

RECEIVED 02/09/2022 CODC

Resource Management Act 1991

Submission on Notified Proposed Plan Change to Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

(FORM 5)

To:

The Chief Executive Central Otago District Council PO Box 122

Alexandra 9340

Details of submitter

Name: Paterson Pitts Group (Cromwell)
Postal address: 30 The Mall, Cromwell
(Or alternative method of service under section 352 of the Act)
Phone:0226907898
Email: rachael.law@ppgroup.co.nz
Contact person: Rachael Law, Paterson Pitts Group
(Name & designation, if applicable)
I am / am not* a trade competitor for the purposes of <u>section 308B</u> of the Resource Management Ac 1991 (*select one)
*I / We am / am not (select one) directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.
*Delete this paragraph if you are not a trade competitor.
The specific provisions of the proposal that my submission relates to are:
(Give details, attach on separate page if necessary)
See attached

This submission is:

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

See attached	
I / We seek the following decision from the consent authority: (Give precise details, including the general nature of any conditions sought)	
See attached	

- I support / oppose the application OR neither support nor oppose (select one)
- Iwish I do not wish to be heard in support of this submission (select one)
 - *I/We will consider presenting a joint case if others make a similar submission
 *Delete this paragraph if not applicable.

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

Signature

Date

Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to districtplan@codc.govt.nz

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Paterson Pitts Group – submission on Proposed Plan Change 19

Name: Paterson Pitts Group

Postal address: C/- Myles Garmonsway

30 The Mall

Cromwell

Phone: 027 495 6491

Email: Myles.Garmonsway@ppgroup.co.nz

Submission:

The submitter, Paterson Pitts Group, Cromwell (PPG) is a Planning, Surveying and Land Development Engineering firm, with offices in Alexandra and Cromwell, as well as Queenstown, Wanaka, Christchurch and Dunedin. The company has been working in the Central Otago District for over 30 years, preparing subdivision and land use consents for the community of a large, medium and small scale. The submitter therefore has extensive experience in the District Plan and in development in the District, and opposes PC19 in its entirety in terms of its zoning and provisions.

Reason for submission:

PPG undertake large scale greenfield subdivisions of 350 lots or more, right down to two to four lot subdivisions. We obtain land use and subdivision consents for all types of land and development, with experienced planners, surveyors and civil design engineers who have been working in the District for over 30 years. PPG have extensive experience therefore in working with the Operative District Plan (ODP) residential areas.

The proposal for a change from the standard minimum allotment size in the majority of the residential area from 250m² to 500m² represents a change which will fundamentally mean that infill subdivision in the Low Density Residential Zone (LRZ) will require a Non-Complying Activity Status. This will have a significant negative effect on these types of subdivision in the District.

The proposal for all earthworks to be set at an area of 200m² is an incredibly small trigger. This standard will require earthworks land use consent for proposals which may be fully compliant with the bulk and location standards of the zone, for a simple site scrape to prepare the ground for new building foundations and the driveway. This will unnecessarily increase time and costs for developments, as well as inundate Council with land use consents to process.

The urban design standards for the Medium Density Residential Zone (MRZ) are completely new and seem to be repetitive and unnecessary in the context of this District.

Overall, the Proposed Plan Change 19 (PC19) proposed provisions significantly limits the development potential of many of the sites in the District, at a time when the District is experiencing high demand for additional housing and additional housing typologies. The District's population is growing at rates far higher than the high scenario's predicted by Statistics New Zealand. For these reasons, the

PATERSONPITTSGROUP

submitter is opposed to the PC19 in its entirety and opposes provisions of the Large Lot Residential Zone (LLRZ) Low Density Residential Zone (LRZ), Medium Density Residential Zone (MRZ) and Subdivision Chapter (SUB).

Specific Relief sought:

Amend the provisions (including any consequential amendments or amendments which result in the same effect sought) as follows:

Notified Provision	Relief sought	Reasons
Definitions	Insert new definition into Section 18 – Definitions as follows:	This definition of boundary adjustment is
		from the National Planning Standards.
	Boundary adjustment: means a subdivision that alters the	The National Planning Standards require
	existing boundaries between adjoining allotments, without	that "Where terms defined in the
	altering the number of allotments.	Definitions List are used in a policy
		statement or plan, and the term is used
		in the same context as the definition,
		local authorities must use the definition
		as defined in the Definitions List". There
		is a rule proposed through PC19 relating
		to boundary adjustments (SUB-R1)
		which is in the same context as this
		definition. Therefore, CODC must utilise
		the National Planning Standard
		definition proposed.
Non-notification clauses	Support the inclusion of non-notification clauses within the	Non-notification clauses can assist both
	plan. Seek that Council assess their applicability and insert	the applicant and the processing planner
	them where appropriate.	with assessing the potentially affected
		persons. They have not been widely used
		in CODC up until now but their use in
		other districts throughout the country
		has been both effective and efficient.
Large Lot Residential Zone		
LLRZ-O3 Precincts 1, 2 & 3	Amend the objective to remove precincts 2 and 3 from LLRZ-	As these precincts have different
	O3, and add in two new objectives, one for precinct 2 and one	densities proposed through the
The density of development in the Large Lot	for precinct 3, in accordance with the required provision	standards, the objectives and policies
Residential Precincts recognises and provides	numbering from the National Planning Standards.	need to set the direction for why this is

Notified Provision	Relief sought	Reasons
for maintenance of the amenity and character		the case. They also need to provide
resulting from existing or anticipated	LLRZ-PRECO1-O31 Precincts 1, 2 & 3	guidance to plan users as to the
development in these areas.		anticipated character of each precinct
	LLRZ-PREC02-O1	and how it is distinct from the underlying
		zone. If this is not provided the plan user
	LLRZ-PREC03-O1	is not certain on how they are to design
		and plan development for their site
	Amend the objective text for LLRZ-O3 and add new objective	within any of the precincts.
	text to new objectives LLRZ-PREC02-O1 and LLRZ-PREC03-O1	
	to the below or similar which defines the character and	Wellington City Council recently notified
	amenity anticipated in each precinct, with particular points for	their Proposed Plan which has examples
	each which specify how the precincts are distinct from each	of the use of precincts in their proposed
	other and from the wider LLRZ.	Medium Density Zone ¹ . While the
		outcomes of the MRZ and the LLRZ are
	LLRZ-PRECO1-O31 Precincts 1, 2 & 3	significantly different built forms, the
		WCC example provides a best practice
	The density of development in the Large Lot Residential	for the use of the precincts under the
	Precincts 1 accommodates a density of residential	national Planning Standards and the
	development above that of the surrounding Large Lot	requirements that need to be met to use
	Residential Zone, with a range of compatible non-residential	them: individual information in the zone
	activities that maintain or enhance the unique qualities of the	purpose, individual objectives which set
	Precinct, which are:	out the specific direction for each
	predominantly low-rise and detached residential units	precinct, individual policies which set out
	on lots which are less large than the wider LLRZ;	how each objective should be met for
	2. providing good quality on-site amenity and maintains	each precinct, with corresponding rule
	the anticipated amenity values of adjacent sites.	framework. There are a proposed three
	recognises and provides for maintenance of the amenity and	precincts in this WCC example zone, the
	character resulting from existing or anticipated development	objectives address the three precincts
	in these areas.	separately and address their individual
		character and the purpose for their

¹ https://eplan.wellington.govt.nz/proposed/rules/0/182/0/0/0/31 link to the WCC eplan, accessed 29 Aug 2022.

Notifie	d Provision	Relief sought	Reasons
			identification and separate management
			from the underlying zone.
LLRZ-P	1 – Built Form	Amend LLRZ-P1 as per the below and renumber points as	The purpose of policies is to tell the plan
		appropriate:	reader how to achieve the objective. This
Ensure	that development within the Large Lot		repeats the objective somewhat. The
Reside	ntial Zone:	LLRZ-P1 – Built Form	changes proposed adjust the policy so
1.	provides reasonable levels of privacy,		that it shows the plan user how the
	outlook and adequate access to	Ensure that development within the Large Lot Residential Zone	objective will be achieved.
	sunlight;	is of a form, scale and design that is compatible with the	
2.	h	purpose, character and amenity values of the zone, by	The points have been reordered to
	and on-site parking;	requiring:	consolidate points and group amenity
3.	maintains a high level of spaciousness	 provides reasonable levels of privacy, outlook and 	and bulk and location points and group
	around buildings and a modest scale	adequate access to sunlight;	the access and transport points.
	and intensity of built form that does	2. provides safe and appropriate access and on-site	
	not unreasonably dominate adjoining	parking;	Deletion of point 4 entirely as it relates
	sites;	3. maintains a separation from site boundaries and	to relocated buildings and their
4.	is managed so that relocated buildings	heights in relation to site boundaries high level of	reinstatement as this is a Building Act
	are reinstated to an appropriate state	spaciousness around buildings and a modest scale and	matter and not a Resource Management
	of repair within a reasonable	intensity of built form that:	Act matter. If a relocated building fits the
	timeframe;	<u>a.</u> does not unreasonably dominate adjoining	bulk and location requirements then
5.	breases 8-mercan meaning continues	sites;	there is little difference between a
	living space for residents and for tree	b. provides reasonable levels of privacy, outlook	relocated building and a new build which
	and garden planting;	and adequate access to sunlight;	has stalled from lack of either funds or
6.	maintains the safe and efficient	c. maintains a high level of spaciousness in the	access to building materials – both of
_	operation of road;	streetscape; and	which are far more prevalent issues since
7.		d. <u>provides generous usable outdoor living space</u>	Covid-19 and the resulting global supply
	screening of storage areas and	for residents;	chain issues.
	provision of landscaping; and	4. is managed so that relocated buildings are reinstated	Addition of the cold to cold to
8.	encourages water efficiency	to an appropriate state of repair within a reasonable	Addition of 'network' to point 6 as the
	measures.	timeframe;	issue is more likely to be the operation of
		5. provides generous usable outdoor living space for	the network as a whole rather than just
		residents and for tree and garden planting;	the road immediately adjacent.

Notified Provision	Relief sought	Reasons
LLRZ-P2 – Residential activities Enable residential activities within a range of residential unit types and sizes.	 6. the maintains maintenance of the safe and efficient operation of the road network; 7. safe and appropriate access and on-site parking; 8. mitigatesaion of visual effects through screening of storage areas and provision of landscaping; and 8. encouragesing water efficiency measures. Amend LLRZ-P2 as per the below: Enable residential activities within a range of residential unit types and sizes that ensure the development of the zone is of a form, scale and design that is compatible with the zone purpose, character and amenity. 	The provision of tree and garden planting is a very personal decision, and note that this does not link to any rule or standard. Therefore proposed to be deleted as being irrelevant and overly prescriptive. Policy LLRZ-P2 is not prescriptive enough and does not link to the objective of the zone. Proposed changes firm up the intent.
LLRZ-P3 – Home business Provide for home businesses where: 1. they are ancillary to a residential activity; 2. they are consistent the anticipated character, amenity values and purpose of the zone; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with /do not compromise the amenity of adjoining sites.	Amend LLRZ-P3 as per the below and amend the numbering of the points as appropriate: LLRZ-P3 – Home business Provide for home businesses where: 1. they are ancillary to a residential activity; 2. they are consistent the anticipated character, amenity values and purpose of the zone; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with /do not compromise the amenity of adjoining sites.	Many home businesses exist which are not ancillary to a residential activity (noting the definition of residential activity is 'the use of land or buildings for people's living accommodation'). Making jewelry at home and selling it via an online service is not ancillary to living accommodation, but would fall under what is widely considered to be a home business. Requiring consistency with the anticipated character and amenity values of the zone is sufficient direction without overly restricting the scope of a home business, which point 1 currently does.

Notified Pr	rovision	Relief sought	Reasons
			The proposed removal of 'do not
			compromise' from point 3 is to remove
			the unnecessary repetition between that
			phrase and 'are compatible with'
			immediately before it. These phrases
			mean the same thing, therefore
			including both is unnecessary repetition.
LLRZ-P4 - R	Retirement Living	Amend LLRZ-P4 as per the below and amend the numbering of	The compatibility with the zone
		the points as appropriate:	character is paramount, and therefore
Provide fo	or a range of retirement living		should be earlier in the policy direction,
options, in	cluding retirement villages, where	LLRZ-P4 - Retirement Living	and be something that all the other
they are co	omprehensively planned and:		points refer to – which is why point 2 has
1. any	y adverse effects on the residential	Provide for a range of retirement living options, including	been moved to the front of the policy.
	nenity values of adjoining residential	retirement villages, where they are comprehensively planned	
	operties and the surrounding area	and the scale, form, and design of the village maintains the	The use of 'avoid, remedy and mitigate'
	e avoided or mitigated; and	character and amenity values of the surrounding area, and:	ultimately ends with all applications
	e scale, form, composition and	1. any <u>significant</u> adverse effects on the residential	mitigating effects. The changes to point
	sign of the village maintains the	amenity values of adjoining residential properties and	1 and the new proposed point 2
	aracter and amenity values of the	the surrounding area are avoided or mitigated; and	separates out that the intent is to avoid
	rrounding area; and	2. other adverse effects on residential amenity values	significant adverse effects, whilst other
	ey are designed to provide safe,	are minimised; and	adverse effects are minimized.
	cure, attractive, convenient, and	3. the scale, form, composition and design of the village	
	mfortable living conditions for	maintains the character and amenity values of the	Point 6 added in 'network' for same
	sidents, with good on-site amenity	surrounding area; and	reasons as above in relief sought for
	d facilities; and	4. they are designed to provide safe, secure, attractive,	LLRZ-P1.
	y parking and vehicle manoeuvring	convenient, and comfortable living conditions for	
-	ovided on-site is appropriately	residents, with good on-site amenity and facilities; and	As the LLRZ zones are typically located
	signed; and	5. any parking and vehicle manoeuvring provided on-site	far from commercial areas and
5. roa	,	is appropriately designed; and	community facilities, being on the
ma	aintained; and	6. road <u>network</u> safety and efficiency is maintained; and	outskirts of the towns, 'where practical'
		7. they are well-connected to commercial areas and	has been inserted into point 6, to
		community facilities, where practical.	recognize that this is desirable, but not

Notified Provision	Relief sought	Reasons
6. they are well-connected to		always possible due to physical
commercial areas and community		distances.
facilities		
LLRZ-P5 – Other non-residential activities	Amend LLRZ-P5 as per the below and amend the numbering of	The wording 'avoid' leads to a non-
A state of the control of the state of the control	the points as appropriate:	complying activity status, whilst the rules
Avoid other non-residential activities and	Avaid Oak allow atherway and paridoaticle ativities and buildings	are either permitted (childcare, visitor
buildings, including the expansion of existing	Avoid-Only allow other non-residential activities and buildings	accommodation) or discretionary. The
non-residential activities and buildings, unless:	that contribute to the health and wellbeing of people and	wording 'Only allow' is thus more
1. any adverse effects of the activity,	communities, including the expansion of existing nonresidential activities and buildings, unless where:	appropriate to set up the rule framework
including noise, do not compromise the anticipated amenity of the	<u> </u>	proposed.
surrounding area; and	not compromise the anticipated amenity of the	Adding in that the purpose is for the
2. the nature, scale and intensity of the	, , ,	health and wellbeing of the people and
activity is compatible with the		community, recognizes ultimately that
anticipated character and qualities of	· · · · · · · · · · · · · · · · · · ·	non-residential activities (including
the zone and surrounding area; and	character and <u>amenity</u> qualities of the zone and	commercial) help to make a residential
3. the activity is of a nature and scale that		area an attractive place to live, and
meet the needs of the local	3. the activity is of a nature and scale that meet the	provide spaces for the community to
community and does not undermine		meet and socialize together, thus
the viability of the Business Resource	undermine the viability of the Business Resource	improving overall community happiness
Areas; and	Areas; and	and wellbeing.
4. the surrounding area retains a	4. the surrounding area retains a predominance of	
predominance of residential activities,	residential activities, and for adjoining	By specifying for health (includes
and for adjoining properties, a sense	sitesproperties, a sense of amenity, security and	physical and mental) and wellbeing of
of amenity, security and	companionship is maintained;	the community, this does not provide for
companionship is maintained;	5. any parking and vehicle manoeuvring provided on-	economic aspects per se, which would
5. any parking and vehicle manoeuvring	site is appropriately designed; and	be the types of activities which could
provided on-site is appropriately	6. road <u>network</u> safety and efficiency is maintained.	detract from the Business Areas (BA).
designed; and		
6. road safety and efficiency is	Amend point 4 – define the term "sense of amenity, security	Deleting 'the expansion of existing non-
maintained.	and companionship". If the term if not defined, the	residential activities' allows for the
		following listed criteria to be applied for

Notified Provision	Relief sought	Reasons
	alternative relief sought is to delete this phrase from the policy entirely.	these such activities. As these are existing they form part of the character and amenity of the particular area, and if
		they are able to conform with the bulk and location standards there is no reason why their addition or expansion should not be considered as permitted activities.
		Deleting point 1 in conjunction with amending point 2 condenses the policy whilst still providing guidance for the same aspects of the activity and built form.
		Amendments to point 3 around the BA are to condense the policy whilst also recognizing that anything large scale is prevented through the rule framework and the bulk and location standards for the zone.
		Amendment to point 4 changing 'properties' to 'site' utilizes the defined terms — site is a defined term whilst property is not. Using defined terms clarifies intent and implementation of policy direction.
		Defining a 'sense of amenity, security and companionship' assists in interpretation. This term at the moment

Notified Provision	Relief sought	Reasons
		is very vague and could have unintended
		consequences and multiple
		interpretations, which does not provide
		guidance to plan users. If the intent is a
		sort of CPTED style policy, there are
		multiple examples of this in other District
		Plans in the country which work well and
		have less ambiguity. The deletion of this
		term sought as alternative relief sought
		is to remove the ambiguity in the policy
		direction and provide greater, clearer
		guidance to the plan users. Furthermore,
		as amenity and character are aspects
		which are considered earlier at point 2,
		this is considered potentially a double up
		of policy direction and therefore its
		inclusion is both unclear and
		unnecessary.
		Point 6 added in 'network' for same
		reasons as above in relief sought for
LLDZ DC Due sin et 4	Assert III P7 PC as a suite a balance and assert the accordance of	LLRZ-P1.
LLRZ-P6 – Precinct 1	Amend LLRZ-P6 as per the below and amend the numbering of	The numbering of the policy is
Duestide for development within Duestingt 1 et a	the following policies as appropriate:	inconsistent with the requirements of
Provide for development within Precinct 1 at a		the National Planning Standards for use of Precincts – amendments seek to
density consistent with the existing character of the area.	LLRZ- P6 – Precinct 1 PREC01-P1	remedy this.
of the area.	LLRZ- PO = PIECINCL I PRECUI-PI	remedy this.
	Provide for development within Precinct 1 at a density	This policy direction does not indicate
	consistent with the existing <u>unique</u> character of the area	how the character of this precinct is
	precinct.	different from the wider zone, which is
		paramount to include in order to assist
		plan users with identifying and being

Notified Provision	Relief sought	Reasons
	Insert additional wording as appropriate which describes how	consistent with the character of the
	the amenity and character of PREC01 is different from the	precinct. No wording changes are
	LLRZ.	proposed specifically as PPG cannot
		decide why these areas are special for
		Council. Rather it is sought that Council
		review their expert advice and the areas
		which have been identified as being
		within Precinct 1 and generate
		appropriate wording which will provide
		the guidance required for this policy to
		have meaning and purpose.
LLRZ-P7 – Precinct 2 and 3	Amend LLRZ-P7 as per the below and amend the numbering of	The numbering of the policy is
	the following policies as appropriate:	inconsistent with the requirements of
Ensure that development within Precincts 2 &		the National Planning Standards for use
3 maintains a higher level of open space,		of Precincts – amendments seek to
consistent with the existing character of the	LLRZ- P7 – Precinct 2 and 3 PREC02-P1	remedy this, and insert new policy for
area.		Precinct 3, as all precincts are to have
	Provide for development within Precinct 1 at a density	their own policy direction.
	consistent with the existing <u>unique</u> character of the area	
	precinct.	This policy direction does not indicate
	Ensure that development within Precincts 2 & 3 maintains a	how the character of either of these
	higher level of open space, consistent with the existing <u>unique</u>	precincts are different from the wider
	character of the area.	zone, which is paramount to include in
		order to assist plan users with identifying
	Insert additional wording as appropriate which describes how	and being consistent with the character
	the amenity and character of PRECO2 is different from the	of these precincts. No wording changes
	LLRZ.	are proposed specifically as PPG cannot
	Incort now notice for Dresingt 2	decide why these areas are special for
	Insert new policy for Precinct 3	Council. Rather it is sought that Council
	LLD7 DDFC03 D4	review their expert advice and the areas
	LLRZ-PREC03-P1	which have been identified as being
		within Precinct 2 and Precinct 3 and

Notified Provision	Relief sought	Reasons
	Ensure that development within Precinct 3 maintains a higher	generate appropriate wording which will
	level of open space, consistent with the existing unique	provide the guidance required for these
	character of the area.	policies to have meaning and purpose.
	Insert additional wording as appropriate which describes how	
	the amenity and character of PREC03 is different from the	
	LLRZ.	
LLRZ-R2 – Minor Residential Unit	Amend as per the following:	An elevation to NC is quite extreme and
		also not provided for the in the direction
Activity Status: PER	LLRZ-R2 – Minor Residential Unit	in the objectives and policies. As an
		additional minor residential unit, the
Where:	Activity Status: PER	matters that need to be assessed are
1. There is a maximum of one minor		effects on bulk and location, scale,
residential unit per site.	Where:	density, amenity and access, all of which
2. The maximum floor area of the minor	1. There is a maximum of one minor residential unit per	are assessed as an RDIS activity for an
residential unit is 70m² or 90m²	site.	additional principal residential unit on a
including a garage.	2. The maximum floor area of the minor residential unit	site. Consider that if two full residential
3. The minor residential unit shall use the	is 70m ² or 90m ² including a garage.	dwellings are appropriate to be assessed
same servicing connections and	3. The minor residential unit shall use the same servicing	as an RDIS activity then to assess the
accessway as the principal residential	connections and accessway as the principal residential	effects of two minor residential units on
unit.	unit.	a site would be sufficient at a DIS activity
		status.
And the activity complies with the following	And the activity complies with the following rule	
rule requirements: LLRZ-S2 to LLRZ-S7.	requirements: LLRZ-S2 to LLRZ-S7.	
Activity status when compliance is not	Activity status when compliance is not	
Activity status when compliance is not achieved with R2.1: NC	Activity status when compliance is not achieved with R2 .1: NC DIS	
acilieved with KZ.1. NC	acilieved with N2 .1. INC <u>D13</u>	
Activity status when compliance is not	Activity status when compliance is not achieved with R2.2 or	
achieved with R2.2 or R2.3: DIS	R2.3: DIS	
Activity status when compliance with		

