> <u>Activity Status: Permitted</u>'</p>	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	Yes

³³⁴ Oppose – Kainga Ora [FS 88]

						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.	
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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	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	Yes

			<p>b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable.</p> <p>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></p> <p><u>3. Any other fence or freestanding wall, is a maximum height of 1.8m.'</u></p>			clarity to the Proposed Plan. Agree with specifying a maximum height for fencing.	
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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							
326.536 ³³⁵	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							
207.37 ³³⁶	Summerset Retirement Villages (Rangiora) Ltd	RES-MD2	<p>Insert new set of design principles to apply to retirement villages in any residential zone:</p> <p><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> <u>- fencing and boundary treatments;</u> <u>- connectivity, including the configuration of pedestrian accesses.</u> <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> <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> <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>	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

³³⁵ Oppose – Ohoka Residents Association [FS 137]³³⁶ Oppose – Kainga Ora [FS 88]

			<p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- the proposed stormwater management within the site.</p> <p>- the appropriate provision of esplanade reserve land.'</p>				
326.537 ³³⁷	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							
326.538 ³³⁸	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							
326.539 ³³⁹	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							
326.540 ³⁴⁰	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							
326.541 ³⁴¹	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							
326.542 ³⁴²	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							
326.543 ³⁴³	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							
326.544 ³⁴⁴	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							
326.545 ³⁴⁵	Rolleston Industrial Developments Limited	RES-MD10	Retain RES-MD10 as notified.	19.1	Accept	Submission does not seek any changes	No

³³⁷ Oppose – Ohoka Residents Association [FS 137]

³³⁸ Oppose – Ohoka Residents Association [FS 137]

³³⁹ Oppose – Ohoka Residents Association [FS 137]

³⁴⁰ Oppose – Ohoka Residents Association [FS 137]

³⁴¹ Oppose – Ohoka Residents Association [FS 137]

³⁴² Oppose – Ohoka Residents Association [FS 137]

³⁴³ Oppose – Ohoka Residents Association [FS 137]

³⁴⁴ Oppose – Ohoka Residents Association [FS 137]

³⁴⁵ Oppose – Ohoka Residents Association [FS 137]

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							
326.546 ³⁴⁶	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							
207.37 ³⁴⁷	Summerset Retirement Villages (Rangiora) Ltd	RES-MD2	<p>Insert new set of design principles to apply to retirement villages in any residential zone:</p> <p><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> <u>- fencing and boundary treatments;</u> <u>- connectivity, including the configuration of pedestrian accesses.</u> <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> <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> <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</u></p>	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

³⁴⁶ Oppose – Ohoka Residents Association [FS 137]

³⁴⁷ Oppose – Kainga Ora [FS 88]

			<p><u>spaces.</u></p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- the proposed stormwater management within the site.</p> <p>- the appropriate provision of esplanade reserve land.'</p>				
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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
295.14 ³⁴⁸	Horticulture New Zealand	Childcare facility	Retain definition of 'childcare facility' as notified.	20.2	Accept	Submission does not seek any changes	No
Community facility							
146.3 ³⁴⁹	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	No

³⁴⁸ Support – CIAL [FS80]³⁴⁹ Support - Oxford Ohoka Community Board [FS 62]

						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.	
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
295.17 ³⁵⁰	Horticulture New Zealand	Community facility	Retain definition of 'community facility' as notified.	20.3	Accept	Submission does not seek any changes	No
326.6 ³⁵¹	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							
146.4 ³⁵²	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
284.6	Clampett Investments Limited (CIL)	Educational facility	Retain 'educational facility' definition as notified.	20.1	Accept	Submission does not seek any changes	No
326.8 ³⁵³	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	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

³⁵⁰ Support – CIAL [FS80]³⁵¹ Oppose – Ohoka Residents Association [FS 137]³⁵² Support – Oxford Ohoka Community Board [FS 62]³⁵³ Oppose – Ohoka Residents Association [FS 137]

			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> '.				
Habitable room							
277.5 ³⁵⁴	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							
295.47 ³⁵⁵	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
326.14 ³⁵⁶	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							
207.5 ³⁵⁷	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
326.22 ³⁵⁸	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							
295.50 ³⁵⁹	Horticulture New Zealand	Residential unit	Retain definition of 'residential unit' as notified.	20.1	Accept	Submission does not seek any changes	No
326.23 ³⁶⁰	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							

³⁵⁴ Oppose – Horticulture NZ [FS47]

³⁵⁵ Support – CIAL [FS80]

³⁵⁶ Oppose – Ohoka Residents Association [FS 137]

³⁵⁷ Oppose – Kainga Ora [FS 88]

³⁵⁸ Oppose – Ohoka Residents Association [FS 137]

³⁵⁹ Support – CIAL [FS 80]

³⁶⁰ Oppose – Ohoka Residents Association [FS 137]

207.4 ³⁶¹	Summerset Retirement Villages (Rangiora) Ltd	Retirement village	Retain definition of 'retirement village' as notified.	20.1	Accept	Submission does not seek any changes	No
326.25 ³⁶²	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

Table B26: Recommended responses to submissions and further submissions 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?
General							
284.1	Clampett Investments Limited	General	Amend all controlled and restricted discretionary activity rules: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>	4.7	Reject	See relevant section of the report	No
326.1 ³⁶³	Rolleston Industrial Developments Limited	General	Amend the Proposed District Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'.	4.7	Reject	See relevant section of the report	No
326.2 ³⁶⁴	Rolleston Industrial Developments Limited	General	Amend so that all controlled and restricted discretionary activity rules include the following wording, or words to like effect: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>	4.7	Reject	See relevant section of the report	No

³⁶¹ Oppose – Kainga Ora [FS 88]³⁶² Oppose – Ohoka Residents Association [FS 137]³⁶³ Oppose - Royal Forest and Bird Protection Society of New Zealand Inc [FS78], Ohoka Residents Association [FS84], Andrea Marsden [FS119], Christopher Marsden [FS120], Ohoka Residents Association [FS137].³⁶⁴ Oppose - Royal Forest and Bird Protection Society of New Zealand Inc [FS78], Andrea Marsden [FS119], Christopher Marsden [FS120], Ohoka Residents Association [FS137].

Appendix C. Report Author's Qualifications and Experience

My full name is Andrew Cameron Maclennan.

I am an Associate at the firm Incite. I hold a Bachelor of Science in Land Planning and Development from Otago University and a Masters of Resource Management from Massey University. I am an Associate Member of the New Zealand Planning Institute and a member of the Resource Management Law Association.

I have 10 years' planning experience working in both local government and the private sector. During this time, I have worked policy planning roles, consent processing roles, and consent applicant roles.

My policy planning experience includes working for a range of Councils drafting provisions for regional policy statements, regional plans, coastal plans, and district plans. I have also assisted with the drafting of associated section 32 evaluation reports, section 42A reports and reporting officer roles. I have experience participating in Environment Court processes such as expert conferencing, mediation, and hearings on plans and plan changes.

My relevant work experience includes:

- S42a reporting officer for the Otago Regional Policy Statement
- S42a reporting officer for the Marlborough Environment Plan
- S42a reporting officer for the Hurunui District Plan
- Preparing regeneration plans for the Waimakariri Residential Red Zone

Appendix D. Statement of Evidence of Hugh Anthony Nicholson

**BEFORE HEARING COMMISSIONERS
FOR WAIMAKARIRI DISTRICT COUNCIL**

UNDER the Resource Management
Act 1991

IN THE MATTER of the Proposed
Waimakariri District Plan
(Proposed WDP)

AND

IN THE MATTER RESIDENTIAL Chapter and
Submissions

**STATEMENT OF EVIDENCE OF HUGH ANTHONY NICHOLSON
ON BEHALF OF WAIMAKARIRI DISTRICT COUNCIL**

URBAN DESIGN AND LANDSCAPE

14TH FEBRUARY 2024

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1. INTRODUCTION

- 1.1 My full name is Hugh Anthony Nicholson. I am a Director at UrbanShift which is an independent consultancy that provides urban design and landscape architecture advice to local authorities and private clients.
- 1.2 I hold a Post-Graduate Diploma of Landscape Architecture from Lincoln University and a Post-Graduate Certificate in Urban Design from the University of Sydney. I have more than twenty years' experience in both the public and private sectors. I am a registered member of the New Zealand Institute of Landscape Architects (NZILA).
- 1.3 Prior to my current role, I worked as the Design Lead for the *Ōtākaro Avon River Regeneration Plan* for Regenerate Christchurch for two years, and as a Principal Urban Designer for Christchurch City Council for ten years. Before this I worked as an Urban Designer for the Wellington City Council for seven years.
- 1.4 I am a chair / member of the Nelson City / Tasman District Urban Design Panel and the Akaroa Design Review Panel. I was a member of the advisory panel for the development of the National Guidelines for Crime Prevention through Environmental Design (CPTED) for the Ministry of Justice, and a member of the Technical Advisory Group for the Wellington Waterfront.
- 1.5 My experience includes:
 - a. Project leader for the establishment of the Christchurch Urban Design Panel which reviews significant resource consent applications and significant Council public space projects (2008);
 - b. Project leader for *Public Space Public Life Studies* in Wellington (2004) and Christchurch (2009) in association with Gehl Architects which surveyed how people used different public spaces around the city centre, and how the quality of these public spaces could be improved;