Notified Provision	Relief sought	Reasons
rule requirement(s) is not achieved:	Activity status when compliance with rule requirement(s) is	
Refer to Rule Requirement Table.	not achieved: Refer to Rule Requirement Table.	
LLRZ-R3 – Relocated buildings	Delete this rule entirely as per the below:	All of these requirements are Building
		Act and Building Consenting issues and
Activity Status: CON		are not necessary nor appropriate in a
Where:	LLRZ-R3 – Relocated buildings	resource management act document.
		Point 4 is ultra vires; there are a number
1. Any relocated building intended for	Activity Status: CON	of things which may go wrong in the real
use as a dwelling (excluding previously	Where:	would which would prevent the owner
used garages and accessory buildings)		from achieving a six month timeframe,
must have previously been designed,	1. Any relocated building intended for use as a dwelling	and cannot therefore certify at time of
built and used as a dwelling;	(excluding previously used garages and accessory	application that the works will be done
2. A building inspection report shall be	buildings) must have previously been designed, built	within six months.
provided with the application for a	and used as a dwelling;	The definition of residential unit will
building consent. That report is to	2.—A building inspection report shall be provided with the	trigger a relocated dwelling, and this
identify all reinstatement works that	application for a building consent. That report is to	would therefore be covered by LLRZ-R1.
are to be completed to the exterior of	identify all reinstatement works that are to be	
the building;	completed to the exterior of the building;	Alternative relief sought: should the rule
3. All reinstatement work required by	3. All reinstatement work required by the building	remain it is needs to be located in the
the building inspection report and the	inspection report and the building consent to reinstate	chapter and numbering as per the
building consent to reinstate the	the exterior of any relocated dwelling shall be	National Planning Standards direction.
exterior of any relocated dwelling shall	completed within six months of the building being	The rule tables must be organized by PER
be completed within six months of the	delivered to the site. Reinstatement work is to include	activities, followed by any CON activities,
building being delivered to the site.	connections to all infrastructure services and closing in	followed by the RDIS activities and so on
Reinstatement work is to include	and ventilation of the foundations; and	with DIS, NC and PR, in that order.
connections to all infrastructure	4. The proposed owner of the relocated building must	Therefore, should this rule be retained, it
services and closing in and ventilation	certify that the reinstatement work will be completed	needs to be reordered to be after all the
of the foundations; and	within the six month period.	PER activities.
4. The proposed owner of the relocated		
building must certify that the	And the activity complies with the following rule	Requirements 2 and 3 remain deleted as
	requirements: LLRZ-S1 to LLRZ-S7.	they relate directly to building

Notified Provision	Relief sought	Reasons
reinstatement work will be completed		consenting matters, which are not RMA
within the six month period.	Matters of control are restricted to:	issues. The timing under point 4 is
	a. The time period within which the building will be	amended to 12 months to reflect the
And the activity complies with the following	placed on its foundations.	supply chain issues that have become
rule requirements: LLRZ-S1 to LLRZ-S7.	b. Identification of, and the time period to complete	more severe after the Covid-19
	reinstatement works to the exterior of the building.	pandemic with global supply chain
Matters of control are restricted to:	c. Provision of servicing.	issues, which is not a factor that a home
a. The time period within which the	d.—Whether any bond is required to cover the cost of any	owner can be expected to manage.
building will be placed on its	reinstatement works required, and the type of bond.	Furthermore, the construction of a new
foundations.		home, which will have similar amenity
b. Identification of, and the time period	Alternative relief sought:	issues as a partially reinstated relocated
to complete reinstatement works to	If full deletion is not approved, amend as per the below, and	dwelling, can take a minimum of 6
the exterior of the building.	move to be located after all the PER activities with associated	months and often takes between 1 and 3
c. Provision of servicing.	amended rule numbering for the chapter:	years to complete, depending on the
d. Whether any bond is required to cover		complexity of the build. If the visual
the cost of any reinstatement works	LLRZ-R3 – Relocated buildings	effects of the relocated dwelling are
required, and the type of bond.		considered comparable to a dwelling
	Activity Status: CON	under construction, and there are no
	Where:	controls over the timeframes for a
		dwelling to be completed, it seems
	Any relocated building intended for use as a dwelling	logical that a 12 month time frame for a
	(excluding previously used garages and accessory	relocated dwelling (should the rule not
	buildings) must have previously been designed, built	be deleted in its entirety in the first
	and used as a dwelling; <u>and</u>	instance for being unnecessary and
	2.— A building inspection report shall be provided with the	inappropriate in an RMA context) would
	application for a building consent. That report is to	be better and more realistic than six
	identify all reinstatement works that are to be	months.
	completed to the exterior of the building;	
	3. All reinstatement work required by the building	
	inspection report and the building consent to reinstate	
	the exterior of any relocated dwelling shall be	
	completed within six months of the building being	

Notified Provision	Relief sought	Reasons
	 delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and 4. The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six-12 month period. 	
	And the activity complies with the following rule requirements: LLRZ-S1 to LLRZ-S7.	
	 Matters of control are restricted to: a. The time period within which the building will be placed on its foundations. b. Identification of, and the time period to complete reinstatement works to the exterior of the building. c. Provision of servicing. d. Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond. 	
LLRZ-R4 – Accessory buildings and structures	Amend LLRZ-R4 as per the below:	This rule as drafted has some unintended consequences relating to new minor
Activity Status: PER	LLRZ-R4 – Accessory buildings and structures	buildings and structures being built to support existing non-residential
Where: 1. The building is ancillary to a permitted activity.	Activity Status: PER Where: 1. The building is ancillary to a permitted activity.	activities. For example, under this rule as proposed, if an established retirement
And the activity complies with the following rule requirements: LLRZ-S2 to LLRZ-S6.	Compliance is achieved with LLRZ-S2 to LLRZ-S6. And the activity complies with the following rule requirements: LLRZ-S2 to LLRZ-S6.	village at some point in the future want to build a shed for storage, they need a discretionary resource consent. The same sixed shed for a residential unit, or a Visitor Accommodation activity, or childcare services, is permitted.

Notified Provision	Relief sought	Reasons
		The effects of the shed are the same in the zone – it is the same size, located within the same bulk and location standards. There is no value therefore in linking the ability to build an accessory building to a permitted activity over any activity that is existing in the zone. The control for effects should consider the bulk and location standards, regardless of whether it is ancillary to a permitted activity or not.
		The proposed changes to the rule enable buildings and structures to be built as accessory to any established activity, where compliant with standards for height, height in relation to boundary, building coverage, setbacks from road and internal boundaries.
LLRZ-R6 – Visitor accommodation Activity Status: PER	Amend LLRZ-R6 as follows: LLRZ-R6 – Visitor accommodation	The changes proposed are to clarify the intent of the Matters of Discretion to ensure they are RMA issues. The effects
Where: 1. The visitor accommodation is undertaken within a residential unit and is ancillary to a residential activity. 2. The maximum occupancy is 6 guests per night; and 3. The access to the site is not shared	Activity Status: PER Where: 1. The visitor accommodation is undertaken within a residential unit and is ancillary to a residential activity. 2. The maximum occupancy is 6 guests per night; and 3. The access to the site is not shared with another site.	of safety of the visitor accommodation activity might be things such as physical safety from guests, which is a policing matter not an RMA matter, and the effects of amenity on sharing a driveway with guests would be hard to explain, as driveways are not typically spaces in which we recreate or enjoy our

Notified Provision	Relief sought	Reasons
	Activity status when compliance is not achieved with R6.1 or	intent of the Matters of Discretion to be
Activity status when compliance is not	R6.2: Discretionary	clearer.
achieved with R6.1 or R6.2: Discretionary		
	Activity status when compliance is not achieved with R6.3:	
Activity status when compliance is not	Restricted Discretionary	
achieved with R6.3: Restricted Discretionary		
	Matters of discretion are restricted to:	
Matters of discretion are restricted to:	 For sites that share access, the effects on: 	
1. the effects of the activity on the	a. of the activity on the amenity; and	
amenity and safety of any sites sharing	b. safety and efficient accessof any sites sharing	
access.	access.	
LLRZ-R7 – Home business (unless otherwise	Amend LLRZ-R7 as follows and amend the numbering as	Requirements 1 and 4 are the same,
specified in LLRZ-R8 or LLRZ-R14)	appropriate:	requiring that the activity is undertaken
		in doors, thus the deletion of point 1
Activity Status: PER		entirely. Point 1 is deleted as often a
	LLRZ-R7 – Home business (unless otherwise specified in LLRZ-	home business will be undertaken within
Where:	R8 or LLRZ-R14)	a garage space or a detached studio.
1. The home business is undertaken		These are permitted activities under
within a residential unit and is ancillary	Activity Status: PER	LLRZ-R4 to construct, but would be then
to a residential activity;		a DIS activity for someone to
2. The maximum floor area occupied by	Where:	use/convert them as a home business,
the home business is no more than	1.—The home business is undertaken within a residential	which is also intended to be a permitted
30m²;	unit and is ancillary to a residential activity;	activity. Therefore, the requirement to
3. Any employee engaged in the home	2. The maximum floor area occupied by the home	be within a building is sufficient under
business resides on-site;	business is no more than 30m ² ;	point 4 and the requirements to be
4. the home business, including any	3. At least one Any employee engaged in the home	within a residential unit is inappropriate.
storage of goods, materials, or	business resides on-site;	
equipment takes place entirely within	4. the home business, including any storage of goods,	The requirement for an activity to be
a building; and	materials, or equipment takes place entirely within a	ancillary to a residential activity is
5. The maximum number of vehicle trips	building; and	similarly not appropriate. Making
for a home business per site must not	5. The maximum number of vehicle trips for a home	jewelry at home for example could not
exceed 32 per day.	business per site must not exceed 32 per day.	be considered ancillary to a residential

Notified Provision	Relief sought	Reasons
		activity (means use of land and buildings
And where the activity complies with the	And where the activity complies with the following rule	for people's living accommodation).
following rule requirements: LLRZ-S10	requirements: LLRZ-S10	Therefore, the requirement to be
		ancillary to a residential activity is
		inappropriate and point 1 is deleted in its
		entirely.
		The specific requirements in point 3 are
		also considered unnecessary and overly
		onerous. A home business could be
		successful enough to employ one
		employee, who would then need to
		move in with the home owner for it to
		remain permitted. The effects of one
		employee living off site would not be
		likely to be noticed in terms of traffic
		movements to and from the site, nor in noise given that point 4 requires all
		activities to be undertaken within a
		building. It is noted that traffic
		movements to and from the site are
		managed through point 5. The
		perceivable issues from employing staff
		who work off site are therefore managed
		through the other conditions (including
		GFA, location of the activity itself and the
		maximum number of vehicle
		movements per day).
		Standards LLRZ-S10 does not appear to
		exist.

Notified Provision		Relief sought	Reasons
			The rule title specifying where the
			activity is not x or y is adding confusion
			not clarity. The text in the rule should be
			sufficient to demark this rule from the
			other commercial activities in the zone.
LLRZ-R8 – Childcare se	rvices	Amend LLRZ-R8 as follows:	As above for home businesses, a
			childcare service (the looking after or
Activity Status: PER	l	LLRZ-R8 – Childcare services	caring for children) is not and cannot be
			related to a residential activity, which
Where:		Activity Status: PER	means the use of land and buildings for
	service is undertaken		people's living accommodation. The
		Where:	requirement for this activity to be
to a residentia	•	1. The childcare service is undertaken within a residential	ancillary to a residential activity is
	number of children in	unit and is ancillary to a residential activity .	therefore inappropriate and is thus
	t any one time is 6,	2. The maximum number of children in attendance at	deleted.
excluding any	children who live onsite.	any one time is 6, excluding any children who live	
11.07.00		onsite.	71 (05 2 11 6
LLRZ-R9 – Signs	F	Amend LLRZ-R9 as follows:	The trigger of 0.5m ² is too small of a
A attivity of the DED		LLDZ DO. Ciana	trigger, and is causing unnecessary
Activity Status: PER		LLRZ-R9 – Signs	consent applications for minor activities,
Where:		A ativity Status DED	causing unnecessary costs and time
		Activity Status: PER	delays to members of the community as
site;	ximum of one sign per	Where:	applicants.
•	es to the site on which it	1. There is a maximum of one sign per site;	Note that the rule specifically requires
is located;	es to the site on which it	 There is a maximum of one sign per site, The sign relates to the <u>activities undertaken on the site</u> 	the sign to be related to the site on which
•	s not exceed 0.5m ² in	on which it is located;	it is located. This would mean that all
area;	s not exceed o.sm m	3. The sign does not exceed θ 1.5m ² in area;	signs would need to be descriptors of the
,	ot illuminated and does	4. The sign is not illuminated and does not use reflective	site itself under the definition. The intent
not use reflect		materials;	is for the signs to be related to the
	ed and does not move;	5. The sign is fixed and does not move; and	activities undertaken on the site where
and	, , , , , , , , , , , , , , , , , , , ,		

Notified Provision	Relief sought	Reasons
6. The sign does not obscure driver	6. The sign does not obscure driver visibility to and from	they are located. The relief sought
visibility to and from access ways.	access ways.	achieves this.
Note: This rule applies in addition to the		
controls on signage contained in Section 12 –		
District Wide Rules and Performance		
Standards.		
LLRZ-R10 Excavation	Amend LLRZ-R10 Excavation as follows:	The rule refers to excavation but the
		Matters of Discretion refer to
Activity Status: PER	LLRZ-R10 Excavation Earthworks	earthworks. As these terms are defined,
		it is inappropriate to use them
Where:	Activity Status: PER	interchangeably.
1. Any extraction of material shall not		_
exceed 1m in depth within 2m of any	Where:	Not possible to have a m ² amount as a
site boundary; and	1. Any extraction of material shall not exceed 1m in	volume.
2. The maximum volume or area of land	depth within 2m of any site boundary; and	
excavated within any site in any 12-	<u>.</u>	200m ² is too small an area, and across
month period does not exceed 200m ²	2. The maximum volume or area of land excavated	these vacant sites would require a
per site.	within any site in any 12-month period does not	consent to achieve any build, especially
	exceed 2 <u>5</u> 00m² per site.	given that 200m ² is the smallest house
Activity status when compliance is not		size that would typically be built on these
achieved with R10.1 – R10.2: RDIS		large sites. This trigger would see a
	Activity status when compliance is not achieved with R10.1 –	consent required to construct on any
Matters of discretion are restricted to:	R10.2: RDIS	vacant allotment, and is thus
1. The location, volume and area of	NACH C. Providence	inappropriate. The changes proposed
earthworks.	Matters of discretion are restricted to:	increase the area to recognize that a
2. The effect on amenity values or safety	1. The location, volume and area of earthworks.	simple site scrape site should not require
of neighbouring properties.	2. The effect on amenity values or safety of neighbouring	a resource consent, and to align with the
3. The effect on water bodies and their	properties sites.	ORC trigger for earthworks for
margins.	3. The effect on water bodies and their margins.	residential activities.
4. The impact on visual amenity and	4. The impact on visual amenity and landscape character.	
landscape character.	Character.	

Notified Provision	Relief sought	Reasons
5. Any effects on the road network	5. Any effects on the road network arising from the	The term 'site' is defined whilst the term
arising from the excavation.	excavation <u>earthworks</u>.	'property(ies)' is not. It is inappropriate
6. Any effects on archaeological,	6. Any effects on archaeological, heritage or cultural	to use a term which is intended to mean
heritage or cultural values.	values.	the same thing as a defined term but not
7. Any mitigation measures proposed.	7. Any mitigation measures proposed.	use the defined term.
LLRZ-R10 Retirement villages	Amend LLRZ-R10 Retirement villages as follows, including any	There are two LLRZ-R10's in the LLRZ
LLINZ-NIO Nethement villages	appropriate numbering changes:	chapter. Seek that this is correctly and
Activity Status: RDIS	appropriate numbering changes.	the entire numbering for the chapter
Activity Status. Nois	LLRZ-R1 <u>1</u> 0 Retirement villages	updated accordingly.
Where the activity complies with the following	LENZ KI <u>T</u> O Kethement vinages	apadica accordingly.
rule requirements: LLRZ-S1 to LLRZ-S6.	Activity Status: RDIS	Given that in most designs retirement
Take regardentes tend of to tend out	receively stateds. Note	villages are much denser in development
Matters of discretion are restricted to:	Where the activity complies with the following rule	from usual developments, and
1. Integration of vehicle, cycle and	requirements: LLRZ-S 1 2, LRZ-S3, LRZ-S5 and to LLRZ-S6.	considering that requiring compliance
pedestrian access with the adjoining	· · · · · · · · · · · · · · · · · · ·	with S2, S3, S5 and S6 will protect the
road network.	Matters of discretion are restricted to:	character and amenity of the zone when
2. Provision of landscaping, open space,	1. Integration of vehicle, cycle and pedestrian access	experienced from outside of the site, the
on-site amenity for residents,	with the adjoining road network.	compliance with S1 and S4 for a
recreational facilities and stormwater	2. Provision of <u>:</u>	retirement village would be
systems.	a. <u>on-site residential amenity including</u>	unreasonable.
3. Design and layout of pedestrian	landscaping, open space, outlook and privacy	
circulation.	and on-site amenity for residents,	There is inconsistency with the Matters
4. Parking and access.	b. recreational facilities, and	of Discretion in that point 1 refers to the
5. Traffic generation, including impact on	c. stormwater systems.	road network and point 5 to the
the wider transport network.	3. Design and layout of:	transport network. If these are different
6. Residential amenity for neighbours in	 a. pedestrian <u>and cycling</u> circulation, 	terms, they need to be defined to clearly
respect of outlook and privacy.	 b. parking and access, and 	demark the difference between them. If
7. Visual quality and interest in the form	c. <u>the integration of vehicle, cycle and</u>	they are not different terms, the use of
and layout of the retirement village,	pedestrian access with the adjoining road	one exclusively is sought in order to
including buildings, fencing, location	<u>network</u> .	provide clarity.
	4.—Parking and access.	

Notified Provision	Relief sought	Reasons
and scale of utility areas, parking areas and external storage areas.	 Traffic generation, including impact on the wider transport road network. Maintenance of Rresidential amenity for neighbourings sites in respect of outlook and privacy. Visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas. 	Much of the changes to the Matters of Discretion relate to consolidating and combining the matters. All the transport network related matters have been moved together as a result. The separating out of the matters in points 2 and 3 make it clearer to see what aspects are required to be addressed in a resource consent application. The changes to point 6 have been proposed to ensure that the residential amenity relates to that of the
		neighbouring sites specifically, and that the amenity is to be maintained for these sites.
LLRZ-R11 - Any activity not otherwise listed in LLRZ-R1 to LLRZ-R10 or LLRZ-R12 to LLRZ-R15	Amend LLRZ-R11 as follows: LLRZ-R121 - Any activity not otherwise listed in LLRZ-R1 to	Unnecessary for this rule to have listed the rules out which do not apply – it adds confusion rather than clarity. This is
Activity Status: DIS	LLRZ-R12 or LLRZ-R12 to LLRZ-R15	further highlighted by the fact that there was a double up of rule numbering which
	Activity Status: DIS	makes the inclusion of a precise list incorrect.
		Furthermore, if in future additional rules are added, this rule will need corresponding changes. This adds unnecessary additional changes to a potential plan change or update to the chapter, and adds opportunity for human error where it might be missed

Notified Provision	Relief sought	Reasons
		and this rule have unintended
		consequences.
LLRZ-R15 - Buildings on Land Subject to	Amend LLRZ-R15 as follows:	There may be already buildings present
Hazards		on a site which is subject to hazards
	LLRZ-R15 – <u>Construction of b</u> Buildings on Land Subject to	which has been lawfully established, the
Activity Status: NC	Hazards	activity is therefore the construction of
		buildings which needs to be managed.
Where:	Activity Status: NC <u>DIS</u>	
1. The erection of any building (excluding		The erection of a shed or garage on a site
buildings and/or structures associated	Where:	potentially subject to hazards will not
with network utilities) on any part of a	The erection of any <u>habitable</u> building (excluding buildings	necessarily pose a risk to human life and
site identified on the planning maps as	and/or structures associated with network utilities) on any	should be allowed to occur. It is when
being subject to a hazard or land that	part of a site identified on the planning maps as being subject	the building is to be habited that the
is, or is likely to be, subject to material	to a hazard or land that is, or is likely to be, subject to material	construction needs to be addressed.
damage by erosion, falling debris,	damage by erosion, falling debris, subsidence, slippage or	
subsidence, slippage or inundation	inundation from any source.	An NC status is very severe and it is
from any source.		possible to locate and design habitable
		buildings which are able to mitigate the
		risk from natural hazards present on a
		site. A DIS status, and the inclusion of
		restricting this rule to habitable buildings
		only, is much more appropriate to
		recognize that natural hazards and the
		community response to them are very
		nuanced issues. A risk tolerance
		approach is the current industry best
		practice, which this rule as drafted does
11.07.64 . 0	A constitution of the falls of	not achieve.
LLRZ-S1 - Density	Amend LLRZ-S1 as per the following:	As above, the precincts require their own
Laves Let Residential Zene (Eveludin - Burning to		objectives, policies, and rules and
Large Lot Residential Zone (Excluding Precincts	LLD7 C1 Dansity	standards as per the National Planning
1, 2 & 3). 1. The minimum site area per	LLRZ-S1 - Density	Standards, with the appropriate

Notified Provision	Relief sought	Reasons
residential unit is 2000m ² . Activity Status		numbering and naming conventions the
where compliance not achieved – NC	Large Lot Residential Zone (Excluding Precincts 1, 2 & 3). 1. The minimum site area per residential unit is 2000m ² . Activity	National Planning Standards require.
Precinct 1. 2. The minimum site area per residential unit is 1000m ² . Activity Status	Status where compliance not achieved – NC DIS	The requirement for a NC resource consent pathway for non-compliance is a
where compliance not achieved – NC	Precinct 1. 2. The minimum site area per residential unit is 1000m ² . Activity Status where compliance not achieved – NC	very high elevation, which is not justified in the direction in the objectives and
Precinct 2. 3. The minimum site area per	1300m 1710mity otatas where compilative not admered.	policies. The policy direction in the
residential unit is 3000m ² . Activity Status	Precinct 2. 3. The minimum site area per residential unit is	subdivision and LLRZ chapters should be
where compliance not achieved – NC	3000m ² . Activity Status where compliance not achieved – NC	sufficient to guide decision makers without requiring a NC resource consent
Precinct 3. 4. The minimum site area per	Precinct 3. 4. The minimum site area per residential unit is	pathway – DIS is a much more
residential unit is 6000m ² . Activity Status where compliance not achieved – NC	6000m ² . Activity Status where compliance not achieved – NC	appropriate elevation.
	Add in new precinct specific standards as per the below:	
	LLRZ-PREC01-S1	
	The minimum site area per residential unit is 2000m ² . Activity	
	Status where compliance not achieved – DIS	
	LLRZ-PREC02-S1	
	The minimum site area per residential unit is 1000m ² . Activity	
	Status where compliance not achieved – DIS	
	LLRZ-PREC03-S1	
	The minimum site area per residential unit is 6000m ² . Activity	
	Status where compliance not achieved – DIS	
LLRZ-S2 – Height	Amend LLRZ-S2 as follows:	Exemptions to height standards are both
4. The market of health of health		common and necessary. It would be
1. The maximum height of buildings and	LLDZ C2 Lloight	excessive to require a resource consent
structures must not exceed 7.5m	LLRZ-S2 – Height	because a building itself was under 7.5m
measured from ground level to the		but the chimney on top was 7.8m.

Notified Provision	Relief sought	Reasons
highest part of the building or	1. The maximum height of buildings and structures must	
structure.	not exceed 7.5m measured from ground level to the	Exemptions to the standard proposed
	highest part of the building or structure.	are standard objects which are found on
Activity status where compliance not achieved		houses which may be captured by LLRZ-
–Where:	This standard does not apply to:	S2 as drafted.
LLRZ-S2 is not met, but the height of the	 Solar panels which do not project beyond the building 	
building or structure does not exceed 8.5m:	envelope by more than 0.5m	There are many factors for which a
RDIS	 Chimney structures not exceeding 1.1m in width 	dwelling might not meet the 7.5m height
	provided they do not project beyond the building	standard which are not captured in the
Matters of discretion are restricted to:	envelope by more than 1m	Matters of Discretion, such a
a. Dominance of built form in the	 Antennas, aerials and satellite dishes (less than 1m in 	topographical and site constraints,
surrounding area.	<u>diameter)</u>	whether the house is on higher than
b. Effects on visual amenity values,		usual piles to raise floor levels for
privacy, outlook and sunlight and	Activity status where compliance not achieved –	flooding or ponding issues in a natural
daylight access for neighbouring	Where:	hazard event, whether there are existing
properties.	LLRZ-S2 is not met, but the height of the building or structure	trees / vegetation which are proposed to
c. Any mitigation measures proposed	does not exceed 8.5m: RDIS	remain which would mitigate the height
which reduce the adverse effects of		breach, and the location, design and
the increased height.	Matters of discretion are restricted to:	appearance of the proposed building
	 Dominance of built form in the surrounding area. 	itself which may have mitigating
Where: LLRZ-S2 is not met, and the height of	b. Effects on visual amenity values, privacy, outlook and	features.
the building or structure exceeds 8.5m: NC	sunlight and daylight access for neighbouring	
	properties.	
	c. Any mitigation measures proposed which reduce the	
	adverse effects of the increased height.	
	d. <u>Topographical or other site constraints that make</u>	
	compliance with the standard impractical	
	e. Whether the increase in height is to mitigate natural	
	<u>hazard risk</u>	
	f. Retention of established landscaping	
	g. <u>Location</u> , design and appearance of building or	
	<u>structure</u>	

Notified Provision	Relief sought	Reasons
	Where: LLRZ-S2 is not met, and the height of the building or	
	structure exceeds 8.5m: NC	
LLRZ-S3 – Height in relation to boundary	Amend LLRZ-S3 as follows:	Exemptions have been moved from
		being a numbered part of the standard
1. Buildings must be contained within a	LLRZ-S3 – Height in relation to boundary	to simply rule text. The exemptions are
building envelope defined by the		exactly that, exemptions to a rule, not
recession plane angles set out in	a. Buildings must be contained within a building	part of the rule itself.
Schedule 1 to the Residential Zone	envelope defined by the recession plane angles set out	
chapter, from points 2.5m above	in Schedule 1 to the Residential Zone chapter, from	Additional exemptions added in to
ground level at the boundaries of the	points 2.5m above ground level at the boundaries of	capture where the height in relation to a
site	the site.	boundary might be along an internal
2. LLRZ-S3.1 does not apply to:		boundary with an access strip. In a
a. A boundary with a road.	2. LLRZ-S3.1 This standard does not apply to:	similar vein to exempting this standard
b. Common walls along a site	a. A boundary with a road.	from a boundary with road, height in
boundary.	b. Common walls along a site boundary.	relation to boundary does not need to be
c. Eaves inclusive of gutters with	c. Eaves inclusive of gutters with a maximum	assessed against an access leg.
a maximum depth of 20cm	depth of 20cm measured vertically.	The other evenuation is prepared for
measured vertically.	d. Antennas, aerials, satellite dishes (less than	The other exemption is proposed for
d. Antennas, aerials, satellite	1m in diameter).	retirement villages, that they need only comply with this standard for external
dishes (less than 1m in	e. Solar panels which do not project beyond the	· ·
diameter).	building envelope by more than 0.5m.	boundaries. As aforementioned,
·	,	1
	, , , , , , , , , , , , , , , , , , , ,	1
. ,		
,		1
_	, , , , , , , , , , , , , , , , , , , ,	boundaries would thus be mappropriate.
	·	There are many factors for which a
,		•
•		
		·
 e. Solar panels which do not project beyond the building envelope by more than 0.5m. f. Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m. g. A gable end, dormer or roof where that portion projecting 	 f. Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m. g. A gable end, dormer or roof where that portion projecting beyond the building envelope is no greater than 1.5m² in area and no greater than 1m in height. h. A boundary with a shared access in excess of 3m in width; the measurement shall be taken from the furthest side. 	retirement villages often have denser development than usual build projects, and requiring height in relation to boundary standards for all internal boundaries would thus be inappropriate. There are many factors for which a dwelling might not meet the height in relation to boundary standard which are not captured in the Matters of

Notified Provision	Relief sought	Reasons
beyond the building envelope is no greater than 1.5m² in area and no greater than 1m in height. Activity status where compliance not achieved – RDIS	 i. For retirement villages, LLRZ-S3.1 only applies to the external boundary of the site. Activity status where compliance not achieved – RDIS Matters of discretion are restricted to: a. Dominance of built form in the surrounding area. 	Discretion, such a topographical and site constraints, whether the house is on higher than usual piles to raise floor levels for flooding or ponding issues in a natural hazard event, and whether there are existing trees / vegetation which are proposed to remain which would
 Matters of discretion are restricted to: a. Dominance of built form in the surrounding area. b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. c. Any mitigation measures proposed which reduce the adverse effects of the breach. 	 b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. c. Any mitigation measures proposed which reduce the adverse effects of the breach. d. Topographical or other site constraints that make compliance with the standard impractical e. Whether the increase in height is to mitigate natural hazard risk f. Retention of established landscaping Amend the diagram and replace with one which is more readily interpretable, such as that which is utilised in the Operative 	mitigate the breach. The diagram in Schedule 1 is difficult to interpret and should be replaced with something similar to the operative district plan diagram.
LLRZ-S4 – Building coverage	District Plan. Amend LLRZ-S4 as follows:	As above, the precincts require their own
Large Lot Residential Zone (Excluding Precincts 1, 2 & 3). The building coverage of the net area of any site must not exceed 30%.	LLRZ-S4 – Building coverage Large Lot Residential Zone (Excluding Precincts 1, 2 & 3). The	objectives, policies, and rules and standards as per the National Planning Standards, with the appropriate numbering and naming conventions the
Precinct 1. The building coverage of the net area of any site must not exceed 40%.	building coverage of the net <u>site</u> area of any site must not exceed 30%.	National Planning Standards require. Net area of a site is not a defined term. Net site area is a defined term. When

Notified Provision	Relief sought	Reasons
Precinct 2. The building coverage of the net	Precinct 1. The building coverage of the net area of any site	terms have been defined, they should be
area of any site must not exceed 15%.	must not exceed 40%.	used appropriately to avoid confusion.
Precinct 3. The building coverage of the net area of any site must not exceed 10%.	Precinct 2. The building coverage of the net area of any site must not exceed 15%.	Site coverage of 10% and 15% are incredibly small, even given the larger lot sizes that these precincts require.
Activity status where compliance not achieved – RDIS	Precinct 3. The building coverage of the net area of any site must not exceed 10%.	
 Matters of discretion are restricted to: a. Compatibility of the built form with the existing or anticipated character of the area. b. Dominance of built form in the surrounding area. c. The extent to which a level of openness around and between buildings is retained. d. Any mitigation measures proposed which reduce the adverse effects of the breach. 	Activity status where compliance not achieved – RDIS Matters of discretion are restricted to: a. Compatibility of the built form with the existing or anticipated character of the area. b. Dominance of built form in the surrounding area. c. The extent to which a level of openness around and between buildings is retained. Any mitigation measures proposed which reduce the adverse effects of the breach. Add in new precinct specific standards as follows: LLRZ-PREC01-S2 The building coverage of the net site area must not exceed 40%. Activity Status where compliance not achieved – RDIS Matters of discretion are restricted to:	
	 a. Compatibility of the built form with the existing or anticipated character of the area. b. Dominance of built form in the surrounding area. 	
	c. The extent to which a level of openness around and between buildings is retained.	

Notified Provision	Relief sought	Reasons
	d. Any mitigation measures proposed which reduce the	
	adverse effects of the breach.	
	LLRZ-PRECO2-S2	
	The building coverage of the net site area must not exceed	
	30%. Activity Status where compliance not achieved – RDIS	
	Matters of discretion are restricted to:	
	a. Compatibility of the built form with the existing or	
	anticipated character of the area.	
	b. Dominance of built form in the surrounding area.	
	c. The extent to which a level of openness around and	
	between buildings is retained.	
	d. Any mitigation measures proposed which reduce the	
	adverse effects of the breach.	
	LLRZ-PREC03-S2	
	The building coverage of the net site area must not exceed	
	20%. Activity Status where compliance not achieved – RDIS	
	Matters of discretion are restricted to:	
	a. Compatibility of the built form with the existing or	
	anticipated character of the area.	
	b. <u>Dominance of built form in the surrounding area.</u>	
	c. The extent to which a level of openness around and	
	between buildings is retained.	
	d. Any mitigation measures proposed which reduce the	
LLRZ-S5 – Setback from road boundary	adverse effects of the breach. Amend LLRZ-S5 as follows:	Formatting changes proposed to clarify
LLNZ-33 — Selback Holli Todu boulludry	AITIETIU LLNZ-33 dS IUIIUWS.	Formatting changes proposed to clarify the two aspects of the standard – 1 –
Any building or structure shall be setback a	LLRZ-S5 – Setback from road boundary	setback from road boundaries and 2 –
minimum of 7m from a boundary with a road,		Total Soundaries and E

Notified Provision	Relief sought	Reasons
except that this shall not apply to an	1. Any building or structure shall be setback a minimum	noise insulation requirements from State
uncovered deck less than 1m in height.	of 74.5 m from a boundary with a road, except that this	highways.
	shall not apply to an uncovered deck less than 1m in	
Activity status where compliance not achieved	height.	Change from 7m to 4.5m road setback.
– RDIS		This is to continue the existing
	Activity status where compliance not achieved with LLRZ-S5.1	requirement, which is deemed to be
Matters of discretion are restricted to:	– RDIS	sufficient and provides greater scope for
a. Any adverse effects on the safety and		landowners to locate their dwelling
efficiency of the road network.	Matters of discretion are restricted to:	where they choose to on the site,
b. The extent to which the breach will	1. Any adverse effects on the safety and efficiency of the	including consideration of topographical
have adverse effects on visual amenity	road network.	or other site constraints, which is
values, including dominance.	2. The extent to which the breach will have adverse	likewise added as a matter of discretion.
c. compatibility of the building or	effects on visual amenity values, including dominance.	
structure with the surrounding built	3. compatibility of the building or structure with the	An elevation is added to the standard for
environment.	surrounding built environment.	setbacks from the State Highway, as no
	4. Any topographical or other site constraints.	elevation is inappropriate and confusing.
Within 80m of the seal edge of a State		Matters of Discretion are provided which
Highway:	2. Within 80m of the seal edge of a State Highway:	allow processing planners to consider
		alternative methods of noise insulation
New residential buildings shall be designed	New residential buildings shall be designed and	or sound barriers to that required by the
and constructed to meet noise performance	constructed to meet noise performance standards for	standard as drafted.
standards for noise from traffic on the State	noise from traffic on the State Highway that will not	
Highway that will not exceed 35dBA Leq (24hr)	exceed:	
in bedrooms and 40dBA Leq (24hr) for other	a. 35dBA Leq (24hr) in bedrooms; and	
habitable rooms in accordance with the	<u>b.</u> 40dBA Leq (24hr) for other habitable rooms	
satisfactory sound levels recommended by	in accordance with the satisfactory sound levels	
Australian and New Zealand Standard	recommended by Australian and New Zealand Standard	
AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times	AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building	
	interiors. This shall take account of any increases in noise	
for building interiors. This shall take account of	from projected traffic growth during a period of not less	
any increases in noise from projected traffic	irom projected trainc growth during a period of not less	
growth during a period of not less than 10		

Notified Provision	Relief sought	Reasons
years from the commencement of	than 10 years from the commencement of construction of	
construction of the development.	the development.	
	Activity status where compliance not achieved with LLRZ-S5.2	
	<u>– RDIS</u>	
	Matters of discretion are restricted to:	
	1. Whether there is screening by other structures or	
	distance from noise sources.	
	2. The ability to meet the appropriate levels of acoustic	
	insulation through alternative technologies or	
	<u>materials.</u>	
	3. The provision of a report from an acoustic specialist	
	which provides evidence that the level of acoustic	
	insulation is appropriate to ensure the amenity of	
	present and future residents of the site.	
LLRZ-S6 – Setback from internal boundary	Amend to include the following exemptions to the standard:	The deletion of the exception for decks
		and common walls from the standard
Any building or structure shall be setback a	LLRZ-S6 Setback from internal boundary	text and their subsequent inclusion in a
minimum of:		separate section makes the standard
1. 3m from any internal boundary	Any building or structure shall be setback a minimum of:	clearer to read.
(except that this does not apply to an	1. 3m from any internal boundary (except that this does	
uncovered deck less than 1m in	not apply to common walls along a site boundary, or	The proposed inclusion of retirement
height); and	to an uncovered deck less than 1m in height); and	villages from the internal boundary
2. 15m from the margin of any lake.	2. 15m from the margin of any lake.	setbacks enables the ability to construct
		these types of developments without
Activity status where compliance not achieved	This standard URZ CC 4 days and and	the need for triggering a standard. These
- RDIS	This standard LLRZ-S6.1 does not apply to:	setback aspects will be managed by
Matter of disposting and proteins of the	Uncovered decks of less than 1m in height.	market demand.
Matters of discretion are restricted to:	Retirement villages.	The inclusion of the size stells, and an
a. Adverse effects on privacy, outlook, or	Two or more residential units connected horizontally	The inclusion of 'horizontally and or
shading on the affected property.	and/or vertically by a common wall or common floor.	vertically' and 'common floor'

Notified P	Provision	Relief sought	Reasons
ha va	he extent to which the breach will ave adverse effects on visual amenity alues, including dominance.	Activity status where compliance not achieved – RDIS	recognizes that buildings and dwellings can be separated by a common or party wall vertically, where two dwellings exist
str en d. Ar	the compatibility of the building or cructure with the surrounding built nvironment. In adverse effects on accessibility to the lake.	 Matters of discretion are restricted to: a. Adverse effects on privacy, outlook, or shading on the affected property. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. The compatibility of the building or structure with the 	side by side with a party wall between them; but also horizontally, where two or more dwellings exist in the same building over different storeys, one on top of another separated by common floors.
		surrounding built environment. d. Any adverse effects on accessibility to the lake.	The definition of 'margin of any lake' will ensure that this is beyond personal interpretation. A standard needs to be
		Seek that the phrase 'margin of any lake' is clearly defined.	readily comprehensible. It needs to be measurable and cannot involve discretion, interpretation or room for doubt. Currently with no definition for 'margin of any lake' LLRZ-S6.2 does not meet the requirements for a standard.
Low Densi	ity Residential Zone		
LRZ-P1 – B		Amend LRZ-P1 as per the below and renumber points as appropriate:	The purpose of policies is to tell the plan reader how to achieve the objective. This
	hat development within the Low	LDZ D4 Divile Forms	repeats the objective somewhat. The
1. pr	esidential Zone: rovides reasonable levels of privacy, utlook and adequate access to unlight;	LRZ-P1 – Built Form Ensure that development within the Low Density Residential Zone is of a form, scale and design that is compatible with the	changes proposed adjust the policy so that it shows the plan user how the objective will be achieved.
an	rovides safe and appropriate access nd on-site parking;	purpose, character and amenity values of the zone, by requiring:	The points have been reordered to consolidate points and group amenity
bu	naintains spaciousness around uildings and a modest scale and attensity of built form that does not	 provides reasonable levels of privacy, outlook and adequate access to sunlight; 	and bulk and location points and group the access and transport points.

Notifie	d Provision	Relief sought	Reasons
	unreasonably dominate adjoining	2. provides safe and appropriate access and on-site	Deletion of point 4 entirely as it relates
	sites;	parking;	to relocated buildings and their
4.	is managed so that relocated buildings	3. maintains a separation from site boundaries and	reinstatement as this is a Building Act
	are reinstated to an appropriate state	heights in relation to site boundaries high level of	matter and not a Resource Management
	of repair within a reasonable	spaciousness around buildings and a modest scale and	Act matter. If a relocated building fits the
	timeframe; and	intensity of built form that <u>:</u>	bulk and location requirements then
5.	provides sufficient usable outdoor	<u>a.</u> does not unreasonably dominate adjoining	there is little difference between a
	living space for residents and for tree	sites;	relocated building and a new build which
	and garden planting;	b. provides reasonable levels of privacy, outlook	has stalled from lack of either funds or
6.	maintains the safe and efficient	and adequate access to sunlight;	access to building materials – both of
	operation of roads;	c. <u>maintains spaciousness in the streetscape;</u>	which are far more prevalent issues since
7.	mitigates visual effects through	and	Covid-19 and the resulting global supply
	screening of storage areas and	d. <u>provides sufficient usable outdoor living space</u>	chain issues.
	provision of landscaping; and	for residents;	
8.	encourages water efficiency	4. is managed so that relocated buildings are reinstated	Addition of 'network' to point 6 as the
	measures.	to an appropriate state of repair within a reasonable	issue is more likely to be the operation of
		timeframe;	the network as a whole rather than just
		5. provides suficient usable outdoor living space for residents and for tree and garden planting;	the road immediately adjacent.
		5 1 5	The provision of tree and garden
		 the maintains maintenance of the safe and efficient operation of the road network; 	The provision of tree and garden planting is a very personal decision, and
		7. mitigatesaion of visual effects through screening of	note that this does not link to any rule or
		storage areas and provision of landscaping; and	standard. Therefore proposed to be
		8. encouragesing water efficiency measures.	deleted as being irrelevant and overly
		water emercincy measures.	prescriptive.
LRZ-P2	 Residential activities 	Amend LRZ-P2 as per the below:	Policy LRZ-P2 is not prescriptive enough
			and does not link to the objective of the
	residential activities within a range of	Enable residential activities within a range of residential unit	zone. Proposed changes firm up the
resider	itial units types and sizes	types and sizes that ensure the development of the zone is of	intent.
		a form, scale and design that is compatible with the zone	
		<u>purpose</u> , character and amenity.	

Notified Provision	Relief sought	Reasons
LRZ-P3 – Home business	Amend LRZ-P3 as per the below and amend the numbering of	Many home businesses exist which are
Provide for home businesses where:	the points as appropriate:	not ancillary to a residential activity (noting the definition of residential
 they are ancillary to a residential activity; 	LLRZ-P3 – Home business	activity is 'the use of land or buildings for people's living accommodation').
they are consistent the anticipated character, amenity values and purpose of the zone; and	Provide for home businesses where: 1. they are ancillary to a residential activity; 2. they are consistent the anticipated character, amenity	Making jewelry at home and selling it via an online service is not ancillary to living accommodation, but would fall under
3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible	values and purpose of the zone; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are	what is widely considered to be a home business.
with /do not compromise the amenity of adjoining sites	compatible with /do not compromise the amenity of adjoining sites.	Requiring consistency with the anticipated character and amenity values of the zone is sufficient direction without overly restricting the scope of a home business, which point 1 currently does.
		The proposed removal of 'do not compromise' from point 3 is to remove the unnecessary repetition between that phrase and 'are compatible with' immediately before it. These phrases mean the same thing, therefore including both is unnecessary repetition.
LRZ-P4 – Retirement living	Amend LRZ-P4 as per the below and amend the numbering of	The compatibility with the zone
Provide for a range of retirement living	the points as appropriate:	character is paramount, and therefore
options, including retirement villages, where they are comprehensively planned and: 1. any adverse effects on the residential	LRZ-P4 - Retirement Living	should be earlier in the policy direction, and be something that all the other points refer to – which is why point 2 has
amenity values of adjoining residential	Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned	been moved to the front of the policy.