- c. Steering group and design lead for *Share an Idea* and the Draft *Christchurch Central Recovery Plan* including associated draft district plan amendments to the central city zones which were subsequently reviewed and incorporated into the *Christchurch Central Recovery Plan*;
- d. Expert urban design witness for Christchurch City Council to the Independent Hearings Panel for the Christchurch Replacement District Plan on the Strategic Directions and Central City chapters;
- e. Design reviewer for more than fifty resource consent applications for major central city rebuilds for the Christchurch City Council including the Justice & Emergency Precinct, the Central Library, the Bus Interchange and the Christchurch Hospital Outpatients and Acute Services Buildings.
- f. Urban design and landscape peer reviewer and expert witness at hearings for private plan changes¹, submissions on the Proposed Selwyn District Plan (SDP) and submissions on Variation 1 to the Proposed SDP, for the Selwyn District Council. I have been an expert witness in Environment Court mediations for two of the plan changes.
- g. Project leader and reviewer for a technical review of the visual effects of LED Billboards for the Christchurch City Council².

2. CODE OF CONDUCT

- 2.1 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

¹ Private Plan Changes 67, 69, 71, 72, 73, 74, 79, 81 and 82

² *LED Billboard Research: Technical Review of Visual Effects*, 2016, report prepared by Boffa Miskell Ltd and Connetics Ltd for Christchurch City Council

3. SCOPE

- 3.1 I have been asked by the Waimakariri District Council to carry out a peer review of urban design and landscape matters relating to submissions on the Residential Chapter of the Proposed Waimakariri District Plan (**PDP**).
- 3.2 In carrying out this assessment I have reviewed:
- a. Section 32, Whitua Nohonoho / Residential Chapter, Proposed WDP³;
 - b. Whitua Nohonoho / Residential Chapter, Proposed WDP;
 - c. Relevant parts of Submissions 155, 207, 325, 347, 367 and 408 on the Proposed WDP;
 - d. *Residential Character and Intensification Guidance for Waimakariri District Council*⁴;
 - e. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* prepared by the NZILA⁵.

4. RESIDENTIAL - OBJECTIVES AND POLICIES

- 4.1 In my peer review and in providing evidence I have relied upon the purpose identified in the PDP “*to provide for and manage activities within new and existing residential areas*”⁶, including settlements, larger urban environments and rural residential areas.
- 4.2 I have also been mindful of the main issues identified for residential zones in the Section 32 report⁷:
- a. *Providing for well-functioning and affordable residential environments and supporting a competitive housing market.*
 - b. *While good design can maintain and enhance residential amenity values, poor design can decrease the quality of the environment.*

³ Section 32, Whitua Nohonoho / Residential Chapter, Proposed Waimakariri District Plan, 18 September 2021

⁴ *Residential Character and Intensification Guidance for Waimakariri District Council*, report prepared by Jasmex, August 2018

⁵ *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022

⁶ <https://waimakariri.isoplan.co.nz/draft/rules/0/204/0/0/0/226>

⁷ Section 32, Whitua Nohonoho / Residential Chapter, Proposed Waimakariri District Plan, 18 September 2021, Executive Summary, p.4

- c. *Growth and development can create adverse effects on existing communities and those natural and physical resources that contribute to the environmental qualities of the District.*
- d. *Provision of sufficient, feasible development potential through intensification in existing urban areas, as well as within new greenfield areas.*
- e. *How to improve the range of housing typologies to provide affordable housing opportunities and the ability for Waimakariri's residents to age in place or in their local community.*

4.3 The submissions I have been asked to review relate to:

- (i) Residential design principles (RES-MD2);
- (ii) Setback and orientation of garages (GRZ-BFS5);
- (iii) Street interface requirements and retirement villages (GRZ-BFS6 and SETZ-BFS6);
- (iv) Height and visual permeability of fencing requirements (GRZ-BFS8 and SETZ-BFS8)
- (v) Size and dimensions of outdoor living spaces (GRZ-BFS9).

4.4 As a strategic direction the Proposed WDP aims for urban development that *'provides a good quality urban environment that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors'*⁸.

4.5 The key general residential objective that relates to these matters is RESZ-O3 which seeks a form, scale and design of development that achieves a good quality residential environment that supports community health, safety and well-being, and manages adverse effects on the surrounding environment⁹.

4.6 The Proposed WDP includes policy RESZ-P1 which among other things seeks to:

⁸ Strategic Direction SD-02, Proposed Waimakariri District Plan

⁹ General Objectives and Policies for all Residential Zones, Proposed Waimakariri District Plan, RESZ-O3 Residential form, scale, design and amenity values

- (i) Maintain streetscapes in the residential zones where garaging is setback from the street, and where the setbacks are reduced to minimise the impacts of vehicle dominance on the street;
- (ii) Facilitate passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front entrances facing the street, and to consider modification of these controls where other active design features are incorporated;
- (iii) Minimise the adverse impacts of high fences on the streetscape character and public safety;
- (iv) Ensure that sufficient outdoor living space is provided for residents that complements the housing typology, or where not directly provided, takes account of alternative arrangements for open space.

4.7 Policy RESZ-P2 for multi-unit residential development also seeks to:

- (i) Provide active and passive engagement with the street at ground level, or to provide alternative design features that promote interaction;
- (ii) Maintain or enhance amenity values and public safety by addressing the street, and other areas of public open space;
- (iii) Minimise visual bulk through articulation and variety of materials, to provide a human scale to buildings;
- (iv) Incorporate open space to encourage interaction of people and provide amenity values;
- (v) Provide for safe vehicle and pedestrian access, and an obvious and accessible pedestrian entrance.

4.8 Policy RESZ-P3 seeks to provide for safety and well-being by taking account of Crime Prevention Through Environmental Design (CPTED) principles including:

- (i) Access – safe movement and connections;
- (ii) Surveillance and sightlines – see and be seen;
- (iii) Layout - clear and logical orientation;
- (iv) Activity mix – eyes on the street;

- (v) Sense of ownership – showing a space is cared for;
- (vi) Quality environments - well designed, managed and maintained environments.

- 4.9 RESZ-P8 seeks to enable a range of housing types where good urban design outcomes are achieved and the housing is integrated with surrounding residential areas.
- 4.10 RESZ-P10 provides for retirement villages where consistent with good urban design outcomes including external design, and integrated with adjacent residential areas.
- 4.11 I have reviewed the submissions drawing on the directions outlined above and where necessary I have reviewed the appropriateness of proposed objectives and policies as methods of delivering the desired outcomes based on my urban design and landscape expertise.

5. RES-MD2 – RESIDENTIAL DESIGN PRINCIPLES

- 5.1 Summerset Retirement Villages Rangiora Ltd is supportive of the residential design principles in general but considers that retirement villages are not typical residential developments and seeks to insert a new set of design principles to apply to retirement villages in any residential zone (**submission point 207.37**).
- 5.2 In particular Summerset Retirement Villages Rangiora Ltd consider that *“It is inappropriate to seek that retirement villages apply the same character and standards as the wider locality as this cannot be achieved, however, they can be designed to be compatible with surrounding development and this is a more appropriate outcome”*.
- 5.3 The residential design principles in RES-MD2 are intended as matters of discretion to assess multi-unit developments, retirement villages and community facilities.

- 5.4 RESZ-P10 provides for retirement villages where consistent with good urban design outcomes and integrated with adjacent residential areas. The inclusion of retirement villages as a restricted discretionary activity with the matters of discretion restricted to design matters signals that retirement villages are anticipated activities provided they can be designed in a way that is compatible with the surrounding areas. The desired outcomes are incorporated in the design principles.
- 5.5 I note that the principles are generally prefaced with “the extent to which...”. In my opinion this signals that a specific standard is not appropriate and that a range of solutions are possible which support the desired outcomes.
- 5.6 In my opinion the residential design principles provide an appropriate degree of flexibility to assess retirement villages taking account of their specific functional requirements. The residential design principles do not require specific standards but rather allow an ‘on-balance’ assessment of a range of design outcomes that support a functional retirement village with high amenity for residents that is compatible with surrounding areas.

Recommendations

- 5.7 I consider that a new set of design principles as matters of discretion for retirement villages in residential areas is not required.