Notifie	d Provision	Relief sought	Reasons
2.	properties and the surrounding area are avoided or mitigated; and the scale, form, composition and design of the village maintains the character and amenity values of the surrounding area; and they are designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents, with good on-site amenity	and the scale, form, and design of the village maintains the character and amenity values of the surrounding area, and: 1. any significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided or mitigated; and 2. other adverse effects on residential amenity values are minimised; and 3. the scale, form, composition and design of the village maintains the character and amenity values of the surrounding area; and	The use of 'avoid, remedy and mitigate' ultimately ends with all applications mitigating effects. The changes to point 1 and the new proposed point 2 separates out that the intent is to avoid significant adverse effects, whilst other adverse effects are minimized. Point 6 added in 'network' for same reasons as above in relief sought for LRZ-
5.	and facilities; and any parking and vehicle manoeuvring provided on-site is appropriately designed; and road safety and efficiency is maintained; and they are well-connected to commercial areas and community facilities.	 they are designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; and any parking and vehicle manoeuvring provided on-site is appropriately designed; and road network safety and efficiency is maintained; and they are well-connected to commercial areas and community facilities, where practical. 	P1. As the LRZ zones typically cover a large area and some sites are located far from commercial areas and community facilities, being on the outskirts of the towns, 'where practical' has been inserted into point 6, to recognize that this is desirable, but not always possible due to physical distances.
Avoid buildin non-re	other non-residential activities other non-residential activities and gs, including the expansion of existing sidential activities and buildings, unless: any adverse effects of the activity, including noise, do not compromise the anticipated amenity of the	Amend LRZ-P5 as per the below and amend the numbering of the points as appropriate: Avoid-Only allow other non-residential activities and buildings that contribute to the health and wellbeing of people and communities, including the expansion of existing nonresidential activities and buildings, unless where: 1. any adverse effects of the activity, including noise, do	The wording 'avoid' leads to a non-complying activity status, whilst the rules are either permitted (childcare, visitor accommodation) or discretionary. The wording 'Only allow' is thus more appropriate to set up the rule framework proposed.
2.	surrounding area; and the nature, scale and intensity of the activity is compatible with the	not compromise the anticipated amenity of the surrounding area; and 2. the nature, scale and intensity hours of operation of the activity is compatible with the anticipated	Adding in that the purpose is for the health and wellbeing of the people and community, recognizes ultimately that non-residential activities (including

Notified Provision		Relief	sought	Reasons
	anticipated character and qualities of		character and amenity qualities of the zone and	commercial) help to make a residential
	the zone and surrounding area; and		surrounding area; and	area an attractive place to live, and
3.	the activity is of a nature and scale that	3.	the activity is of a nature and scale that meet the	provide spaces for the community to
	meet the needs of the local		needs of the local community and does not	meet and socialize together, thus
	community and does not undermine		undermine the viability of the Business Resource	improving overall community happiness
	the viability of the Business Resource		Areas; and	and wellbeing.
	Areas; and	4.	the surrounding area retains a predominance of	
4.	the surrounding area retains a		residential activities, and for adjoining	By specifying for health (includes
	predominance of residential activities,		<u>sitesproperties</u> , a sense of amenity, security and	physical and mental) and wellbeing of
	and for adjoining properties, a sense	_	companionship is maintained;	the community, this does not provide for
	of amenity, security and	5.	any parking and vehicle manoeuvring provided on-	economic aspects per se, which would
	companionship is maintained; any parking and vehicle manoeuvring	6.	site is appropriately designed; and road network safety and efficiency is maintained.	be the types of activities which could detract from the Business Areas (BA).
J.	provided on-site is appropriately	0.	Toda <u>network</u> safety and emclency is maintained.	detract from the business Areas (BA).
	designed; and	Ameno	I point 4 – define the term "sense of amenity, security	Deleting 'the expansion of existing non-
6	road safety and efficiency is		mpanionship". If the term if not defined, the	residential activities' allows for the
0.	maintained.		ative relief sought is to delete this phrase from the	following listed criteria to be applied for
			entirely.	these such activities. As these are
		,	,	existing they form part of the character
				and amenity of the particular area, and if
				they are able to conform with the bulk
				and location standards there is no
				reason why their addition or expansion
				should not be considered as permitted
				activities.
				Deleting point 1 in conjunction with
				amending point 2 condenses the policy
				whilst still providing guidance for the
				same aspects of the activity and built
				form.

Notified Provision	Relief sought	Reasons
		Amendments to point 3 around the BA
		are to condense the policy whilst also
		recognizing that anything large scale is
		prevented through the rule framework
		and the bulk and location standards for
		the zone.
		Amendment to point 4 changing
		'properties' to 'site' utilizes the defined
		terms – site is a defined term whilst
		property is not. Using defined terms
		clarifies intent and implementation of
		policy direction.
		Defining a 'sense of amenity, security
		and companionship' assists in
		interpretation. This term at the moment
		is very vague and could have unintended
		consequences and multiple
		interpretations, which does not provide
		guidance to plan users. If the intent is a
		sort of CPTED style policy, there are
		multiple examples of this in other District
		Plans in the country which work well and
		have less ambiguity. The deletion of this
		term sought as alternative relief sought
		is to remove the ambiguity in the policy
		direction and provide greater, clearer
		guidance to the plan users. Furthermore,
		as amenity and character are aspects
		which are considered earlier at point 2,
		this is considered potentially a double up

Notified Provision	Relief sought	Reasons
		of policy direction and therefore its inclusion is both unclear and unnecessary. Point 6 added in 'network' for same reasons as above in relief sought for LRZ-P1.
LRZ-R2 – Minor residential unit	Amend LRZ-R2 as per the following:	An elevation to NC is quite extreme and also not provided for the in the direction
Activity Status: PER	LRZ-R2 – Minor Residential Unit	in the objectives and policies. As an additional minor residential unit, the
 Where: There is a maximum of one minor residential unit per site; The maximum floor area of the minor residential unit is 70m² or 90m² including a garage; and The minor residential unit shall use the same servicing connections and accessway as the principal residential unit. And the activity complies with the following 	 Activity Status: PER Where: There is a maximum of one minor residential unit per site. The maximum floor area of the minor residential unit is 70m² or 90m² including a garage. The minor residential unit shall use the same servicing connections and accessway as the principal residential unit. And the activity complies with the following rule 	matters that need to be assessed are effects on bulk and location, scale, density, amenity and access, all of which are assessed as an RDIS activity for an additional principal residential unit on a site. Consider that if two full residential dwellings are appropriate to be assessed as an RDIS activity then to assess the effects of two minor residential units on a site would be sufficient at a DIS activity status.
rule requirements: LRZ-S2 to LRZ-S7. Activity status when compliance is not achieved with R2.1: NC	requirements: LRZ-S2 to LRZ-S7. Activity status when compliance is not achieved with R2.1: NC DIS	
Activity status when compliance is not achieved with R2.2 or R2.3: DIS	Activity status when compliance is not achieved with R2.2 or R2.3: DIS	
	Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.	

Notified Provision	Relief sought	Reasons
Activity status when compliance with rule		
requirement(s) is not achieved: Refer to Rule		
Requirement Table.		
LRZ-R3 – Relocated buildings	Delete this rule entirely as per the below:	All of these requirements are Building Act and Building Consenting issues and
Activity Status: CON	LRZ-R3 — Relocated buildings	are not necessary nor appropriate in a resource management act document.
Where:	Activity Status: CON	The definition of residential unit will
Any relocated building intended for use as a dwelling (excluding previously)	Where:	trigger a relocated dwelling, and this would therefore be covered by LRZ-R1.
used garages and accessory buildings)	1.—Any relocated building intended for use as a dwelling	
must have previously been designed,	(excluding previously used garages and accessory	
built and used as a dwelling.	buildings) must have previously been designed, built and used as a dwelling;	
And the activity complies with the following		
rule requirements: LRZ-S1 to LRZ-S7.	And the activity complies with the following rule	
	requirements: LRZ-S1 to LRZ-S7.	
Matters of control are restricted to:		
a. The time period within which the	Matters of control are restricted to:	
building will be placed on its	a. The time period within which the building will be	
foundations.	placed on its foundations.	
b. Identification of, and the time period	b. Identification of, and the time period to complete	
to complete reinstatement works to	reinstatement works to the exterior of the building.	
the exterior of the building.	c. Provision of servicing.	
c. Provision of servicing.	d. Whether any bond is required to cover the cost of any	
d. Whether any bond is required to cover	reinstatement works required, and the type of bond.	
the cost of any reinstatement works required, and the type of bond.		
Activity status when compliance is not		
achieved with R3.1: DIS		

Notified Provision	Relief sought	Reasons
LRZ-R4 – Accessory buildings and structures	Amend LRZ-R4 as follows:	This rule as drafted has some unintended
		consequences relating to new minor
Activity Status: PER	LRZ-R4 – Accessory buildings and structures	buildings and structures being built to
		support existing non-residential
Where:	Activity Status: PER	activities.
1. The building is ancillary to a permitted	Mhana	For everyle under this mile of
activity.	Where:	For example, under this rule as
And the activity complies with the following	1. The building is ancillary to a permitted activity.	proposed, if an established retirement village at some point in the future want
rule requirements:	And the activity complies with the following rule	to build a shed for storage, they need a
2. For buildings or structures of more	requirements:	discretionary resource consent. The
than 10m2, LRZ-S2 to LRZ-S6; or	2. For buildings or structures of more than 10m2,	same sixed shed for a residential unit, or
3. For buildings or structures of 10m2 or	compliance is achieved with LRZ-S2 to LRZ-S6; or	a Visitor Accommodation activity, or
less, LRZ-S2 - LRZ-S5	3. For buildings or structures of 10m2 or less, compliance	childcare services, is permitted.
	is achieved with LRZ-S2 - LRZ-S5	
Activity status when compliance is not		The effects of the shed are the same in
achieved with R4.1: DIS	Activity status when compliance is not achieved with R4.1: DIS	the zone – it is the same size, located
		within the same bulk and location
		standards. There is no value therefore in
		linking the ability to build an accessory building to a permitted activity over any
		activity that is existing in the zone. The
		control for effects should consider the
		bulk and location standards, regardless
		of whether it is ancillary to a permitted
		activity or not.
		The proposed changes to the rule enable
		buildings and structures to be built as
		accessory to any established activity,
		where compliant with standards for
		height, height in relation to boundary,

Notified Provision	Relief sought	Reasons
		building coverage, setbacks from road
		and internal boundaries.
LRZ-R6 – Visitor accommodation	Amend LRZ-R6 as follows:	The changes proposed are to clarify the
		intent of the Matters of Discretion to
Activity Status: PER	LRZ-R6 – Visitor accommodation	ensure they are RMA issues. The effects
		of safety of the visitor accommodation
Where:	Activity Status: PER	activity might be things such as physical
1. The visitor accommodation is		safety from guests, which is a policing
undertaken within a residential unit	Where:	matter not an RMA matter, and the
and is ancillary to a residential activity.	1. The visitor accommodation is undertaken within a	effects of amenity on sharing a driveway
2. The maximum occupancy is 6 guests	residential unit and is ancillary to a residential activity.	with guests would be hard to explain, as
per night; and	2. The maximum occupancy is 6 guests per night; and	driveways are not typically spaces in
3. The access to the site is not shared with another site.	3. The access to the site is not shared with another site.	which we recreate or enjoy our
with another site.	Activity status when compliance is not achieved with R6.1 or	properties. This separation allows the intent of the Matters of Discretion to be
Activity status when compliance is not	R6.2: Discretionary	clearer.
achieved with R6.1 or R6.2: Discretionary	No.2. Discretionary	ciearer.
defineved with No.1 of No.2. Discretionary	Activity status when compliance is not achieved with R6.3:	
Activity status when compliance is not	Restricted Discretionary	
achieved with R6.3: Restricted Discretionary	,,	
,	Matters of discretion are restricted to:	
Matters of discretion are restricted to:	1. For sites that share access, the effects on:	
the effects of the activity on the amenity and	a. of the activity on the amenity; and	
safety of any sites sharing access.	b. safety and efficient accessof any sites sharing	
	access.	
LRZ-R7 – Home business (unless otherwise	Amend LRZ-R7 as follows and amend the numbering as	Requirements 1 and 4 are the same,
specified in LRZ-R8 or LRZ-R14)	appropriate:	requiring that the activity is undertaken
		in doors, thus the deletion of point 1
Activity Status: PER		entirely. Point 1 is deleted as often a
	LRZ-R7 – Home business (unless otherwise specified in LRZ-R8	home business will be undertaken within
Where:	or LRZ-R14)	a garage space or a detached studio.
		These are permitted activities under LRZ-

Notified Provision		Relief sought	Reasons
2. 3. 4. 5.	The home business is undertaken within a residential unit and is ancillary to a residential activity; The maximum floor area occupied by the home business is no more than 30m²; Any employee engaged in the home business resides on-site; the home business, including any storage of goods, materials, or equipment takes place entirely within a building; and The maximum number of vehicle trips for a home business per site must not exceed 32 per day. Where the activity complies with the ing rule requirements: LRZ-S7	Activity Status: PER Where: 1. The home business is undertaken within a residential unit and is ancillary to a residential activity; 2. The maximum floor area occupied by the home business is no more than 30m²; 3. At least one Any employee engaged in the home business resides on-site; 4. the home business, including any storage of goods, materials, or equipment takes place entirely within a building; and 5. The maximum number of vehicle trips for a home business per site must not exceed 32 per day. And where the activity complies with the following rule requirements: LRZ-S7	R4 to construct, but would be then a DIS activity for someone to use/convert them as a home business, which is also intended to be a permitted activity. Therefore, the requirement to be within a building is sufficient under point 4 and the requirements to be within a residential unit is inappropriate. The requirement for an activity to be ancillary to a residential activity is similarly not appropriate. Making jewelry at home for example could not be considered ancillary to a residential activity (means use of land and buildings for people's living accommodation). Therefore, the requirement to be ancillary to a residential activity is inappropriate and point 1 is deleted in its entirely.
			The specific requirements in point 3 are also considered unnecessary and overly onerous. A home business could be successful enough to employ one employee, who would then need to move in with the home owner for it to remain permitted. The effects of one employee living off site would not be likely to be noticed in terms of traffic movements to and from the site, nor in noise given that point 4 requires all

Notified Provision	Relief sought	Reasons
		activities to be undertaken within a
		building. It is noted that traffic
		movements to and from the site are
		managed through point 5. The perceivable issues from employing staff
		who work off site are therefore managed
		through the other conditions (including
		GFA, location of the activity itself and the
		maximum number of vehicle
		movements per day).
		The rule title specifying where the
		activity is not x or y is adding confusion
		not clarity. The text in the rule should be
		sufficient to demark this rule from the
		other commercial activities in the zone.
LRZ-R8 – Childcare services	Amend LRZ-R8 as follows:	As above for home businesses, a
Activity Status: PER	LRZ-R8 – Childcare services	childcare service (the looking after or caring for children) is not and cannot be
Activity Status. 1 EN	LNZ NO CHINCENCES	related to a residential activity, which
Where:	Activity Status: PER	means the use of land and buildings for
1. The childcare service is undertaken	·	people's living accommodation. The
within a residential unit and is ancillary	Where:	requirement for this activity to be
to a residential activity.	1. The childcare service is undertaken within a residential	ancillary to a residential activity is
2. The maximum number of children in	unit and is ancillary to a residential activity .	therefore inappropriate and is thus
attendance at any one time is 6,	2. The maximum number of children in attendance at	deleted.
excluding any children who live onsite.	any one time is 6, excluding any children who live onsite.	
And where the activity complies with the		
following rule requirements: LRZ-S7	And where the activity complies with the following rule	
	requirements: LRZ-S7	

Notified Provision	Relief sought	Reasons
LRZ-R9 – Signs	Amend LRZ-R9 as follows:	The trigger of 0.5m ² is too small of a
Activity Status: PER	LRZ-R9 – Signs	trigger, and is causing unnecessary consent applications for minor activities, causing unnecessary costs and time
 Where: There is a maximum of one sign per site; The sign relates to the site on which it is located; The sign does not exceed 0.5m² in area; The sign is not illuminated and does not use reflective materials; The sign is fixed and does not move; and 	 Activity Status: PER Where: There is a maximum of one sign per site; The sign relates to the activities undertaken on the site on which it is located; The sign does not exceed θ1.5m² in area; The sign is not illuminated and does not use reflective materials; The sign is fixed and does not move; and The sign does not obscure driver visibility to and from 	delays to members of the community as applicants. Note that the rule specifically requires the sign to be related to the site on which it is located. This would mean that all signs would need to be descriptors of the site itself under the definition. The intent is for the signs to be related to the activities undertaken on the site where they are located. The relief sought
6. The sign does not obscure driver visibility to and from access ways. Note: This rule applies in addition to the controls on signage contained in Section 12 – District Wide Rules and Performance Standards.	access ways.	achieves this.
LRZ-R10 Excavation	Amend LRZ-R10 as follows:	Not possible to have a m ² amount as a volume.
Activity Status: PER	LRZ-R10 Excavation	200m ² is too small an area, and across
Where:	Activity Status: PER	any site would require a consent to
 Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and 	Where: 1. Any extraction of material shall not exceed 1m in	achieve any build. This trigger would see a consent required to construct or redevelop any allotment, and is thus
The maximum volume or area of land excavated within any site in any 12-	depth within 2m of any site boundary; and	inappropriate. Seek that the area is changed to recognize that a simple site

Notified Provision	Relief sought	Reasons
month period does not exceed 200m ²	2. The maximum volume or area of land excavated	scrape of a 300m ² site should not require
per site.	within any site in any 12-month period does not exceed 2 <u>5</u> 00m ² per site.	a resource consent.
Activity status when compliance is not achieved with R10.1 – R10.2: RDIS		The rule refers to excavation but the Matters of Discretion refer to
	Activity status when compliance is not achieved with R10.1 –	earthworks. As these terms are defined,
Matters of discretion are restricted to: 1. The location, volume and area of	R10.2: RDIS	it is inappropriate to use them interchangeably.
earthworks.	Matters of discretion are restricted to:	
2. The effect on amenity values or safety	1. The location, volume and area of earthworks.	The term 'site' is defined whilst the term
of neighbouring properties.	2. The effect on amenity values or safety of neighbouring	'property(ies)' is not. It is inappropriate
3. The effect on water bodies and their margins.	properties sites. 3. The effect on water bodies and their margins.	to use a term which is intended to mean the same thing as a defined term but not
4. The impact on visual amenity and	4. The impact on visual amenity and landscape	use the defined term.
landscape character.	character.	
5. Any effects on the road network	5. Any effects on the road network arising from the	
arising from the excavation.	excavation earthworks.	
6. Any effects on archaeological,	6. Any effects on archaeological, heritage or cultural	
heritage or cultural values.	values.	
7. Any mitigation measures proposed.	7. Any mitigation measures proposed.	
LRZ-R12 Retirement villages	Amend standard as per the below and amend the numbering accordingly.	Given that in most designs retirement villages are much denser in development
Activity Status: RDIS	decoratingly.	from usual developments, and
,	LRZ-R12 Retirement villages	considering that requiring compliance
Where the activity complies with the following		with S2, S3, S5 and S6 will protect the
rule requirements: LRZ-S2 to LRZ-S6.	Activity Status: RDIS	character and amenity of the zone when
		experienced from outside of the site, the
Matters of discretion are restricted to:	Where the activity complies with the following rule	compliance with S4 for a retirement
1. Integration of vehicle, cycle and pedestrian access with the adjoining	requirements: LRZ-S2, LRZ-S3, LRZ-S5 and to LRZ-S6.	village would be unreasonable.
road network.	Matters of discretion are restricted to:	There is inconsistency with the Matters
		of Discretion in that point 1 refers to the

Notified Provision	Relief sought	Reasons
 Provision of landscaping, open space, on-site amenity for residents, recreational facilities and stormwater systems. Design and layout of pedestrian circulation. Parking and access. Traffic generation, including impact on the wider transport network. Residential amenity for neighbours in respect of outlook and privacy. Visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas. 	 Integration of vehicle, cycle and pedestrian access with the adjoining road network. Provision of: a. on-site residential amenity including landscaping, open space, outlook and privacy and on site amenity for residents, b. recreational facilities, and c. stormwater systems. Design and layout of: a. pedestrian and cycling circulation, b. parking and access, and c. the integration of vehicle, cycle and pedestrian access with the adjoining road network. Parking and access. Traffic generation, including impact on the wider transport road network. Maintenance of Residential amenity for neighbourings sites in respect of outlook and privacy. Visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas. 	road network and point 5 to the transport network. If these are different terms, they need to be defined to clearly demark the difference between them. If they are not different terms, the use of one exclusively is sought in order to provide clarity. Much of the changes to the Matters of Discretion relate to consolidating and combining the matters. All the transport network related matters have been moved together as a result. The separating out of the matters in points 2 and 3 make it clearer to see what aspects are required to be addressed in a resource consent application. The changes to point 6 have been proposed to ensure that the residential amenity relates to that of the neighbouring sites specifically, and that the amenity is to be maintained for these
LRZ-R14 - Any activity not otherwise listed in LRZ-R1 to LRZ-R12 or LRZ-R14 to LRZ-R17 Activity status: DIS	Amend LRZ-R14 as follows: LRZ-R14 - Any activity not otherwise listed in LRZ-R1 to LRZ-R12 or LRZ-R14 to LLRZ-R17 Activity Status: DIS	Unnecessary for this rule to have listed the rules out which do not apply – it adds confusion rather than clarity. This is further highlighted by the fact that there was a double up of rule numbering which makes the inclusion of a precise list incorrect.

Notified Provision	Relief sought	Reasons
		Furthermore, if in future additional rules
		are added, this rule will need
		corresponding changes. This adds
		unnecessary additional changes to a
		potential plan change or update to the
		chapter, and adds opportunity for
		human error where it might be missed
		and this rule have unintended
		consequences.
LRZ-R18 Buildings on Land Subject to Hazards	Amend LRZ-R18 as follows:	There may be already buildings present
		on a site which is subject to hazards
Activity Status: NC	LRZ-R18 – <u>Construction of b</u> Buildings on Land Subject to	which has been lawfully established, the
	Hazards	activity is therefore the construction of
Where:		buildings which needs to be managed.
The erection of any building (excluding)	Activity Status: NC <u>DIS</u>	
buildings and/or structures associated		The erection of a shed or garage on a site
with network utilities) on any part of a	Where:	potentially subject to hazards will not
site identified on the planning maps as	The erection of any <u>habitable</u> building (excluding buildings	necessarily pose a risk to human life and
being subject to a hazard or land that	and/or structures associated with network utilities) on any	should be allowed to occur. It is when
is, or is likely to be, subject to material	part of a site identified on the planning maps as being subject	the building is to be habited that the
damage by erosion, falling debris,	to a hazard or land that is, or is likely to be, subject to material	construction needs to be addressed.
subsidence, slippage or inundation	damage by erosion, falling debris, subsidence, slippage or inundation from any source.	An NC status is very severe It is nessible
from any source.	inundation from any source.	An NC status is very severe. It is possible to locate and design habitable buildings
		which are able to mitigate the risk from
		natural hazards present on a site. A DIS
		status, and the inclusion of restricting
		this rule to habitable buildings only, is
		much more appropriate to recognize
		that natural hazards and the community
		response to them are very nuanced
		,
		issues. A risk tolerance approach is the

Notified Provision	Relief sought	Reasons
		current industry best practice, which this
		rule as drafted does not achieve.
LRZ-S1 Density	Amend standard. Seek that the elevation for non-compliance	The proposed elevation to NC is a very
	with the density standard is to Discretionary instead of Non-	high elevation, that is not currently
1. Where the residential unit is	Complying.	supported by in the policies and
connected to a reticulated sewerage	Seek that the minimum area per unit is amended from 500m ²	objectives of the chapter. Given that the
system, the minimum site area per	to 300m ² .	purpose of PC19 is to plan for growth for
unit is 500m ² .	Removal of requirement around reticulated sewage	the next 30years, this setting of 500m ²
2. Where the residential unit is not	connections.	will effectively be contrary to this in that
connected to a reticulated sewerage		it will halt all infill subdivisions within
system, the minimum site area per		existing residential areas in the District.
unit is 800m ²	LRZ-S1 Density	The policy direction in the subdivision
		and LRZ chapters should be sufficient to
Where LRZ-S1 is not met, not met: NC.	1. Where the residential unit is connected to a	guide decision makers without requiring
	reticulated sewerage system, the minimum site area	a NC resource consent pathway.
	per unit is 5 <u>3</u> 00m².	
	2. Where the residential unit is not connected to a	500m ² is double what is the minimum
	reticulated sewerage system, the minimum site area	area for subdivisions at the moment.
	per unit is 800m²	300m ² would provide for development in
		the LRZ to a degree that is similar to that
	Where LRZ-S1 is not met: NC <u>DIS</u> .	being achieved currently. Most of the
		older allotment sizes are 800m², with an
		existing dwelling on them. This means
		that in practice we often see infill
		subdivisions with allotments being split
		in a 300m ² and 500m ² split. By limiting
		the majority of the existing residential
		areas of the District to a minimum of
		500m ² this is excluding the ability to
		carry out what is currently a standard
		infill subdivision. This rule as drafted
		does not take into account the real-

Notified Provision	Relief sought	Reasons
		world situation of the District and its
		existing built form and existing allotment
		sizes.
		The proposed changes recognizes that 300m² is an appropriate trigger for the average infill development around existing dwellings, and also provides greater density than the proposed to meet the demand and growth that Cromwell and the region are experiencing.
		The removal entirely of points 2 (and amendments in point 1) relates to the requirement for compliance with new proposed standard SUB-S4 which is proposed to be inserted for all SUB rules, and requires either connection to Council reticulated wastewater services (to Council standards) or an onsite disposal system (also to Council standards). All new buildings are required under the Building Act and the Building Consenting process to be connected to appropriate sewage disposal, and so there is no risk that new dwellings will be built that do not have appropriately set up wastewater
LRZ-S2 – Height	Amend LRZ-S2 as follows:	connections. Exemptions to height standards are both
LINE DE TICISTIL	ATTICING ETTE 32 03 TOHOWS.	common and necessary. It would be

Notified Provision	Relief sought	Reasons
1. The maximum height of buildings and		excessive to require a resource consent
structures must not exceed 7.5m	LRZ-S2 – Height	because a building itself was under 7.5m
measured from ground level to the		but the chimney on top was 7.8m.
highest part of the building or	1. The maximum height of buildings and structures must	
structure.	not exceed 7.5m measured from ground level to the	Exemptions to the standard proposed
	highest part of the building or structure.	are standard objects which are found on
Activity status where compliance not achieved		houses which may be captured by LRZ-S2
_	This standard does not apply to:	as drafted.
Where:	Solar panels which do not project beyond the building	
LRZ-S2 is not met, but the height of the	envelope by more than 0.5m	There are many factors for which a
building or structure does not exceed 8.5m:	Chimney structures not exceeding 1.1m in width	dwelling might not meet the 7.5m height
RDIS	provided they do not project beyond the building	standard which are not captured in the
Nathana of disputing and applicated to	envelope by more than 1m	Matters of Discretion, such a
Matters of discretion are restricted to:	Antennas, aerials and satellite dishes (less than 1m in	topographical and site constraints,
a. Dominance of built form in the	<u>diameter)</u>	whether the house is on higher than usual piles to raise floor levels for
surrounding area. b. Effects on visual amenity values,	Aut to state a language of the same of the	flooding or ponding issues in a natural
privacy, outlook and sunlight and	Activity status where compliance not achieved –	hazard event, whether there are existing
daylight access for neighbouring	Where:	trees / vegetation which are proposed to
properties.	LRZ-S2 is not met, but the height of the building or structure does not exceed 8.5m: RDIS	remain which would mitigate the height
c. Any mitigation measures proposed	does not exceed 8.5m: KDIS	breach, and the location, design and
which reduce the adverse effects of	Matters of discretion are restricted to:	appearance of the proposed building
the increased height.	a. Dominance of built form in the surrounding area.	itself which may have mitigating
the moreused height.	b. Effects on visual amenity values, privacy, outlook and	features.
Where: LRZ-S2 is not met, and the height of the	sunlight and daylight access for neighbouring	Teatures.
building or structure exceeds 8.5m: NC	properties.	
	c. Any mitigation measures proposed which reduce the	
	adverse effects of the increased height.	
	d. Topographical or other site constraints that make	
	compliance with the standard impractical	
	e. Whether the increase in height is to mitigate natural	
	hazard risk	

Notified Provision	Relief sought	Reasons
	f. Retention of established landscaping	
	g. Location, design and appearance of building or	
	<u>structure</u>	
	Where: LRZ-S2 is not met, and the height of the building or	
	structure exceeds 8.5m: NC	
LRZ-S3 – Height in relation to boundary	Amend LRZ-S3 as follows:	Exemptions have been moved from
		being a numbered part of the standard
1. Buildings must be contained within a	LRZ-S3 – Height in relation to boundary	to simply rule text. The exemptions are
building envelope defined by the		exactly that, exemptions to a rule, not
recession plane angles set out in	1. Buildings must be contained within a building	part of the rule itself.
Schedule 1 to the Residential Zone	envelope defined by the recession plane angles set out	Additional constitution added to the
chapter, from points 2.5m above	in Schedule 1 to the Residential Zone chapter, from	Additional exemptions added in to
ground level at the boundaries of the site	points 2.5m above ground level at the boundaries of the site.	capture where the height in relation to a boundary might be along an internal
2. LRZ-S3.1 does not apply to:	the site.	boundary with an access strip. In a
a. A boundary with a road.	2. LRZ-S3.1 This standard does not apply to:	similar vein to exempting this standard
b. Common walls along a site	a. A boundary with a road.	from a boundary with road, height in
boundary.	b. Common walls along a site boundary.	relation to boundary does not need to be
c. Eaves inclusive of gutters with	c. Eaves inclusive of gutters with a maximum	assessed against an access leg.
a maximum depth of 20cm	depth of 20cm measured vertically.	
measured vertically.	d. Antennas, aerials, satellite dishes (less than	The other exemption is proposed for
d. Antennas, aerials, satellite	1m in diameter).	retirement villages, that they need only
dishes (less than 1m in	e. Solar panels which do not project beyond the	comply with this standard for external
diameter).	building envelope by more than 0.5m.	boundaries. As aforementioned,
e. Solar panels which do not	f. Chimney structures not exceeding 1.1m in	retirement villages often have denser
project beyond the building	width provided these do not project beyond	development than usual build projects,
envelope by more than 0.5m.	the building envelope by more than 1m.	and requiring height in relation to
f. Chimney structures not	g. A gable end, dormer or roof where that	boundary standards for all internal
exceeding 1.1m in width	portion projecting beyond the building	boundaries would thus be inappropriate.
provided these do not project	envelope is no greater than 1.5m ² in area and	
	no greater than 1m in height.	

Notified Provision	Relief sought	Reasons
beyond the building envelope by more than 1m. g. A gable end, dormer or roof where that portion projecting beyond the building envelope is no greater than 1.5m² in area and no greater than 1m in height. Activity status where compliance not achieved – RDIS Matters of discretion are restricted to: a. Dominance of built form in the surrounding area. b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. c. Any mitigation measures proposed which reduce the adverse effects of the breach.	h. A boundary with a shared access in excess of 3m in width; the measurement shall be taken from the furthest side. i. For retirement villages, LLRZ-S3 only applies to the external boundary of the site. Activity status where compliance not achieved – RDIS Matters of discretion are restricted to: a. Dominance of built form in the surrounding area. b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. c. Any mitigation measures proposed which reduce the adverse effects of the breach. d. Topographical or other site constraints that make compliance with the standard impractical e. Whether the increase in height is to mitigate natural hazard risk f. Retention of established landscaping Amend the diagram and replace with one which is more readily interpretable, such as that which is utilised in the Operative	There are many factors for which a dwelling might not meet the height in relation to boundary standard which are not captured in the Matters of Discretion, such a topographical and site constraints, whether the house is on higher than usual piles to raise floor levels for flooding or ponding issues in a natural hazard event, and whether there are existing trees / vegetation which are proposed to remain which would mitigate the breach. The diagram in Schedule 1 is difficult to interpret and should be replaced with something similar to the operative district plan diagram.
LP7 S4 Puilding coverage	District Plan.	Low density residential can still be
LRZ-S4 Building coverage The building coverage of the net area of any site must not exceed 40%.	Amend standard. Seek that the building coverage is changed from 40% to 50%. LRZ-S4 Building coverage	Low density residential can still be achieved with a 50% site coverage, especially considering this standard relates to net site area and not site area. Once driveways are in, with the large yard setbacks proposed and large

Notified Provision	Relief sought	Reasons
Activity status where compliance not achieved	The building coverage of the net site area of any site must not	minimum allotment size, an increase to
– RDIS	exceed 40 <u>50</u> %.	50% building coverage allows for scope to provide for built environment with
Matters of discretion are restricted to: a. Compatibility of the built form with	Activity status where compliance not achieved – RDIS	sufficient open space to maintain the anticipated character of the zone.
the existing or anticipated character of the area.	Matters of discretion are restricted to: a. Compatibility of the built form with the existing or	Net area of a site is not a defined term.
b. Dominance of built form in the surrounding area.	anticipated character of the area. b. Dominance of built form in the surrounding area.	Net site area is a defined term. When terms have been defined, they should be
c. The extent to which a level of openness around and between	c. The extent to which a level of openness around and between buildings is retained.	used appropriately to avoid confusion.
buildings is retained. d. Any mitigation measures proposed which reduce the adverse effects of the breach.	d. Any mitigation measures proposed which reduce the adverse effects of the breach.	
LRZ-S5 – Setback from road boundary	Amend LRZ-S5 as follows:	Formatting changes proposed to clarify
Any building or structure shall be setback a minimum of 4.5m from a boundary with a	LRZ-S5 – Setback from road boundary	the two aspects of the standard – 1 – setback from road boundaries and 2 – noise insulation requirements from State
road, except that this shall not apply to an uncovered deck less than 1m in height.	 Any building or structure shall be setback a minimum of 4.5m from a boundary with a road, except that this 	highways.
Activity status where compliance not achieved –RDIS	shall not apply to an uncovered deck less than 1m in height.	An elevation is added to the standard for setbacks from the State Highway, as no elevation is inappropriate and confusing.
Matters of discretion are restricted to:	Activity status where compliance not achieved with LRZ-S5.1 – RDIS	Matters of Discretion are provided which allow processing planners to consider
a. Any adverse effects on the safety and		alternative methods of noise insulation
efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity	Matters of discretion are restricted to: a. Any adverse effects on the safety and efficiency of the road network.	or sound barriers to that required by the standard as drafted.
values, including dominance.	b. The extent to which the breach will have adverse effects on visual amenity values, including dominance.	

Notified Provision	Relief sought	Reasons
c. compatibility of the building or structure with the surrounding built environment. Within 80m of the seal edge of a State Highway: New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by	 c. compatibility of the building or structure with the surrounding built environment. d. Any topographical or other site constraints. 2. Within 80m of the seal edge of a State Highway: New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed: a. 35dBA Leq (24hr) in bedrooms; and b. 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard 	Reasons
	•	
	 Matters of discretion are restricted to: Whether there is screening by other structures or distance from noise sources. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic 	

Notified Provision	Relief sought	Reasons
	insulation is appropriate to ensure the amenity of present and future residents of the site.	
LRZ-S6 – Setback from internal boundary Any building or structure shall be setback a	Amend LRZ-S6 to include the following exemptions to the standard:	The deletion of the exception for decks and common walls from the standard text and their subsequent inclusion in a
minimum of: 1. 1.8m from any internal boundary (except that this does not apply to an uncovered deck less than 1m in height); and 2. 15m from the margin of any lake. Activity status where compliance not achieved –RDIS	Any building or structure shall be setback a minimum of: 1. 1.8m from any internal boundary (except that this does not apply to common walls along a site boundary, or to an uncovered deck less than 1m in height); and 2. 15m from the margin of any lake.	separate section makes the standard clearer to read. The proposed inclusion of retirement villages from the internal boundary setbacks enables the ability to construct these types of developments without the need for triggering a standard. These setback aspects will be managed by market demand.
 Matters of discretion are restricted to: a. Adverse effects on privacy, outlook, or shading on the affected property. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. The compatibility of the building or structure with the surrounding built environment. d. Any adverse effects on accessibility to the lake. 	 This standard LRZ-S6.1 does not apply to: Uncovered decks of less than 1m in height. Retirement villages. Two or more residential units connected horizontally and/or vertically by a common wall or common floor. Activity status where compliance not achieved – RDIS Matters of discretion are restricted to: Adverse effects on privacy, outlook, or shading on the affected property. The extent to which the breach will have adverse effects on visual amenity values, including dominance. The compatibility of the building or structure with the surrounding built environment. Any adverse effects on accessibility to the lake. 	The inclusion of 'horizontally and or vertically' and 'common floor' recognizes that buildings and dwellings can be separated by a common or party wall vertically, where two dwellings exist side by side with a party wall between them; but also horizontally, where two or more dwellings exist in the same building over different storeys, one on top of another separated by common floors. The definition of 'margin of any lake' will ensure that this is beyond personal interpretation. A standard needs to be readily comprehensible. It needs to be

Notified Provision	Relief sought	Reasons
	Seek that the phrase 'margin of any lake' is clearly defined.	measurable and cannot involve discretion, interpretation or room for doubt. Currently with no definition for
		'margin of any lake' LRZ-S6.2 does not meet the requirements for a standard.
Medium Density Residential Zone		meet the requirements for a standard.
,	Insert new objective as per the below:	As this precinct has different bulk and location proposed through the
	MRZ-PREC01-O1 – Precinct 1 – Clyde Heritage Precinct	standards, the objectives and policies need to set the direction for why this is
	Add in objective text which defines the character and amenity anticipated in the Clyde Heritage Precinct, with particular	the case. They also need to provide guidance to plan users as to the
	points which specify how the precinct is distinct from the wider MRZ.	anticipated character of each precinct and how it is distinct from the underlying
		zone. If this is not provided the plan user is not certain on how they are to design
		and plan development for their site within any of the precincts.
		Wellington City Council recently notified their Proposed Plan which has examples of the use of precincts in their proposed
		Medium Density Zone ² . While the outcomes of the MRZ in Wellington and
		that in CODC will have different built forms, the WCC example provides a best
		practice for the use of the precincts under the national Planning Standards
		and the requirements that need to be met to use them: individual information

² https://eplan.wellington.govt.nz/proposed/rules/0/182/0/0/0/31 link to the WCC eplan, accessed 29 Aug 2022.

Notified Provision	Relief sought	Reasons
		in the zone purpose, individual
		objectives which set out the specific
		direction for each precinct, individual
		policies which set out how each
		objective should be met for each
		precinct, with corresponding rule
		framework. There are a proposed three
		precincts in this WCC example zone, the
		objectives address the three precincts
		separately and address their individual
		character and the purpose for their
		identification and separate management
		from the underlying zone.
	Insert new policy as per the below:	As above.
	NAD7 DD5004 D4	
	MRZ-PREC01-P1 – Precinct 1 – Clyde Heritage Precinct	
	Add in policy text which defines the character and amenity	
	anticipated in the Clyde Heritage Precinct, with particular	
	points which specify how the precinct is distinct from the	
	wider MRZ, giving guidance to the plan user on how the	
	direction in the objective MRZ-PREC01-O1 is to be achieved.	
MRZ-P1 – Built form	Amend MRZ-P1 as follows, and amend numbering accordingly:	Points 1 and 5 are the same – active
	3, 1	street frontages provide visual interest.
Ensure that development within the Medium	MRZ-P1 – Built form	Relief sought therefore deletes 5 as
Density Residential Zone:		unnecessary repetition.
1. actively and safely addresses road	Ensure that development within the Medium Density	, .
frontages and public open spaces;	Residential Zone:	Point 6 is a Building Consenting and
2. provides reasonable levels of privacy,	1. actively and safely addresses road frontages and	Building Act matter not a Resource
outlook and adequate access to	public open spaces;	Management Act / Resource
sunlight;	2. provides reasonable levels of privacy, outlook and	Management issue, and is thus deleted
	adequate access to sunlight;	as inappropriate in a District Plan.

Notified Provision	Relief sought	Reasons
3. provides safe and appropriate access	3. provides safe and appropriate access and on-site	
and on-site parking that is discretely	parking that is discretely integrated;	Development in this zone should not be
integrated;	4. maintains a level of openness around and between	constrained by meeting the scale of the
4. maintains a level of openness around	buildings is of a form, scale and design that is	built form of the adjacent zone. This will
and between buildings that reflect a	compatible with the zone purpose, character and	undermine their effectiveness in
moderate scale and intensity of built	amenity that reflect a moderate scale and intensity	providing denser development sought by
form that does not unreasonably	of built form that does not unreasonably dominate	the zone. Point 4 is thus changed
dominate adjoining sites;	adjoining sites ;	accordingly, to meet the anticipated
provides visual interest;	5. provides visual interest;	character of the zone it is in.
6. is managed so that relocated buildings	6. is managed so that relocated buildings are reinstated	
are reinstated to an appropriate state	to an appropriate state of repair within a reasonable	Point 3 has been moved to be grouped
of repair within a reasonable	timeframe;	with the other transport related point.
timeframe;	7. provides sufficient and usable common and private	Point 8 has been amended as per the
7. provides sufficient and usable	open space and storage space for residents;	above regarding clarification that the
common and private open space and	8. <u>mitigates visual effects through screening of storage</u>	safe and efficient operation is for the
storage space for residents;	areas and provision of landscaping;	road network.
8. maintains the safe and efficient	9. maintains the safe and efficient operation of	
operation of accessways and roads;	accessways and <u>the</u> road s <u>network</u> ;	Point 9 has been moved to be grouped
9. mitigates visual effects through	10. provides safe and appropriate access and on-site	with the other amenity and visual effects
screening of storage areas and	parking that is discretely integrated;	points.
provision of landscaping;	11. mitigates visual effects through screening of storage	
10. incorporates Crime Prevention	areas and provision of landscaping;	Point 12 has been amened to link to the
Through Environmental Design	12. incorporates Crime Prevention Through	MRZ-PREC01-P1 – the new proposed
(CPTED) principles to achieve a safe	Environmental Design (CPTED) principles to achieve	policy that describes the character of the
and secure environment;	a safe and secure environment;	Clyde Heritage Precinct so that these
11. encourages water efficiency	13. encourages water efficiency measures; and	proposals have an indication of the
measures; and	14. within Precinct 1, does not detract from the	character and aspects that are significant
12. within Precinct 1, does not detract	character of the Clyde Heritage Precinct as set out in	to this area specifically.
from the character of the Clyde	MRZ-PREC01-P1.	
Heritage Precinct.		
MRZ-P2 – Comprehensive Development	Amend MRZ-P1 as follows, and amend numbering accordingly:	Having a rule pathway and policy
		direction for Comprehensive residential

Notified Provision	Relief sought	Reasons
Provide for comprehensively designed,	MRZ-P2 – Comprehensive Development	development is undermined by requiring
medium density residential development on		that it is compatible with the urban form
larger sites, at higher densities, where it:	Provide for comprehensively designed, medium density	of nearby areas. There are few vacant
 provides housing choice; is designed to respond positively to its context and the features of the site; is compatible with the urban form of nearby areas; provides a well-connected movement network and usable public open spaces and streetscapes; and achieves the built form outcomes in MRZ-P1. 	residential development on larger sites, at higher densities, where it: 1. provides housing choice; 2. is designed to respond positively to its context and the features of the site; 3. is compatible with the urban form of nearby areas; 4. provides a well-connected movement active transport network and usable public open spaces and streetscapes; and 5. achieves the built form outcomes in MRZ-P1.	MRZ zoned sites large enough to consider utilizing this pathway and they are all surrounded by LRZ or lesser densities. The development should be forward focused and aimed at the anticipated character of the zone it is located in, not to conform to the character of the zone it is next to. Point 3 is thus deleted as inappropriate and being overly cautious to the point of making these activities unachievable. Movement network is not a defined
		term, nor is it recognized in the industry. Point 4 has been amended to refer to an active transport network instead.
MRZ-P3 – Residential activities	Amend MRZ-P3 as per the below:	Policy LRZ-P2 is not prescriptive enough
		and does not link to the objective of the
Enable residential activities within a range of	Enable residential activities—within a range of residential unit	zone. Proposed changes firm up the
residential units types and sizes	types and sizes that ensure the development of the zone is of	intent.
	a form, scale and design that is compatible with the zone	
	purpose, character and amenity.	
MRZ-P4 – Home business	Amend MRZ-P4 as per the below and amend the numbering of	Many home businesses exist which are
	the points as appropriate:	not ancillary to a residential activity
Provide for home businesses where: 1. they are ancillary to a residential activity;	MRZ-P4 – Home business	(noting the definition of residential activity is 'the use of land or buildings for people's living accommodation').
	Provide for home businesses where:	Making jewelry at home and selling it via

Notified Provision	Relief sought	Reasons
2. they are consistent the anticipated	1. they are ancillary to a residential activity;	an online service is not ancillary to living
character, amenity values and purpose	2. they are consistent the anticipated character, amenity	accommodation, but would fall under
of the zone; and	values and purpose of the zone; and	what is widely considered to be a home
3. the effects of the activity, including its	3. the effects of the activity, including its scale, hours of	business.
scale, hours of operation, parking and	operation, parking and vehicle manoeuvring are	
vehicle manoeuvring are compatible	compatible with /do not compromise the amenity of	Requiring consistency with the
with /do not compromise the amenity	adjoining sites.	anticipated character and amenity
of adjoining sites		values of the zone is sufficient direction
		without overly restricting the scope of a
		home business, which point 1 currently
		does.
		The proposed removal of 'do not
		compromise' from point 3 is to remove
		the unnecessary repetition between that
		phrase and 'are compatible with'
		immediately before it. These phrases
		mean the same thing, therefore
		including both is unnecessary repetition.
MRZ-P5 – Retirement living	Amend MRZ-P5 as per the below and amend the numbering of	The compatibility with the zone
Provide for a range of retirement living	the points as appropriate:	character is paramount, and therefore
options, including retirement villages, where		should be earlier in the policy direction,
they are comprehensively planned and:	MRZ-P5 - Retirement Living	and be something that all the other
1. any adverse effects on the residential		points refer to – which is why point 2 has
amenity values of adjoining residential	Provide for a range of retirement living options, including	been moved to the front of the policy.
properties and the surrounding area	retirement villages, where they are comprehensively planned	
are avoided or mitigated; and	and the scale, form, and design of the village maintains the	The use of 'avoid, remedy and mitigate'
2. the scale, form, composition and	character and amenity values of the surrounding area, and:	ultimately ends with all applications
design of the village maintains the	1. any <u>significant</u> adverse effects on the residential	mitigating effects. The changes to point
character and amenity values of the	amenity values of adjoining residential properties and	1 and the new proposed point 2
surrounding area; and	the surrounding area are avoided or mitigated ; and	separates out that the intent is to avoid

Notifie	d Provision	Relief	sought	Reasons
3.	they are designed to provide safe,		other adverse effects on residential amenity values	significant adverse effects, whilst other
	secure, attractive, convenient, and		are minimised; and	adverse effects are minimized.
	comfortable living conditions for	3.	the scale, form, composition and design of the village	
	residents, with good on-site amenity		maintains the character and amenity values of the	Point 6 added in 'network' for clarity that
	and facilities; and		surrounding area; and	the effects of safety and efficiency are on
4.	any parking and vehicle manoeuvring	4.	they are designed to provide safe, secure, attractive,	the road network as an entity.
	provided on-site is appropriately		convenient, and comfortable living conditions for	
	designed; and		residents, with good on-site amenity and facilities; and	
5.	road safety and efficiency is	5.	any parking and vehicle manoeuvring provided on-site	
	maintained; and		is appropriately designed; and	
6.	they are well-connected to	6.	road <u>network</u> safety and efficiency is maintained; and	
	commercial areas and community	7.	they are well-connected to commercial areas and	
	facilities.		community facilities, where practical.	
MRZ-P6	6 Other non-residential activities	Amend	l MRZ-P6 as follows:	The wording 'provide for' is more
Only all	low other non-residential activities and			positive language as is setting out that
1	gs, including the expansion of existing		e for Only allow other non-residential activities and	the purpose is for the health and
	idential activities and buildings, where:		gs that contribute to the health and wellbeing of	wellbeing of the people and community,
1.	any adverse effects of the activity,		and communities, including the expansion of existing	recognizing ultimately that non-
	including noise, do not compromise		idential activities and buildings, where:	residential activities (including
	the anticipated amenity of the	1.—	any adverse effects of the activity, including noise, do	commercial) help to make a residential
	surrounding area; and		not compromise the anticipated amenity of the	area an attractive place to live, and
2.	the nature, scale and intensity of the		surrounding area; and	provide spaces for the community to
	activity is compatible with the	2.	the nature, scale and intensity hours of operation of	meet and socialize together, thus
	anticipated character and qualities of		the activity is compatible with the anticipated	improving overall community happiness
	the zone and surrounding area; and		character and <u>amenity</u> qualities of the zone and	and wellbeing.
3.	the activity is of a nature and scale that		surrounding area; and	
	meet the needs of the local	3.	the activity is of a nature and scale that meet the	By specifying for health (includes
	community and does not undermine		needs of the local community and does not	physical and mental) and wellbeing of
	the viability of the Business Resource		undermine the viability of the Business Resource	the community, this does not provide for
	Areas; and		Areas; and	economic aspects per se, which would
4.	the surrounding area retains a	4.	the surrounding area retains a predominance of	be the types of activities which could
	predominance of residential activities,		residential activities, and for adjoining	detract from the Business Areas (BA).