6. GRZ-BFS5 - GARAGE SETBACK AND ORIENTATION

- 6.1 Ravenswood Developments Ltd opposes the requirement for a garage to be set back a minimum of 6m from the road boundary (GRZ-BFS5) arguing that it creates unnecessary impervious areas and does not promote efficient use of land (**submission point 347.38**).
- 6.2 Kainga Ora – Homes and Communities seeks to amend GRZ-BFS5 so that it only applies to garages if the garage door is facing the street, arguing that design issues for garages where the door does not face the street are covered by the built form standard for the street interface (**submission point 325.235**).

- 6.3 There are two urban design policies relating garage setback and orientation. The first seeks to creating an attractive and welcoming streetscape with space for landscaping that encourages pedestrian and social activities, and is not dominated by vehicles (RESZ-P1 and RESZ-P2). The second seeks to promote safety and well-being through the use of CPTED principles including passive surveillance and “eyes on the street” (RESZ-P3).
- 6.4 The Urban Design and Character Assessment for Waimakariri District Council¹⁰ identified that although a number of zones in the Operative Waimakariri District Plan (**OWDP**) included good setbacks to garages so that they were “off the street”, the standards still allowed garages to be located in front of houses risking them screening views between the house and the street. The study recommended a control that required garages to be recessed behind the main building façade facing the street.
- 6.5 The Kaianga Ora submission suggests that where the garage doors do not face the street, the matter can be addressed through the built form standard for streetscape interface (GRZ-BFS6) which requires the street façade to include a habitable room or kitchen, 20% of the front façade in glazing, and an accessible doorway. This solution could only be achieved on a wide site and does not address the issue of providing an attractive streetscape.



Photo 1: Garage in front garden restricting views between the street and the house, Rangiora

¹⁰ Residential Character and Intensification Guidance for Waimakariri District Council, report prepared by Jasmax, August 2018

- 6.6 The primary urban design issues relate to reducing the dominance of vehicles and garages on the streetscape, and supporting better 'eyes on the street' to support CPTED outcomes. I agree with the Ravenswood submission and consider that setting the garage 1m behind the front façade of the house would also achieve the desired outcomes. Together with restricting the maximum width of garage door and establishing a street interface standard, this would reduce the visual dominance of garaging, provide for more efficient use of land and support better 'eyes on the street'.
- 6.7 I note that the rationale for a 6m setback (or 5.5m setback in equivalent zones in the Christchurch and Selwyn District Plans) may be a transport issue intended to provide an off-street parking space in front of the garages.
- 6.8 Currently the Ravenswood design guidelines for sections between 400-600m² incorporate a requirement for garages to be setback 1m behind the dwelling¹¹.
- 6.9 GRZ-BFS5(2) and SETZ-BFS5(2) use the same wording. I consider there is merit in using a consistent approach across zones for the same standards where the issues are fundamentally similar. I am advised that there is no scope to review SETZ-BFS5(2) and am concerned that a change to GRZ_BFS5(2) would introduce a new (albeit improved) rule where the previous iteration is adequate.
- 6.10 I consider the matter is finely balanced between a requested change which would provide more flexibility, and the current wording which is more prescriptive but would retain consistency between GRZ and SETZ zones.
- 6.11 I note that the activity status if this built form standard is breached is restricted discretionary with the matters of discretion set out in the residential design principles (RES-MD2). The matters of discretion include relationship to the street, visual interest, planting on the street frontage and CPTED matters including passive surveillance and views. I consider that this provides an appropriate pathway to assess breaches to the standard.

¹¹ <https://www.ravenswood.co.nz/pdf/Design-guidelines-Stage-5.pdf>

Recommendations

- 6.12 From an urban design perspective I recommend that the requirement for a 6m setback for garages from the road boundary (GRZ-BFS5(2)) is replaced with a requirement for garages to be recessed 1m behind the front façade of the main dwelling.
- 6.13 Alternatively I would support the Panel in retaining the current wording in GRZ-BFS5(2) in order to maintain a consistent approach with SETZ-BFS5(2) to address the same issue.

7. GRZ-BFS6 AND SETZ-BFS6 - STREET INTERFACE

- 7.1 Kainga Ora Homes and Communities considers that the street interface standard (GRZ-BFS6) is overly prescriptive and seeks to remove the requirement to have a door facing the street, and reduce the amount of glazing required in the front façade from 20% to 15%. They also seek that breaches are not publicly or limited notified (**submission point 325.236**).
- 7.2 Bellgrove Rangiora Ltd supports high quality design in residential areas but considers that GRZ-BFS6 should provide more flexibility where houses have direct frontage onto a reserve by permitting the habitable room or kitchen to face the reserve rather than the street frontage (**submission point 408.42**).
- 7.3 Summerset Retirement Villages Rangiora Ltd seeks an exemption from the street interface standard GRZ-BFS6 arguing that it requires a certain configuration of residential units that may not be appropriate or necessary in the design of a comprehensive retirement village (**submission point 207.49**).
- 7.4 Pines and Kairaki Beaches Association submit that the requirement for glazing, habitable rooms and doors facing the street can sometimes be contrary to good architectural design, and request that SETZ-BFS6 is deleted (**submission point 186.6**).