Notified Provision	Relief sought	Reasons
and for adjoining properties, a sense of amenity, security and companionship is maintained; 5. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 6. road safety and efficiency is maintained.	sitesproperties, a sense of amenity, security and companionship is maintained; 5. any parking and vehicle manoeuvring provided onsite is appropriately designed; and 6. road safety and efficiency is maintained. Amend point 4 – define the term "sense of amenity, security and companionship". If the term if not defined, the alternative relief sought is to delete this phrase from the policy entirely.	Deleting 'the expansion of existing non-residential activities' allows for the following listed criteria to be applied for these such activities. This approach proposed recognizes that these are features of the existing environment which are both accepted and make up part of the existing built form and character of the area, therefore their extension or minor expansion may be appropriate in certain instances. Deleting point 1 in conjunction with amending point 2 condenses the policy whilst still providing guidance for the same aspects of the activity and built form. Amendments to point 3 around the BA are to condense the policy whilst also recognizing that anything large scale is prevented through the rule framework and the bulk and location standards for the zone. Amendment to point 4 changing properties to site utilizes the defined terms – site is a defined term whilst property is not. Using defined terms

Notified Provision	Relief sought	Reasons
		Defining a 'sense of amenity, security
		and companionship' assists in
		interpretation. This term at the moment
		is very vague and could have unintended
		consequences and multiple
		interpretations, which does not provide
		guidance to plan users. If the intent is a
		sort of CPTED style policy, there are
		multiple examples of this in other District
		Plans in the country which work well and
		have less ambiguity. The deletion of this
		term sought as alternative relief sought
		is to remove the ambiguity in the policy
		direction and provide greater, clearer
		guidance to the plan users. Furthermore,
		as amenity and character are aspects
		which are considered earlier at point 2,
		this is considered potentially a double up
		of policy direction and therefore its
		inclusion is both unclear and
		unnecessary.
MRZ-R2 – Comprehensive Residential	Amend MRZ-R2 as follows and amend numbering as	This rule needs to be located in the
Development Master Plan	appropriate:	chapter with the appropriate numbering
		as per the National Planning Standards
Activity Status: RDIS	Move to a number in the rule table after all the PER and CON	direction. The rule tables must be
	activities, with associated rule table numbering changes.	organized by PER activities, followed by
Matters of discretion are restricted to:		any CON activities, followed by the RDIS
a. Provision for housing diversity and choice,	MRZ-R2 – Comprehensive Residential Development Master	activities and so on with DIS, NC and PR,
relative to other residential areas.	Plan	in that order. Therefore, this rule needs
b. How the development responds to its	Asil to Clark a DDIC	to be reordered to be after all the PER
context and site features, including solar	Activity Status: RDIS	and CON activities.

No	otified Provision	Re	lief sought	Reasons
c.	orientation, views, existing buildings and vegetation, and, within Precinct 1, the Clyde Heritage Precinct.	Ma a. b.	itters of discretion are restricted to: Provision for housing diversity and choice, relative to other residential areas.	Matter of Discretion a has an irrelevant reflection to 'other residential areas'. The policy direction for all the residential zones provides for diversity in housing typology; therefore, there is no intended or sought difference in the diversity in housing choice for this zone comparative to others, from a policy direction perspective. This reference is therefore
e.	modes, with priority for walking and cycling. The location, extent and quality of public open space and streetscapes, taking into account servicing and maintenance requirements. The Incorporation of Crime Prevention Through Environmental Design (CPTED) principles to achieve a safe and secure	e.	commercial centres and community facilities. The extent to which the development provisiondes of well-connected and legible movement active transport networks, integrating all access modes, with priority for walking and cycling. The location, extent and quality of public open space and streetscapes, taking into account servicing and maintenance requirements. The Incorporation of Crime Prevention Through	removed. Point c refers to compatibility with nearby land uses, which is inappropriate as the activity and built development in the zone should seek compatibility with the zone outcomes. It is therefore amended to seek consistency with the built form intended for the zone.
g.	environment. Whether the configuration of blocks and lots will allow for development that can readily achieve the outcomes sought in MRZ-P1. Where the application also seeks provision for future built development to breach any of the rule requirements, discretion is also	h.	Environmental Design (CPTED) principles to achieve a safe and secure environment. Whether the configuration of blocks and lots will allow for development that can readily achieve the outcomes sought in MRZ-P1. Where the application also seeks provision for future built development to breach any of the rule requirements, discretion is also restricted to those matters specified in	Point c is also split up so that the provision of access to key surrounding amenities such as commercial centres and community facilities is its own point, for greater clarity. Point 2 is amended to be in similar syntax
	restricted to those matters specified in the relevant rule requirement.		the relevant rule requirement.	with the other points, and to amend the use of the phrase movement network which is confusing and undefined, to active transport network, which, while

Notified Provision	Relief sought	Reasons
		undefined, is well understood in the
		industry.
		Point g is seeking consistency with the
		anticipated built form for the zone, and
1107.00	A 14407.00 H C H :	is deleted as repetition with point c.
MRZ-R3 – Minor residential unit	Amend MRZ-R2 as per the following:	An elevation to NC is quite extreme and also not provided for the in the direction
Activity Status: PER	MRZ-R2 – Minor Residential Unit	in the objectives and policies. As an
		additional minor residential unit, the
Where:	Activity Status: PER	matters that need to be assessed are
1. There is a maximum of one minor		effects on bulk and location, scale,
residential unit per site;	Where:	density, amenity and access, all of which
2. The maximum floor area of the minor residential unit is 70m ² or 90m ²	 There is a maximum of one minor residential unit per site. 	are assessed as an RDIS activity for an additional principal residential unit on a
including a garage; and	2. The maximum floor area of the minor residential unit	site. Consider that if two full residential
3. The minor residential unit shall use the	is 70m ² or 90m ² including a garage.	dwellings are appropriate to be assessed
same servicing connections and	3. The minor residential unit shall use the same servicing	as an RDIS activity then to assess the
accessway as the principal residential	connections and accessway as the principal residential	effects of two minor residential units on
unit.	unit.	a site would be sufficient at a DIS activity
		status.
And the activity complies with the following	And the activity complies with the following rule	
rule requirements: MRZ-S2 to MRZ-S6 and MRZ-S8.	requirements: MRZ-S2 to MRZ-S6 and MRZ-S8 .	MRZ-S8 is proposed to be deleted in the relief sought below and thus is deleted
IVINZ-36.	Activity status when compliance is not	from here also.
Activity status when compliance is not	achieved with R2 .1: NC DIS	Trom here also.
achieved with R2.1: NC		
	Activity status when compliance is not achieved with R2.2 or	
Activity status when compliance is not	R2.3: DIS	
achieved with R2.2 or R2.3: DIS		
	Activity status when compliance with rule requirement(s) is	
	not achieved: Refer to Rule Requirement Table.	

Notified Provision	Relief sought	Reasons
Activity status when compliance with rule		
requirement(s) is not achieved: Refer to Rule		
Requirement Table.		
MRZ-R4 – Relocated buildings	Delete this rule entirely as per the below:	All of these requirements are Building
		Act and Building Consenting issues and
Activity Status: CON	MRZ-R4 - Relocated buildings	are not necessary nor appropriate in a
		resource management act document.
Where:	Activity Status: CON	
1. Any relocated building intended for	Where:	The definition of residential unit will
use as a dwelling (excluding previously		trigger a relocated dwelling, and this
used garages and accessory buildings)	1.—Any relocated building intended for use as a dwelling	would therefore be covered by MRZ-R1.
must have previously been designed,	(excluding previously used garages and accessory	
built and used as a dwelling.	buildings) must have previously been designed, built	
	and used as a dwelling;	
And the activity complies with the following		
rule requirements: MRZ-S1 to MRZ-S13.	And the activity complies with the following rule	
	requirements: MRZ-S1 to MRZ-S13.	
Matters of control are restricted to:		
a. The time period within which the	Matters of control are restricted to:	
building will be placed on its	a. The time period within which the building will be	
foundations.	placed on its foundations.	
b. Identification of, and the time period	b. Identification of, and the time period to complete	
to complete reinstatement works to	reinstatement works to the exterior of the building.	
the exterior of the building.	c. Provision of servicing.	
c. Provision of servicing.	d. Whether any bond is required to cover the cost of any	
d. Whether any bond is required to cover	reinstatement works required, and the type of bond.	
the cost of any reinstatement works		
required, and the type of bond.		
MRZ-R5 – Accessory buildings and structures	Amend MRZ-R5 as follows:	This rule as drafted has some unintended
		consequences relating to new minor
Activity Status: PER	MRZ-R5 – Accessory buildings and structures	buildings and structures being built to

Notified Provision	Relief sought	Reasons
Where:	Activity Status: PER	support existing non-residential
1. The building is ancillary to a permitted		activities.
activity.	Where:	
And the activity complies with the following rule requirements: 2. For buildings or structures of more than 10m2, MRZ-S2 to MRZ-S6; or 3. For buildings or structures of 10m2 or less, MRZ-S2 - MRZ-S5 Activity status when compliance is not achieved with R4.1: DIS	 The building is ancillary to a permitted activity. And the activity complies with the following rule requirements: For buildings or structures of more than 10m2, compliance is achieved with MRZ-S2 to MRZ-S6; or For buildings or structures of 10m2 or less, compliance is achieved with MRZ-S2 - MRZ-S5 Activity status when compliance is not achieved with R4.1: DIS 	For example, under this rule as proposed, if an established retirement village at some point in the future want to build a shed for storage, they need a discretionary resource consent. The same sixed shed for a residential unit, or a Visitor Accommodation activity, or childcare services, is permitted. The effects of the shed are the same in the zone – it is the same size, located within the same bulk and location standards. There is no value therefore in linking the ability to build an accessory building to a permitted activity over any activity that is existing in the zone. The
		control for effects should consider the bulk and location standards, regardless of whether it is ancillary to a permitted activity or not. The proposed changes to the rule enable buildings and structures to be built as accessory to any established activity, where compliant with standards for
		height, height in relation to boundary, building coverage, setbacks from road and internal boundaries.

Notified Provision	Relief sought	Reasons
MRZ-R7 – Visitor accommodation	Amend MRZ-R7 as follows:	The changes proposed are to clarify the
		intent of the Matters of Discretion to
Activity Status: PER	MRZ-R7 – Visitor accommodation	ensure they are RMA issues. The effects
		of safety of the visitor accommodation
Where:	Activity Status: PER	activity might be things such as physical
1. The visitor accommodation is		safety from guests, which is a policing
undertaken within a residential unit	Where:	matter not an RMA matter, and the
and is ancillary to a residential activity.	1. The visitor accommodation is undertaken within a	effects of amenity on sharing a driveway
2. The maximum occupancy is 6 guests	residential unit and is ancillary to a residential activity.	with guests would be hard to explain, as
per night; and	2. The maximum occupancy is 6 guests per night; and	driveways are not typically spaces in
3. The access to the site is not shared	3. The access to the site is not shared with another site.	which we recreate or enjoy our
with another site.		properties. This separation allows the
	And the activity complies with the following rule	intent of the Matters of Discretion to be
And the activity complies with the following	requirements: MRZ-S13	clearer.
rule requirements: MRZ-S13		
	Activity status when compliance is not achieved with R6.1 or	
Activity status when compliance is not	R6.2: Discretionary	
achieved with R6.1 or R6.2: Discretionary	Aut to other a box or with our to out out to the BCO	
Activity status when acqualization is not	Activity status when compliance is not achieved with R6.3:	
Activity status when compliance is not	Restricted Discretionary	
achieved with R6.3: Restricted Discretionary	Matters of discretion are restricted to:	
Matters of discretion are restricted to:		
1. the effects of the activity on the	 For sites that share access, the effects on: a. of the activity on the amenity; and 	
amenity and safety of any sites sharing	b. safety and efficient accessof any sites sharing	
access.	access.	
MRZ-R8 – Home business (unless otherwise	4.00000	Requirements 1 and 4 are the same,
specified in MRZ-R9 or MRZ-R15)	appropriate:	requiring that the activity is undertaken
opening in this is the table	abb. ab	in doors, thus the deletion of point 1
Activity Status: PER		entirely. Point 1 is deleted as often a
., .,	MRZ-R8 – Home business (unless otherwise specified in LRZ-	home business will be undertaken within
Where:	R9 or LRZ-R15)	a garage space or a detached studio.

Notified Provision	Relief sought	Reasons
1. The home business is undertaken within a residential unit and is ancillary to a residential activity; 2. The maximum floor area occupied by the home business is no more than 30m²; 3. Any employee engaged in the home business resides on-site; 4. the home business, including any storage of goods, materials, or equipment takes place entirely within a building; and 5. The maximum number of vehicle trips for a home business per site must not exceed 32 per day. And where the activity complies with the following rule requirements: MRZ-S13	Activity Status: PER Where: 1. The home business is undertaken within a residential unit and is ancillary to a residential activity; 2. The maximum floor area occupied by the home business is no more than 30m²; 3. At least one Any employee engaged in the home business resides on-site; 4. the home business, including any storage of goods, materials, or equipment takes place entirely within a building; and 5. The maximum number of vehicle trips for a home business per site must not exceed 32 per day. And where the activity complies with the following rule requirements: MRZ-S13	These are permitted activities under MRZ-R5 to construct, but would be then a DIS activity for someone to use/convert them as a home business, which is also intended to be a permitted activity. Therefore, the requirement to be within a building is sufficient under point 4 and the requirements to be within a residential unit is inappropriate. The requirement for an activity to be ancillary to a residential activity is similarly not appropriate. Making jewelry at home for example could not be considered ancillary to a residential activity (means use of land and buildings for people's living accommodation). Therefore, the requirement to be ancillary to a residential activity is inappropriate and point 1 is deleted in its entirely. The specific requirements in point 3 are also considered unnecessary and overly onerous. A home business could be successful enough to employ one employee, who would then need to move in with the home owner for it to remain permitted. The effects of one employee living off site would not be likely to be noticed in terms of traffic movements to and from the site, nor in

Notified Provision	Relief sought	Reasons
		noise given that point 4 requires all
		activities to be undertaken within a
		building. It is noted that traffic
		movements to and from the site are
		managed through point 5. The
		perceivable issues from employing staff who work off site are therefore managed
		through the other conditions (including
		GFA, location of the activity itself and the
		maximum number of vehicle
		movements per day).
		The rule title specifying where the
		activity is not x or y is adding confusion
		not clarity. The text in the rule should be
		sufficient to demark this rule from the other commercial activities in the zone.
MRZ-R9 – Childcare services	Amend MRZ-R9 as follows:	As above for home businesses, a
WINZ-R9 — CHIIdCare services	Amena whiz-no as follows.	childcare service (the looking after or
Activity Status: PER	MRZ-R9 – Childcare services	caring for children) is not and cannot be
		related to a residential activity, which
Where:	Activity Status: PER	means the use of land and buildings for
1. The childcare service is undertaken		people's living accommodation. The
within a residential unit and is ancillary	Where:	requirement for this activity to be
to a residential activity.	1. The childcare service is undertaken within a residential	ancillary to a residential activity is
2. The maximum number of children in	unit and is ancillary to a residential activity .	therefore inappropriate and is thus
attendance at any one time is 6, excluding any children who live onsite.	2. The maximum number of children in attendance at any one time is 6, excluding any children who live	deleted.
excluding any children who live offsite.	onsite.	
And where the activity complies with the	onsite.	
following rule requirements: MRZ-S13	And where the activity complies with the following rule	
	requirements: MRZ-S13	

Notified Provision	Relief sought	Reasons
MRZ-R10 – Signs	Amend MRZ-R10 as follows:	The trigger of 0.5m ² is too small of a
Activity Status: PER Where:	MRZ-R10 – Signs Activity Status: PER	trigger, and is causing unnecessary consent applications for minor activities, causing unnecessary costs and time delays to members of the community as
There is a maximum of one sign per site;	Where:	applicants.
 The sign relates to the site on which it is located; The sign does not exceed 0.5m² in area; The sign is not illuminated and does not use reflective materials; The sign is fixed and does not move; and The sign does not obscure driver visibility to and from access ways. Note: This rule applies in addition to the	 There is a maximum of one sign per site; The sign relates to the <u>activities undertaken on the</u> site on which it is located; The sign does not exceed θ<u>1</u>.5m² in area; The sign is not illuminated and does not use reflective materials; The sign is fixed and does not move; and The sign does not obscure driver visibility to and from access ways. 	Note that the rule specifically requires the sign to be related to the site on which it is located. This would mean that all signs would need to be descriptors of the site itself under the definition. The intent is for the signs to be related to the activities undertaken on the site where they are located. The relief sought achieves this.
controls on signage contained in Section 12 – District Wide Rules and Performance Standards.		
MRZ-R11 Excavation	Amend MRZ-R11 as below:	Not possible to have a m ² amount as a volume.
Activity Status: PER	Activity Status: PER	200m ² is too small an area, and across
Where:	Where:	these vacant sites would require a
 Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and 	 Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and The maximum volume or area of land excavated 	consent to achieve any build. Seek that the area is changed to match the Otago Regional Council trigger for residential
The maximum volume or area of land excavated within any site in any 12-	within any site in any 12-month period does not exceed 2500m² per site.	earthworks.

Notified Provision	Relief sought	Reasons
month period does not exceed 200m ²		The rule refers to excavation but the
per site.	Activity status when compliance is not achieved with R11.1 – R11.2: RDIS	Matters of Discretion refer to earthworks. As these terms are defined,
Activity status when compliance is not		it is inappropriate to use them
achieved with R11.1 – R11.2: RDIS Matters of discretion are restricted to: 1. The location, volume and area of earthworks. 2. The effect on amenity values or safety of neighbouring properties. 3. The effect on water bodies and their margins. 4. The impact on visual amenity and landscape character. 5. Any effects on the road network arising from the excavation. 6. Any effects on archaeological, heritage or cultural values. 7. Any mitigation measures proposed.	 Matters of discretion are restricted to: The location, volume and area of earthworks. The effect on amenity values or safety of neighbouring properties sites. The effect on water bodies and their margins. The impact on visual amenity and landscape character. Any effects on the road network arising from the excavation earthworks. Any effects on archaeological, heritage or cultural values. Any mitigation measures proposed. 	interchangeably. The term 'site' is defined whilst the term 'property(ies)' is not. It is inappropriate to use a term which is intended to mean the same thing as a defined term but not use the defined term.
MRZ-R13 Retirement villages	Amend standard. Remove requirement to comply with MRZ-	Given that in most designs retirement
Activity Status: RDIS Where the activity complies with the following rule requirements: MRZ-S2 to MRZ-S6.	S4 Building coverage. MRZ-R13 Retirement villages Activity Status: RDIS	villages are much denser in development from usual developments, and considering that requiring compliance with S2, S3, S5 and S6 will protect the character and amenity of the zone when experienced from outside of the site, the
MRZ-R15 - Any activity not otherwise listed in MRZ-R1 to MRZ-R13 or MRZ-R15 to MRZ-R18	Where the activity complies with the following rule requirements: MRZ-S2, MRZ-S3, MRZ-S5 and to MRZ-S6. Amend MRZ-R15 as follows:	compliance with S4 for a retirement village would be unreasonable. Unnecessary for this rule to have listed the rules out which do not apply – it adds confusion rather than clarity. This is

Notified Provision	Relief sought	Reasons
Activity status: DIS	MRZ-R15 - Any activity not otherwise listed in MRZ-R1 to MRZ-	further highlighted by the fact that there
	R13 or MRZ-R15 to MRZ-R18	was a double up of rule numbering which
		makes the inclusion of a precise list
	Activity Status: DIS	incorrect.
		Furthermore, if in future additional rules are added, this rule will need corresponding changes. This adds unnecessary additional changes to a potential plan change or update to the chapter, and adds opportunity for human error where it might be missed and this rule have unintended
		consequences.
MRZ-R19 Buildings on Land Subject to Hazards	Amend MRZ-R19 as follows:	There may be already buildings present
		on a site which is subject to hazards
Activity Status: NC	MRZ-R19 – Construction of bBuildings on Land Subject to	which has been lawfully established, the
	Hazards	activity is therefore the construction of
Where:	Aut to Charles NG DIG	buildings which needs to be managed.
The erection of any building (excluding levelship as and for a true true as a solution).	Activity Status: NC DIS	The constitute of a sheet of a second
buildings and/or structures associated	Mhara	The erection of a shed or garage on a site
with network utilities) on any part of a site identified on the planning maps as	Where:	potentially subject to hazards will not necessarily pose a risk to human life and
being subject to a hazard or land that	The erection of any <u>habitable</u> building (excluding buildings and/or structures associated with network utilities) on any	should be allowed to occur. It is when
is, or is likely to be, subject to material	part of a site identified on the planning maps as being subject	the building is to be habited that the
damage by erosion, falling debris,	to a hazard or land that is, or is likely to be, subject to material	construction needs to be addressed.
subsidence, slippage or inundation	damage by erosion, falling debris, subsidence, slippage or	construction needs to be addressed.
from any source.	inundation from any source.	An NC status is very severe. It is possible
, 554.55.		to locate and design habitable buildings
		which are able to mitigate the risk from
		natural hazards present on a site. A DIS
		status, and the inclusion of restricting

Notified Provision	Relief sought	Reasons
		this rule to habitable buildings only, is
		much more appropriate to recognize
		that natural hazards and the community
		response to them are very nuanced
		issues. A risk tolerance approach is the
		current industry best practice, which this
		rule as drafted does not achieve.
MRZ-S1 Density	Amend standard. Seek that the elevation for non-compliance	The proposed elevation to NC is a very
	with the density standard is to Discretionary instead of Non-	high elevation. There is no policy
1. Where the residential unit is	Complying. Amend numbering accordingly.	direction in the chapter currently that
connected to a reticulated sewerage		supports a NC activity status for this
system, the minimum site area per		activity.
unit is 200m².	MRZ-S1 Density	
2. Where the residential unit is not		The policy direction in the subdivision
connected to a reticulated sewerage	1. Where the residential unit is connected to a	and MRZ chapters should be sufficient to
system, the minimum site area per	reticulated sewerage system, the minimum site area	guide decision makers without requiring
unit is 800m²	per unit is 200m².	a NC resource consent pathway.
	2. Where the residential unit is not connected to a	
3. Where MRZ-S1.1 is not met but the	reticulated sewerage system, the minimum site area	The removal entirely of points 2 (and
minimum site area per unit is 180m ² :	per unit is 800m²	amendments in point 1) relates to the
DIS.		requirement for compliance with new
	3. Where MRZ-S1.1 is not met but the minimum site area	proposed standard SUB-S4 which is
Where MRZ-S1.2 is not met, or MRZ-S1.1 and	per unit is 180m²: DIS.	proposed to be inserted for all SUB rules,
MRZ-S1.3 are not met: NC.		and requires either connection to
	Where MRZ-S1.2 is not met, or MRZ-S1.1 and MRZ-S1.3 are	Council reticulated wastewater services
	not met: NCDIS.	(to Council standards) or an onsite
		disposal system (also to Council
		standards). All new buildings are
		required under the Building Act and the
		Building Consenting process to be
		connected to appropriate sewage
		disposal, and so there is no risk that new

Notified Provision	Relief sought	Reasons
		dwellings will be built that do not have
		appropriately set up wastewater
		connections.
MRZ-S2 – Height	Amend MRZ-S2 as follows and amend numbering accordingly:	Currently as worded the standard
		permits an 11m height but also requires
1. The maximum height of buildings and	MRZ-S2 – Height	a NC consent for over 10m in height.
structures must not exceed:		Amendments are sought to rectify this so
a. 11m measured from ground	 The maximum height of buildings and structures must 	that the permitted baseline has to be
level to the highest part of the	not exceed:	breached before elevation of rule status
building or structure; and	a. 11m measured from ground level to the	occurs.
b. 3 storeys	highest part of the building or structure; and	
	b. 3 storeys	A 4 storey dwelling and a 12m height
Activity status where compliance not achieved		limit is the first elevation proposed. A 4
- Where:	Activity status where compliance not achieved – Where:	storey dwelling can fit in a 12m height,
MRZ-S2.1 is not met, but the height of the	MRZ-S2.1 is not met, but the height of the building or structure	and 1m additional height and 1 storey
building or structure does not exceed 10m:	does not exceed <u>4 storeys or 120</u> m: RDIS	additional level are aspects which can be
RDIS	Nathana af diagnatian and nathright of tax	assessed and are not so over the
Nattono of discussion and nectwisted to	Matters of discretion are restricted to:	permitted standard so as to be out of
Matters of discretion are restricted to:	a. Dominance of built form in the surrounding area.	place in the permitted baseline and built
a. Dominance of built form in the	b. Effects on visual amenity values, privacy, outlook and	form anticipated.
surrounding area.	sunlight and daylight access for neighbouring	NC is a difficult consenting nathway, and
b. Effects on visual amenity values, privacy, outlook and sunlight and	properties. c. Any mitigation measures proposed which reduce the	NC is a difficult consenting pathway, and so it should be set at a height limit which
daylight access for neighbouring	adverse effects of the increased height.	would be unanticipated and
properties.	d. topographical or other site constraints that make	inappropriate for the zone. 15m in an
c. Any mitigation measures proposed	compliance with the standard impractical.	area which has 11m as a permitted
which reduce the adverse effects of	e. Whether increase in height is to mitigate natural	baseline would be borderline
the increased height.	hazard risk.	inappropriate and should be subject to
the mercused height.	f. Retention of established landscaping.	the more difficult consenting pathway.
Where: MRZ-S2.1 is not met, and the height of	g. <u>Location, design and appearance of building or</u>	the more anneance consenting pathway.
the building or structure exceeds 10m: NC	structure.	

Notified Provision	Relief sought	Reasons
		Between 12 and 14 m should be assessed
	Where: MRZ-S2.1 is not met, and the height of the building or	at a higher degree than 12 and below,
Within Precinct 1	structure exceeds 1 <u>2</u> 0m: NC <u>DIS</u>	but not so difficult as 15m, and thus
2. The maximum height of buildings and		there is the introduction of a DIS
structures must not exceed:	Where: MRZ-S2 is not met, and the height of the building or	pathway for these breaches.
a. 8.5m measured from ground level to	structure exceeds 15m: NC	
the highest part of the building or		Proposed to delete the standard within
structure; and	Within Precinct 1	MRZ-S2 as it relates to Precinct 1 to bring
b. 2 storeys.	2. The maximum height of buildings and structures must not	this into alignment with the National
	exceed:	Planning Standards and the direction for
Where: MRZ-S2.2 is not met: NC	a. 8.5m measured from ground level to the highest part	Precincts which requires specific and
	of the building or structure; and	separate framework for these areas
	b. 2 storeys.	within the underlying zone chapter.
	AND AND CO. 2 is not and AIC	Proposed new standard which addresses
	Where: MRZ-S2.2 is not met: NC	Height in Precinct 1.
	Insert new standard which addresses height within MRZ-	
	PREC01-S1 as below:	
	FNECOT-31 as below.	
	MRZ-PREC01-S1 – Height	
	The maximum height of buildings and structures must not	
	exceed:	
	a. 8.5m measured from ground level to the highest part	
	of the building or structure; and	
	b. 2 storeys.	
		
	Where: MRZ-PREC01-S1 is not met: NC	
MRZ-S3 – Height in relation to boundary	Amend MRZ-S3 as follows:	The diagram in Schedule 1 is difficult to
		interpret and should be replaced with
1. Buildings must be contained within a	MRZ-S3 – Height in relation to boundary	something similar to the operative
building envelope defined by the		district plan diagram.
recession plane angles set out in		

Notified Provision	Relief sought	Reasons
Schedule 1 to the Residential Zone	1. Buildings must be contained within a building	Exemptions have been moved from
chapter, from points 3.5m above	envelope defined by the recession plane angles set out	being a numbered part of the standard
ground level at the boundaries of the	in Schedule 1 to the Residential Zone chapter, from	to simply rule text. The exemptions are
site; or from points 2.5m above	points 3.5m above ground level at the boundaries of	exactly that, exemptions to a rule, not
ground level along boundaries that	the site; or from points 2.5m above ground level along	part of the rule itself.
adjoin the Low Density Residential	boundaries that adjoin the Low Density Residential	
Zone or the Large Lot Residential Zone.	Zone or the Large Lot Residential Zone.	Additional exemptions added in to
2. MRZ-S3.1 does not apply to:		capture where the height in relation to a
 a. A boundary with a road. 	2. MRZ-S3.1 This standard does not apply to:	boundary might be along an internal
b. Common walls along a site	a. A boundary with a road.	boundary with an access strip. In a
boundary.	 b. Common walls along a site boundary. 	similar vein to exempting this standard
c. Eaves inclusive of gutters with	c. Eaves inclusive of gutters with a maximum	from a boundary with road, height in
a maximum depth of 20cm	depth of 20cm measured vertically.	relation to boundary does not need to be
measured vertically.	d. Antennas, aerials, satellite dishes (less than	assessed against an access leg.
d. Antennas, aerials, satellite	1m in diameter).	
dishes (less than 1m in	e. Solar panels which do not project beyond the	The other exemption is proposed for
diameter).	building envelope by more than 0.5m.	retirement villages and comprehensive
e. Solar panels which do not	f. Chimney structures not exceeding 1.1m in	residential developments, that they
project beyond the building	width provided these do not project beyond	need only comply with this standard for
envelope by more than 0.5m.	the building envelope by more than 1m.	external boundaries. As
f. Chimney structures not	g. A gable end, dormer or roof where that	aforementioned, retirement villages and
exceeding 1.1m in width	portion projecting beyond the building	comprehensive residential
provided these do not project	envelope is no greater than 1.5m ² in area and	developments often have denser
beyond the building envelope	no greater than 1m in height.	development than usual build projects,
by more than 1m.	h. A boundary with a shared access in excess of	and requiring height in relation to
g. A gable end, dormer or roof	3m in width; the measurement shall be taken	boundary standards for all internal
where that portion projecting	from the furthest side.	boundaries would thus be inappropriate.
beyond the building envelope	i. <u>For retirement villages or comprehensive</u>	
is no greater than 1.5m ² in	residential developments, MRZ-S3 only	There are many factors for which a
area and no greater than 1m	applies to the external boundary of the site.	dwelling might not meet the height in
in height.		relation to boundary standard which are
	Activity status where compliance not achieved – RDIS	not captured in the Matters of

Notified Provision	Relief sought	Reasons
Activity status where compliance not achieved	<u> </u>	Discretion, such a topographical and site
Activity status where compliance not achieved RDIS Matters of discretion are restricted to: a. Dominance of built form in the surrounding area. b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. c. Any mitigation measures proposed which reduce the adverse effects of	 Matters of discretion are restricted to: a. Dominance of built form in the surrounding area. b. Effects on visual amenity values, privacy, outlook and sunlight and daylight access for neighbouring properties. c. Any mitigation measures proposed which reduce the adverse effects of the breach. d. Topographical or other site constraints that make compliance with the standard impractical. e. Whether the increase in height is to mitigate natural hazard risk. 	constraints, whether the house is on higher than usual piles to raise floor levels for flooding or ponding issues in a natural hazard event, whether there are existing trees / vegetation which are proposed to remain which would mitigate the breach, and the location and design of the building itself, which may have mitigating features.
the breach.	f. Retention of established landscaping. g. Location, design and appearance of building or structure. Amend the diagram in Schedule 1 as follows: Delete the diagram and replace with one which is more readily interpretable, such as that which is utilised in the Operative District Plan.	
MRZ-S4 Building coverage	Amend standard. Seek that the building coverage is changed from 40% to 60%.	Given the small lot sizes allowed in the zone, the net building coverage needs to
The building coverage of the net area of any site must not exceed 40%.	MRZ-S4 Building coverage	be correspondingly higher to be able to allow for reasonable sized buildings on these sites, especially considering this
Activity status where compliance not achieved – RDIS	The building coverage of the net $\underline{\text{site}}$ area $\underline{\text{of any site}}$ must not exceed $40\underline{60}\%$.	standard relates to net site area and not site area.
Matters of discretion are restricted to: a. Compatibility of the built form with the existing or anticipated character of the area.	Activity status where compliance not achieved – RDIS Matters of discretion are restricted to:	Net area of a site is not a defined term. Net site area is a defined term. When terms have been defined, they should be used appropriately to avoid confusion.

Notified Provision	Relief sought	Reasons
 b. Dominance of built form in the surrounding area. c. The extent to which a level of openness around and between buildings is retained. d. Any mitigation measures proposed which reduce the adverse effects of the breach. 	 a. Compatibility of the built form with the existing or anticipated character of the area. b. Dominance of built form in the surrounding area. c. The extent to which a level of openness around and between buildings is retained. d. Any mitigation measures proposed which reduce the adverse effects of the breach. 	
Any building or structure shall be setback a minimum of 2m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height. Activity status where compliance not achieved – RDIS Matters of discretion are restricted to: a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. compatibility of the building or structure with the surrounding built environment. Within 80m of the seal edge of a State Highway:	Amend MRZ-S5 as follows: MRZ-S5 – Setback from road boundary 1. Any building or structure shall be setback a minimum of 2m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height. Activity status where compliance not achieved with MRZ-S5.1 – RDIS Matters of discretion are restricted to: a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. compatibility of the building or structure with the surrounding built environment. d. Any topographical or other site constraints. 2. Within 80m of the seal edge of a State Highway:	Formatting changes proposed to clarify the two aspects of the standard – 1 – setback from road boundaries and 2 – noise insulation requirements from State highways. An elevation is added to the standard for setbacks from the State Highway, as no elevation is inappropriate and confusing. Matters of Discretion are provided which allow processing planners to consider alternative methods of noise insulation or sound barriers to that required by the standard as drafted.

Notified Provision	Relief sought	Reasons
New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.	New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed: a. 35dBA Leq (24hr) in bedrooms; and b. 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics — Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development. Activity status where compliance not achieved with MRZ-S5.2 — RDIS Matters of discretion are restricted to: 1. Whether there is screening by other structures or distance from noise sources. 2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials. 3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of	REASONS
	present and future residents of the site.	
MRZ-S6 Setback from internal boundary Any building or structure shall be setback a minimum of:	Amend to include the following exemptions to the standard: MRZ-S6 Setback from internal boundary	The deletion of the exception for decks and common walls from the standard text and their subsequent inclusion in a

Notifie	d Provision	Relief sought	Reasons
	1m from any internal boundary (except that this does not apply to common walls along a site boundary, or to an uncovered deck less than 1m	Any building or structure shall be setback a minimum of: 1. 1m from any internal boundary (except that this does not apply to common walls along a site boundary, or to an uncovered deck less than 1m in height); and	separate section makes the standard clearer to read. The proposed inclusion of multi unit
2.	in height); and 15m from the margin of any lake.	2. 15m from the margin of any lake.	housing and retirement villages from the internal boundary setbacks enables the ability to construct these types of
Activity –RDIS	status where compliance not achieved	 This standard MRZ-S6.1 does not apply to: Uncovered decks of less than 1m in height. Multi-unit housing residential units and retirement villages. 	developments without the need for triggering a standard. These setback aspects will be managed by market demand.
	s of discretion are restricted to: Adverse effects on privacy, outlook, or shading on the affected property.	Two or more residential units connected horizontally and/or vertically by a common wall or common floor.	The inclusion of 'horizontally and or vertically' and 'common floor'
b.	The extent to which the breach will have adverse effects on visual amenity values, including dominance.	Activity status where compliance not achieved – RDIS Matters of discretion are restricted to:	recognizes that buildings and dwellings can be separated by a common or party wall vertically, where two dwellings exist
c.	The compatibility of the building or structure with the surrounding built environment.	 Adverse effects on privacy, outlook, or shading on the affected property. 	side by side with a party wall between them; but also horizontally, where two or more dwellings exist in the same
d.	Any adverse effects on accessibility to the lake.	 b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. The compatibility of the building or structure with the surrounding built environment. d. Any adverse effects on accessibility to the lake. 	building over different storeys, one on top of another separated by common floors.
			The definition of 'margin of any lake' will ensure that this is beyond personal
		Seek that the phrase 'margin of any lake' is clearly defined.	interpretation. A standard needs to be readily comprehensible. It needs to be measurable and cannot involve discretion, interpretation or room for doubt. Currently with no definition for

Notified Provision	Relief sought	Reasons
		'margin of any lake' MRZ-S6.2 does not
		meet the requirements for a standard.
MRZ-S7 Outdoor Living Space	Delete standard MRZ-S7 and add in 'provision of useable,	Delete MRZ-S7 as it is unnecessary when
	accessible outdoor living space for residents' as Matter of	considered in conjunction with the other
Each residential unit must have an exclusive	Discretion for MRZ-S4 through MRZ-S6.	bulk and location standards MRZ-S1
outdoor living space:		through MRZ-S6. By adding it as a matter
1. for units with common living space at		of discretion where the other standards
ground floor level, of at least 30m ²	MRZ-R7 Outdoor Living Space	are breached the ability to consider the
with a minimum dimension of 4m; and		space provided for residents to recreate
2. for units located entirely above the	Each residential unit must have an exclusive outdoor living	outdoors within their own sites is
ground floor level, that comprises a	space:	allowed as a reason for which council can
balcony of at least 12m ² , with a	1. for units with common living space at ground floor	approve or deny a consent application.
minimum dimension of 1.5m; and	level, of at least 30m ² with a minimum dimension of	This is added as a matter of discretion to
3. located on the north, west or east side	4m; and	MRZ-S4 through MRZ-S6 as MRZ-S1
of the residential unit and which is	2. for units located entirely above the ground floor level,	doesn't have matters of discretion, and
accessible from the living space of the	that comprises a balcony of at least 12m ² , with a	breaches to solely height or height in
residential unit.	minimum dimension of 1.5m; and	relation to boundary controls are
	3. located on the north, west or east side of the	unlikely to have any affect on the
Activity status where compliance not	residential unit and which is accessible from the living	provision of useable outdoor space for
achieved:	space of the residential unit.	residents.
RDIS		
	MRZ-S4 Building coverage	Alternative relief sought:
Matters of discretion are restricted to:	Matters of discretion are restricted to:	Overall the requirement for Outdoor
a. provision of useable outdoor space;	e. provision of useable, accessible outdoor living space for	Living Space and that of Outlook Space
and	<u>residents.</u>	are requiring the same thing, and so are
b. accessibility and convenience for		unnecessary repetition; thus if the
residents; and	MRZ-S5 Setback from road boundary	primary relief sought is not granted and
c. whether there is suitable alternative	Matters of discretion are restricted to:	this standard remains, it is sought that
provision of public outdoor space, in	d. provision of useable, accessible outdoor living space for	MRZ-S10 not be retained at all.
close proximity, to meet resident's	<u>residents.</u>	
needs.		The use of the word 'dimension' is not
	MRZ-S6 Setback from internal boundary	clear whether the intent is a circle with a

Notified Provision	Relief sought	Reasons
	Matters of discretion are restricted to:	dimension of 4m, or a square with a
	e. provision of useable, accessible outdoor living space for	depth of 4m. The change to 'width'
	<u>residents.</u>	clarifies this standard.
	Alternative relief sought: keep MRZ-S7 with amendments (but do not keep both outdoor living space and outlook space): Change 'dimension' to 'width' in .1 Remove references to orientation of outdoor living space in .3 Insert new matter of discretion to consider potential site or topographical constraints. MRZ-R7 Outdoor Living Space Each residential unit must have an exclusive outdoor living space: 1. for units with common living space at ground floor level, of at least 30m² with a minimum dimension width of 4m; and 2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and 3. located on the north, west or east side of the residential unit and which is accessible from the living space of the residential unit. Activity status where compliance not achieved: RDIS	Clarifies this standard. The orientation of a house and the outdoor space that one enjoys is a purely personal choice. Where located on a south facing hill slope, there will be limited sunlight access, and thus the requirement for north, east and western orientations of outdoor areas (and houses, given that .3 requires access directly from living areas to the outdoor area) becomes an unreasonable and unnecessary control and consent application. The same may be true in areas with a predominant wind that is from a northerly direction, rendering an outdoor living space to the south of the residential unit desirable. The insertion of the consideration of topographical and other site constraints recognizes that in some instances provision of this space may not be practical due to real world existing built form and / or natural landform.
	Matters of discretion are restricted to:	
	a. topographical and other site constraints; and	

Notified Provision	Relief sought	Reasons
	b. provision of useable outdoor space; and	
	c. accessibility and convenience for residents; and	
	d. whether there is suitable alternative provision of	
	public outdoor space, in close proximity, to meet	
	resident's needs.	
	Alternative relief sought:	
	Retain the references to orientation in .3, and insert elevation	
	from MRZ-S7.3 for CON activity:	
	Activity status where compliance not achieved with MRZ-S7.3: CON	
	Matters of control are restricted to:	
	a. topographical and other site constraints; and	
	b. provision of useable outdoor space; and	
	c. accessibility and convenience for residents; and	
	d. whether there is suitable alternative provision of	
	public outdoor space, in close proximity, to meet	
	resident's needs.	
MRZ-S8 Landscaping	Delete standard MRZ-S8 and add in 'provision of landscaping	Delete MRZ-S8 as this type of control
	which increases the proposal's compatibility with the	unnecessarily creates consent
At least 30% of the site shall be planted in	character of the area and provides a balance between built	applications for applicants who are
grass, trees, shrubs or other vegetation.	form and open space' as Matter of Discretion for MRZ-S2	looking for low maintenance sites. As the
	through MRZ-S6.	matters of discretion are around balance
		between built form and open space, and
	MRZ-S8 Landscaping	the other bulk and location standards
		require a 40% site coverage as well as
	At least 30% of the site shall be planted in grass, trees, shrubs	yard minimums, it is considered that this
	or other vegetation.	standard is not necessary to achieve a
	A497 CO II . I I	compatibility with the character of the
	MRZ-S2 Height	area or a balance of built form and open

Notified Provision	Relief sought	Reasons
	Matters of discretion are restricted to:	space, which will be achieved through
	e. provision of landscaping which increases the proposal's	the other standards and landscaping can
	compatibility with the character of the area and provides a	be addressed as matters of discretion for
	balance between built form and open space.	breaches to these other standards.
	AARZ CO Hataki ta salatta da ka salat	Landan de la contra dela contra de la contra dela contra de la contra del la contra de la contra dela contra del la contra del
	MRZ-S3 Height in relation to boundary	Landscaping is thus added as a matter of
	Matters of discretion are restricted to:	discretion to MRZ-S2 through MRZ-S6 as
	d. provision of landscaping which increases the proposal's	MRZ-S1 doesn't have matters of
	compatibility with the character of the area and provides a	discretion.
	balance between built form and open space.	
		Alternative relief sought:
	MRZ-S4 Building coverage	A 30% vegetation requirement in
	Matters of discretion are restricted to:	conjunction with a 40% site coverage will
	e. provision of landscaping which increases the proposal's	not allow much room, especially
	compatibility with the character of the area and provides a	considering the provision for carparking
	balance between built form and open space.	and driveways, which is assumed to not
		be located in the same spot as trees or
	MRZ-S5 Setback from road boundary	shrubs, likewise for stormwater sumps
	Matters of discretion are restricted to:	and the like given there is no reticulated
	d. provision of landscaping which increases the proposal's	stormwater in the District. These on site
	compatibility with the character of the area and provides a	systems need maintenance from time to
	balance between built form and open space.	time and can be undermined by tree
		roots and other vegetation. Therefore
	MRZ-S6 Setback from internal boundary	the amendment for 20% landscaping is
	Matters of discretion are restricted to:	proposed.
	e. provision of landscaping which increases the proposal's	
	compatibility with the character of the area and provides a	The wording change proposed is to
	balance between built form and open space.	simplify the standard. As it is drafted as
		an 'or' standard in which any of the
		options are suitable, the word
	Alternative relief sought, keep with amendments:	'vegetated' is all inclusive and is simpler.
	Amend from 30% to 20%.	