7.5 The Urban Design and Character Assessment for Waimakariri District Council¹² concluded that this issue was less relevant for the low density residential zones such as the rural residential zone, and recommended a rule requiring one habitable ground floor room plus the front door visible from the street in urban areas.



Photo 2: House in Christchurch with a solid front door and no windows in the front facade

7.6 These types of provisions are good practice and are frequently included in covenants in new subdivisions.

7.7 In my opinion, if these rules are thoughtfully applied, they are compatible with good architectural design which should respond to the context of the house and the wider neighbourhood. Subject to the glazing discussion below I consider that concerns about energy efficiency and wind screening can be addressed through the detailed design of windows and doorways. I do not support the submission from the Pines and Kairaki Beaches Association to remove the street interface rule.

¹² Residential Character and Intensification Guidance for Waimakariri District Council, report prepared by Jasmax, August 2018

- 7.8 In a front façade which is 8m wide by 3.5m high, the 20% glazing standard would require 5.6m² of glazing. I consider this is excessive and agree with the Kainga Ora Home and Communities submission in part and recommend that a 15% standard (or 4.2m² of glazing) would be a more appropriate minimum.
- 7.9 I also support Kainga Ora Home and Communities submission in part and agree that an application for a restricted discretionary activity under this rule should not be publicly or limited notified.
- 7.10 I support Bellgrove Rangiora Ltd's submission that GRZ-BFS6 should provide more flexibility where houses have direct frontage onto a reserve and recommend that the requirement is modified to allow houses with both direct street frontage and frontage onto a reserve to have the option of providing a habitable room or kitchen addressing the reserve instead of the street frontage.
- 7.11 I support Summerset Retirement Villages Rangiora Ltd submission that seeks an exemption from the street interface standard GRZ-BFS6 for retirement villages, and agree that this standard is not always appropriate in parts of a comprehensively designed retirement village.
- 7.12 I note that retirement villages are a restricted discretionary activity in the GRZ zone and that the matters of discretion include the residential design principles (RES-MD2). Principle 2 addresses the extent to which a development engages with and contributes to adjacent streets and public open spaces and I consider that this provides adequate flexibility to address the specific functional requirements of a retirement village while still providing a positive street interface.

Recommendations

- 7.13 I recommend that GRZ-BFS6 and SETZ-BFS6 are amended so that:
- a. The minimum requirement for glazing in the front façade is reduced from 20% to 15%;

- b. An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified;
- c. Where a site has direct frontages onto both a road and an open space reserve, a residential unit may have a habitable room or kitchen located to face either the road or the reserve;
- d. This rule does not apply to residential units in a retirement home.

8. GRZ-BFS8 AND SETZ-BFS8 - FENCING HEIGHT AND VISUAL PERMEABILITY

- 8.1 Waimakariri District Council has requested changes to the fencing standard (GRZ-BFS8) in order to clarify the scope and to establish a maximum height for all fences of 1.8m (**submission point 234.9**).
- 8.2 Kainga Ora – Homes and Communities seeks to restrict the maximum height of fencing and walls facing the road boundary to 1.2m except on corner sites where the height can be increased to 1.8m on one road boundary where at least 45% of the fence is visually permeable. They also seek to delete Clause (2) of the requirement to have 45% visually permeable fencing for fences taller than 0.9m, arguing that if the maximum height of fences and walls is 1.2m there is no need for additional visual permeability. (**submission point 325.238**).
- 8.3 Bellgrove Rangiora Ltd seek to amend GRZ-BFS8(2) so that where a fence within 5m of an accessway is greater than 0.9 in height it is at least 35% visually transparent (rather than 45%). They note that accessways include private rights of way and access lots and consider that the requirement is unduly restrictive (**submission point 408.44**).
- 8.4 Woodend-Sefton Community Board has submitted on GRZ-BFS8 and SETZ-BFS8, and considers that low and / or visually permeable fences provide a sense of community, positive streetscape, or safety and security to residents or passers-by. They seek an amendment to restrict developers from seeking variations (including bulk variations to resource consents regarding fence height and visual permeability (**submission point 155.7**).

8.5 The Urban Design and Character Assessment for Waimakariri District Council¹³ identified that the Operative Waimakariri District Plan (**OWDP**) provides for a range of fence height controls from no fencing in the Residential 6 and 6a zones through to allowance for 1.5m and 1.8m high fencing with 50% transparency as part of Comprehensive Residential Developments (CRD).



Photos 2 and 3: A 1.8m high solid fence and low visually permeable fence on the street edge, Oxford

8.6 The assessment considered that a 1.2m high fence on road boundaries was best practice, to encourage views between houses and the street, to encourage passive surveillance and to encourage socially engaging neighbourhoods, and recommended that this should be standard throughout the district.

8.7 I support the the changes requested by the Waimakariri District to clarify the application of the rule to pedestrian and cycle facilities, and to provide an appropriate maximum height for all other fences or freestanding walls.

8.8 I support Kainga Ora’s submission which would establish the maximum height of fences and walls at 1.2m and consider that this would be simple, clear and supported by best practice. I agree that it would be unduly onerous for corner sites where the rear yard would face one of the street boundaries and support the Kainga Ora submission to allow for a 1.8m high visually permeable fence along one street boundary on corner sites in order to

¹³ Residential Character and Intensification Guidance for Waimakariri District Council, report prepared by Jasmax, August 2018

provide more security for children and pets in the back yard. By arranging the visually permeable openings strategically, parts of the back garden can have greater privacy.

- 8.9 I note that retaining the option to have fences higher than 1.2m where at least 45% of the fence is visually permeable also provides passive surveillance for the street, and that I have supported similar provisions in the Christchurch District Plan.
- 8.10 In my opinion the difference between this option and the amendment proposed by Kainga Ora is one of character. I consider that the rule as it is currently drafted supports a 'suburban' character, whereas the alternative with consistently low fences proposed by Kainga Ora supports more of a 'rural town' character. While I have supported the Kainga Ora amendment I consider the matter is finely balanced and can support retaining the current provision if the Panel considers this is more appropriate.
- 8.11 GRZ-BFS8(2) specifies that any fence higher than 0.9m shall be 45% visually permeable within 5m of an accessway (including rights of way and access lots) or within structure and vegetation setbacks (GRZ-BFS5). Kainga Ora seeks to delete this clause entirely, while Bellgrove Rangiora Ltd seeks to reduce the required level of visual permeability to 35%.
- 8.12 I note that a significant part of the rationale for this rule appears to be related to traffic safety and further transport advice may be appropriate. In particular the application of (2) to a structure and vegetation setback, and the 0.9m trigger as opposed to the 1.2m trigger in (1).
- 8.13 The rationale for this clause is weaker from an urban design perspective and there is no equivalent requirement in the OWDP. For private roads and for accessways with a number of houses, it would encourage a similar level of visibility between the houses and the accessway as is provided along the street, however, this needs to be balanced against the provision of private back yards and the potential visual effects on neighbouring properties who wish to be able to enjoy their existing level of privacy.

- 8.14 If GRZ-BFS8(2) is retained, I recommend that it is separated into two clauses. The first, if required, would address the application to the structure and vegetation setback from a traffic safety perspective.
- 8.15 The second clause, if retained, could be limited to fences internal to a site adjacent to a private road with three or more units, and would require fences that are higher than 1.2m to have 45% visual permeability. This would enable privacy and orientation issues to be addressed within the development and would not affect neighbouring properties.
- 8.16 I am concerned at potential unintended consequences, particularly with regard to costs and privacy, and the difficulty of drafting a clear and legible provision. On balance I do not support the inclusion of a second clause addressing the height of fences along accessways.
- 8.17 Woodend-Sefton Community Board considers that the GRZ zone should have an open feel with good sight lines between houses and the street. They support this standard and seek an amendment to prevent developers from seeking bulk variations to the fencing height or visual permeability standards. While I have some sympathy with their request I note that it is difficult to predict every possible scenario, and I consider that a restricted discretionary consent pathway with the residential design principles and impact on neighbours as matters of discretion is appropriate.

Recommendations

- 8.18 I recommend that GRZ-BFS8 and SETZ-BFS8 are amended so that:
- a. The application of the rule to pedestrian and cycle facilities is clarified;
 - b. Clause 1 is amended so that fences fronting a road boundary, public reserve or walkway / cycleway have a maximum height of 1.2m, except where the site is a corner site, on one road boundary the maximum height can be increased to 1.8m where at least 45% of the fence is visually permeable;

- c. Alternatively I would support the Panel in retaining the current wording in Clause 1 of GRZ-BFS8 and SETZ-BFS8 in order to maintain passive surveillance of the street;
- d. A maximum height of 1.8m is established for any other fences;
- e. Clause 2 is re-drafted to solely address the structure and vegetation setback if required for transport reasons.

9. GRZ-BFS9 - OUTDOOR LIVING SPACES

- 9.1 Kainga Ora – Homes and Communities support the outdoor living space rule in part but seeks amendments to reflect the scale of activity in the zone and to seek greater clarity regarding what could be included in the outdoor living spaces. In particular for a residential unit they seek to reduce the minimum area to 30m² able to contain a 4m diameter circle, and for a minor residential unit to reduce the minimum to 15m² able to contain a 3m diameter circle. **(submission point 325.239)**
- 9.2 Ravenswood Developments Ltd consider that standards for outdoor living space are typically a consideration for medium or higher density residential developments and seek to either delete the clause, or to reduce the requirement to a minimum of 30m² able to contain a 4m diameter circle **(submission point 347.42)**.
- 9.3 The Urban Design and Character Assessment for Waimakariri District Council¹⁴ identified that the Operative Waimakariri District Plan (**OWDP**) provides minimum outdoor living space areas for zones that allow smaller site sizes, and recommended that stronger rules should be provided to ensure minimum dimensions for sites less than 400m², and further consideration be given to a sliding scale of outdoor living spaces as shown below. The minimum site size in the GRZ is 500m².

¹⁴ Residential Character and Intensification Guidance for Waimakariri District Council, report prepared by Jasmax, August 2018

SITE SIZE	MINIMUM OUTDOOR SPACE	MIN MAIN OUTDOOR SPACE DIMENSION
200-300m ²	40m ²	5m
300-400m ²	60m ²	6m
400m ² +	100m ²	8m

- 9.4 Minimum outdoor living space standards are common in district plans throughout the country and aim to ensure a minimum level of spaciousness and private outdoor amenity is provided for residential units. Typically the higher density zones have smaller minimum areas and dimensions. Equivalent zones in the Operative Christchurch City Plan (Residential Suburban Zone) require minimum areas of 90m² with a minimum dimension of 6m, and the operative Auckland City Plan (Single House Zone) requires a minimum of 80m² with a minimum dimension of 4m.
- 9.5 In the Living Z zone Selwyn District Operative District Plan provides minimum standards for outdoor living spaces for medium density and comprehensive developments where smaller sections may result in adverse effects.
- 9.6 Both Kainga Ora – Homes and Communities and Ravenswood Developments Ltd have proposed a minimum area of 30m² with a minimum dimension of 4m. I consider that these would be more appropriate standards for outdoor living space for residential units in medium density developments and would not reflect the generally spacious character of the GRZ.
- 9.7 In my opinion it is appropriate to retain minimum outdoor living space standards in the GRZ in order to signal the generally spacious character that is anticipated in the zone and to protect the high degree of residential amenity provided.
- 9.8 The specific minimum areas and dimensions are a matter of judgement. I consider that the 100m² minimum area able to contain an 8m circle currently in the Proposed Plan is slightly onerous and recommend the standard is

reduced to require a minimum area of 80m² with a minimum dimension of 6m.

- 9.9 Minor residential units provide increased density in the GRZ and may lead to substandard outdoor living spaces if not regulated. I agree with Kainga Ora Homes and Communities that the standard currently proposed is too restrictive and recommend that a minimum area of 20m² with a minimum dimension of 4m that is not part of any required outdoor living space for the principal residential unit should be required.
- 9.10 Kainga Ora – Homes and Communities also seek that the wording of clause 1(b) and 2(b) is changed to read “*the required minimum area of outdoor living space shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas*”. While I consider that this wording is clearer than the wording in the Proposed Plan, I note that the current wording is used in SETZ-BFS9 and do not recommend any changes to maintain consistency within the plan.

Recommendations

- 9.11 I recommend that GRZ-BFS9 is amended so that:
- a. A minimum of 80m² of continuous outdoor living space able to contain a circle with a diameter of 6m shall be provided within the site of a residential unit (except a residential unit in a retirement village);
 - b. A minimum of 20m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be provided adjacent to any minor residential unit (that is not part of any required outdoor living space for the principal residential unit);



Hugh Nicholson

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