Notified Provision	Relief sought	Reasons
	Remove 'planted in grass, trees, shrubs or other vegetation'	
	and replace with 'vegetated'.	
	MRZ-S8 Landscaping	
	At least 320% of the site shall be planted in grass, trees, shrubs	
	or other vegetat <u>ed</u> ion.	
MRZ-S9 Service and Storage Space	Delete standard MRZ-S9 and add in 'provision of useable and	Delete MRZ-S9 as it is unnecessary when
	accessible service and storage space for residents' as Matter	considered in conjunction with the other
1. Each residential unit must have an	of Discretion for MRZ-S4 through MRZ-S6.	bulk and location standards MRZ-S1
outdoor or indoor service space of at		through MRZ-S6. By adding it as a matter
least 2.5m ² with a minimum	MRZ-S9 Service and Storage Space	of discretion where the other standards
dimension of 1.5m available for use for		are breached the ability to consider the
the storage of waste and recycling	1. Each residential unit must have an outdoor or indoor	space provided for residents to have
bins.	service space of at least 2.5m ² with a minimum	usable and accessible storage and
2. The required spaces can be provided	dimension of 1.5m available for use for the storage of	service space within their own or
either individually or within a	waste and recycling bins.	communal sites is allowed as a reason for
communal space for multiple units.	2. The required spaces can be provided either	which council can approve or deny a
	individually or within a communal space for multiple	consent application. This is added as a
	units.	matter of discretion to MRZ-S4 through
		MRZ-S6 as MRZ-S1 doesn't have matters
	MRZ-S4 Building coverage	of discretion, and breaches to solely
	Matters of discretion are restricted to:	height or height in relation to boundary
	e. provision of useable and accessible service and storage	controls are unlikely to have any affect
	space for residents.	on the provision of useable service and
	NADZ CE Cathook from wood hours down	storage space for residents.
	MRZ-S5 Setback from road boundary Matters of discretion are restricted to:	Altowarting relief coughts
		Alternative relief sought:
	d. provision of useable and accessible service and storage	The use of the word 'dimension' is not
	space for residents.	clear whether the intent is a circle with a
	NADZ CC Cathook from internal boundary	dimension of 1.5m, or a square with a
	MRZ-S6 Setback from internal boundary	

Notified Provision	Relief sought	Reasons
	Matters of discretion are restricted to:	depth of 1.5m. The change to 'width'
	e. provision of useable and accessible service and storage	clarifies this standard.
	space for residents.	
		Standards are requirements, and the
		language used needs to be active, thus
	Alternative relief sought, keep with amendments:	the change from 'can be' to 'are'.
	MRZ-S9 Service and Storage Space	
	 Each residential unit must have an outdoor or indoor service space of at least 2.5m² with a minimum dimension width of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be are provided either individually or within a communal space for multiple units. 	
MRZ-S10 Outlook Space	Delete standard MRZ-S10 and add in 'provision of visual	Delete MRZ-S10 as it is unnecessary
	privacy and outlook between habitable rooms of different	when considered in conjunction with the
Each residential unit must provide the	buildings on the same or neighbouring sites' as Matter of	other bulk and location standards MRZ-
following minimum outlook spaces:	Discretion for MRZ-S4 through MRZ-S6.	S1 through MRZ-S6. By adding it as a
1. for a principal living room, 4m in depth		matter of discretion where the other
and 4m in width;	MRZ-S10 Outlook Space	standards are breached the ability to
2. for a principal bedroom, 3m in depth		consider the space provided around
and 3m in width; and	Each residential unit must provide the following minimum	residential units to maintain a level of
3. all other habitable rooms, 1m in depth	outlook spaces:	privacy and outlook is allowed as a
and 1m in width.	1. for a principal living room, 4m in depth and 4m in	reason for which council can approve or
	width;	deny a consent application. This is added
	2.—for a principal bedroom, 3m in depth and 3m in width;	as a matter of discretion to MRZ-S4
	and	through MRZ-S6 as MRZ-S1 doesn't have
	3. all other habitable rooms, 1m in depth and 1m in	matters of discretion, and breaches to
	width.	solely height or height in relation to
		boundary controls are unlikely to have

Notified Provision	Relief sought	Reasons		
	MRZ-S4 Building coverage	any affect on the provision of		
	Matters of discretion are restricted to:	uninterrupted open space / depth		
	e. provision of visual privacy and outlook between habitable	outside of habitable rooms.		
	rooms of different buildings on the same or neighbouring sites.			
	MRZ-S5 Setback from road boundary			
	Matters of discretion are restricted to:			
	d. provision of visual privacy and outlook between habitable			
	rooms of different buildings on the same or neighbouring sites.			
	MRZ-S6 Setback from internal boundary			
	Matters of discretion are restricted to:			
	e. provision of visual privacy and outlook between habitable			
	rooms of different buildings on the same or neighbouring sites.			
MRZ-S11 Fencing	Delete standard MRZ-S11 and add in 'provision of fencing that	The height and permeability of fencing		
	is of a suitable height and permeability to ensure adequate	materials is a purely personal choice.		
The maximum height of any fence along a road	sunlight access and privacy for residents, and whether the	When this standard is considered in		
boundary shall be:	height of fencing has adverse effects on streetscape' as Matter	conjunction with MRZ-S7, which as		
1. 1m, where less than 50% of the fence	of Discretion for MRZ-S2 through MRZ-S6.	drafted has requirements for the		
structure is visually transparent; or		orientation of the outdoor living space		
2. 1.8m, where 50% or more of the fence	MRZ-S11 Fencing	for a site, this could potentially be		
structure is visually transparent.		requiring below average fence heights		
	The maximum height of any fence along a road boundary shall	along a road frontage and exposing		
	be:	resident's outdoor space to the street,		
	1. 1m, where less than 50% of the fence structure is	thereby reducing their privacy in their		
	visually transparent; or	onsite recreation space, unless a consent		
	2.—1.8m, where 50% or more of the fence structure is	is sought.		
	visually transparent.			
		Furthermore, a young child or pet (e.g.		
	MRZ-S2 Height	cat or dog), would be able to climb or		
	Matters of discretion are restricted to:	jump a fence of 1m in height. While the		
		standard as drafted allows for a height of		

Notified Provision	Relief sought	Reasons
	e. provision of fencing that is of a suitable height and	1.8m, this comes with a loss of privacy
	permeability to ensure adequate sunlight access and privacy	through more than 50% permeability.
	for residents, and whether the height of fencing has adverse	This 50% or more permeability may also
	effects on streetscape.	enable smaller dogs sufficient space to
		escape sites.
	MRZ-S3 Height in relation to boundary	
	Matters of discretion are restricted to:	The deletion of the standard and
	d. provision of fencing that is of a suitable height and	allowance for landowners to choose
	permeability to ensure adequate sunlight access and privacy	their own fencing along road boundaries,
	for residents, and whether the height of fencing has adverse	whilst including this aspect for as a
	effects on streetscape.	matter of discretion for the remainder of
		the bulk and location standards, enables
	MRZ-S4 Building coverage	Council to consider this factor when
	Matters of discretion are restricted to:	processing applications for breaches to
	e. provision of fencing that is of a suitable height and	standards.
	permeability to ensure adequate sunlight access and privacy	
	for residents, and whether the height of fencing has adverse	Alternative relief sought:
	effects on streetscape.	Allowing the minimum height to be
		1.2m, which is a more standard low
	MRZ-S5 Setback from road boundary	fence height in residential areas, and
	Matters of discretion are restricted to:	removing the requirement for
	d. provision of fencing that is of a suitable height and	transparency, enables far more choice
	permeability to ensure adequate sunlight access and privacy	for landowners. 1.2m still enables
	for residents, and whether the height of fencing has adverse	adequate sunlight access to outdoor
	effects on streetscape.	spaces, whilst the ability to have a fence
		with materials of choice will support the
	MRZ-S6 Setback from internal boundary	ability to have some privacy in outdoor
	Matters of discretion are restricted to:	space if it is orientated towards the road
	e. provision of fencing that is of a suitable height and	frontage.
	permeability to ensure adequate sunlight access and privacy	
	for residents, and whether the height of fencing has adverse	The 1.8m alternative remains, with the
	effects on streetscape.	transparency set at at-least 50%. This

Notified Provision	Relief sought	Reasons
		allows for sunlight access and privacy for
		residents, whilst also the ability to
	Alternative relief sought: keep with amendments to .1	ensure children and pets (in particular
	minimum height and transparency and .2 transparency.	dogs) stay within the bounds of the site.
	MRZ-S11 Fencing	
	The maximum height of any fence along a road boundary shall	
	be:	
	1. 1.2m, where less than 50% of the fence structure is visually transparent; or	
	2. 1.8m, where a minimum of 50% or more of the fence	
	structure is visually transparent.	
MRZ-S12 Habitable Rooms	Delete standard MRZ-S12 and add in 'provision of habitable	Delete MRZ-S12 as it is unnecessary
	rooms at ground floor to ensure activation of frontages and	when considered in conjunction with the
Each residential unit must have a habitable	visual interest' as Matter of Discretion for MRZ-S2 through	other bulk and location standards MRZ-
room located at ground floor level.	MRZ-S6.	S1 through MRZ-S6. By adding it as a
		matter of discretion where the other
	MRZ-S12 Habitable Rooms	standards are breached the ability to
		consider the street activation and visual
	Each residential unit must have a habitable room located at	interest is allowed as a consideration for
	ground floor level.	Council in the resource consent
		processing for breaches to the bulk and
		location standards. This is added as a
	MRZ-S2 Height	matter of discretion to MRZ-S2 through
	Matters of discretion are restricted to:	MRZ-S6 as MRZ-S1 doesn't have matters
	e. provision of habitable rooms at ground floor to ensure	of discretion.
	activation of frontages and visual interest.	
	MRZ-S3 Height in relation to boundary	
	Matters of discretion are restricted to:	

Notified Provision	Relief sought	Reasons
	d. provision of habitable rooms at ground floor to ensure	
	activation of frontages and visual interest.	
	MRZ-S4 Building coverage	
	Matters of discretion are restricted to:	
	e. provision of habitable rooms at ground floor to ensure activation of frontages and visual interest.	
	activation of frontages and visual interest.	
	MRZ-S5 Setback from road boundary	
	Matters of discretion are restricted to:	
	d. provision of habitable rooms at ground floor to ensure	
	activation of frontages and visual interest.	
	MRZ-S6 Setback from internal boundary	
	Matters of discretion are restricted to:	
	e. provision of habitable rooms at ground floor to ensure	
	activation of frontages and visual interest.	
Subdivision	Decree the character of a factor of a factor of the factor	The constitution for the contract of
Overall comments	Rewrite the objectives and policies to provide direction for the matters of discretion found in the rules and standards.	The one objective for the subdivision of
	matters of discretion found in the rules and standards.	these zones does not set up at all the myriad of matters of discretion in the
		subdivision rules. The purpose of
		objectives and policies is to provide
		guidance for the rules. At the moment
		the rule framework is coming completely
		out of nowhere with little to no policy
		framework to support it.
SUB-O1 – Subdivision design	Amend SUB-O1 as follows:	Proposed amendments add in additional
		aspects of direction for subdivision,
The subdivision of land within residential	SUB-O1 – Subdivision design	including consideration of the character
zones creates sites and patterns of		and amenity sought for the zone as well
development that are consistent with the		as consideration of the roading network.

Notified Provision	Relief sought	Reasons
purpose, character and amenity values	The subdivision of land within residential zones creates sites	
anticipated within that zone.	and patterns of development that:	
	1. are consistent with the purpose, character and	
	amenity values anticipated within that zone, and:	
	2. Provide for the health and wellbeing of communities;	
	<u>and</u>	
	3. Maintain the safety and efficiency of the transport	
	<u>network.</u>	
	Insert new objective as follows:	New objective which seeks that
		allotments are properly serviced, to set
	SUB-O2 – Servicing of allotments	up the direction in the policies that is
		currently found in the Matters of
	Subdivisions in Residential Zones are serviced by reticulated	Discretion.
	infrastructure and on-site stormwater with sufficient capacity	
	to accommodate any proposed or anticipated development.	
SUB-P1 – Creation of new sites	Amend SUB-P1 as follows:	Changes proposed are to amend the
		policy wording to include appropriate
Provide for subdivision within residential	SUB-P1 – Creation of new <u>allotments</u> sites	aspects that are drawn from the Matters
zones where it results in allotments that:		of Discretion, and therefore set up the
1. reflect the intended pattern of	Provide for subdivision within residential zones where it	standards and the Matters of Discretion.
development and are consistent with the	results in allotments that:	
purpose, character and amenity values of	 reflect the intended pattern of development and 	The definition of allotment and sites are
the zone; and	are consistent with the purpose, character and	different, and the policy text refers to
2. are of a size and dimension that are	amenity values of the zone; and	the creation of allotments, not sites,
sufficient to accommodate the intended	2. are of a size and dimension that are sufficient to	therefore the policy title has been
built form for that zone;	accommodate the intended built form for that	amended to be consistent.
3. minimise natural hazard risk to people's	zone;	
lives and properties; and	3. protect areas of significant landscape or natural	
4. are adequately served by public open	<u>values;</u>	
space that is accessible, useable and well-	4. minimise natural hazard risk to people's lives and	
designed.	properties; and	

Notified Provision	Relief sought	Reasons
	5. are adequately served by public open space that is	
	accessible, useable and well-designed; and	
	6. have legal and physical access to each allotment	
	created by the subdivision.	
	Insert new policy as follows:	New proposed boundary adjustment
		policy which sets up the boundary
	SUB-P6 – Boundary adjustments	adjustment rule framework.
	Control boundary adjustments to ensure that the size, design	
	and layout of the allotments is sufficient to accommodate	
	existing development on or proposed development of the site,	
	<u>in a way that does not adversely effect the transport network.</u>	
	Insert new policy as follows:	New proposed policy which sets up the
		Matters of Discretion in the rule
	SUB-P7 – Functioning of the transport network	framework regarding access and road
		network considerations in subdivisions.
	Provide for subdivision where it maintains the safe and	
	efficient functioning of the transport network by:	
	1. Ensuring roads and any vehicle access to sites meet	
	minimum design standards to allow for safe and	
	efficient traffic movements and can safely	
	accommodate the intended number of users;	
	2. Where opportunities exist, including transport	
	<u>network connections within and between</u>	
	communities;	
	3. Where consistent with the zone, providing for a	
	variety of travel modes that reflect the purpose,	
	character and amenity values of the zone, including	
	walking, cycling and access to public transport; and	
	4. Achieving safe and efficient access onto and from	
	state highways.	

Notified Provision	Relie	f sought	Reasons
	Insert	new policy as follows:	New proposed policy which sets up the
			Matters of Discretion in the rule
	SUB-F	<u> 28 – Integration with infrastructure</u>	framework regarding connections to
			services and other infrastructure in
	Requi	ire infrastructure to be provided in an integrated and	subdivisions.
	comp	rehensive manner by:	
	1.	Ensuring infrastructure meets Council standards and	
		has the capacity to accommodate the development or	
		anticipated future development in accordance with	
		the purpose of the zone, and is in place at the time of	
		allotment creation;	
	2.	Where reticulated services are not available, ensuring	
		allotments are of a sufficient size and shape with	
		appropriate soil conditions to accommodate on-site	
		wastewater, stormwater and water supply	
		infrastructure, and that there is sufficient water supply	
		capacity for firefighting purposes; and	
	3.	Ensuring telecommunications and power supply is	
		provided to all allotments.	
	Insert	new policy as follows:	New policy suggested which sets up the
			direction for preventing subdivision in
	SUB-F	P9 – Subdivision in Future Urban Zones	areas which are ear marked currently as
			future growth for residential.
		subdivision within the Future Urban Zone that may	
	-	in one or more of the following:	
	1.	The efficient and effective operation of the local and	
		wider transport network being compromised;	
	2.	The need for significant upgrades, provisions or	
		extensions to the reticulated wastewater, reticulated	
		water supply or stormwater networks, or other	
		infrastructure in advance of integrated urban	
		<u>development;</u>	

Notified Provision	Relief sought	Reasons
	3. The efficient provision of infrastructure being	
	<u>compromised;</u>	
	4. Reverse sensitivity effects when urban development	
	occurs;	
	5. Reverse sensitivity effects on existing rural activities or	
	<u>infrastructure; or</u>	
	6. <u>Fragmentation of sites in a manner that may</u>	
	compromise the appropriate form or nature of future	
	<u>urban development.</u>	
	Insert new policy as follows:	New proposed policy which sets up the
		rule framework regarding subdivisions
	SUB-P10 – Subdivision for infrastructure	for infrastructure utilities.
	Control the creation of allotments for the purposes of	
	infrastructure to ensure that:	
	1. Any allotments are of a sufficient design and layout to	
	accommodate its required use;	
	2. There is adequate access to any proposed allotments;	
	<u>and</u>	
	3. <u>Infrastructure with sufficient capacity is provided to</u>	
	service any proposed allotment.	
	Insert new policy as follows:	New proposed policy which sets up a
	SUB-P11 – Subdivision around existing lawfully established	new proposed rule for where subdividing around existing dwellings may be
	residential units in a residential zone	appropriate.
		- FP - FP
	Provide for subdivision within the Medium Density Residential	
	Zone, Low Density Residential Zone and Large Lot Residential	
	Zone where it occurs around existing, lawfully established	
	residential units, and can be demonstrated that the proposed	
	lots are appropriate to accommodate a residential unit that is	
	of a size, scale and location anticipated for the Zone.	

Notified Provision	Relief sought	Reasons
	Insert new policy as follows:	This is a matter of discretion in the rule
		framework which is unsupported by the
	SUB-P12 – Access to back land	policy framework, and thus no guidance
		is provided to the plan user as to what is
	Insert text as appropriate.	intended by providing access to back
		land, and what the purpose and intent of
		this would be in the residential zones of
		the District.
		Relief sought is that Council create a new
		policy to provide this direction to plan
		users.
	Insert new policy as follows:	This is a matter of discretion in the rule
		framework which is unsupported by the
	SUB-P13 – Protection of water races	policy framework, and thus no guidance
		is provided to the plan user as to what is
	Insert text as appropriate.	intended by protecting water races, and
		what the purpose and intent of this
		would be in the residential zones of the
		District.
		Relief sought is that Council create a new
		policy to provide this direction to plan
		users.
SUB-R1 – Boundary adjustments	Amend SUB-R1 as follows:	The proposed changes introduce a need
		to comply with the proposed new
Activity Status: CON	SUB-R1 – Boundary adjustments	standards (access and connections to
		services) which set up the matters of
Where the activity complies with the following	Activity Status: CON	control, as they assess the effects of not
rule requirements:	Miles the set to see the the C.H.	connecting to the road network and
1. The allotments comply with SUBS1; or	Where the activity complies with the following rule	services appropriately.
	requirements:	

Notified Provision		Relief	sought	Reasons
2.	Any existing allotment that does not	1.	The allotments comply with SUB_S1; or	Points 5 and 7 are removed as they are
	meet SUB-S1 does not decrease in	2.	Any existing allotment that does not meet SUB-S1	both matters addressed in section 220 of
	area.		does not decrease in area.	the Act and are not required to be spelt
		3.	The allotments comply with SUB-S2 to SUB-S6.	out in a District Plan and their presence
Matter	rs of control are restricted to:			here serves only to repeat the Act, which
1.	The area of the proposed allotments.	Matte	rs of control are restricted to:	is unnecessary.
2.	The location, design and construction	1.	The area of the proposed allotments.	
	of access, and its adequacy for the	2.	The location, design and construction of access, and its	It is not appropriate that a subdivision in
	intended use of the subdivision.		adequacy for the intended use of the subdivision.	general be an RDIS activity but that non-
3.	Public access requirements.	3.	Public access requirements.	compliance with a CON activity
4.	The provision of services and their	4.	The provision of services and their adequacy for the	boundary adjustment be a full DIS
	adequacy for the intended use of the		intended use of the subdivision.	activity. Seek that the elevation is
	subdivision.	5.—	-Any amalgamations and easements that are	changed to RDIS, with appropriate
5.	Any amalgamations and easements		appropriate.	Matters of Discretion identified.
	that are appropriate.	6.	Any financial contributions necessary for the purposes	
6.	Any financial contributions necessary		set out in Section 15 of the Plan.	
	for the purposes set out in Section 15	7.	Any other matters provided for in section 220 of the	
	of the Plan.		Act.	
7.	Any other matters provided for in			
	section 220 of the Act.		y status where compliance is not achieved with R1 .1 and	
		R1.2 : <u>F</u>	RDIS	
	y status where compliance is not			
achieve	ed with R1.1 and R1.2: DIS		rs of Discretion are restricted to:	
			The area of the proposed allotments.	
			The matters of any infringed standard.	
	2 – Subdivision to create a network or	Amen	d SUB-R2 as follows:	Subdivision is the act of subdividing land,
public	utility or a reserve			it cannot create network or public
			2 – Subdivision to create <u>new allotments for a network</u>	utilities, nor reserves. The rule title is
Activity	y Status: CON	or pub	lic utility or a reserve	therefore amended to be within the
				scope of what a subdivision can achieve.
Matter	rs of control are restricted to:	Activit	y Status: CON	

Notified Provision		Relief sought	Reasons
1.	The area of the proposed allotment taking into consideration the proposed use of the allotment, the amenities of neighbouring properties and the site's ability to dispose of waste (if required).	Where: 1. Any balance allotment complies with SUB-S1. 2. The new allotments for infrastructure comply with SUB-S2. Matters of control are restricted to:	Points 5 and 7 are removed as they are both matters addressed in section 220 of the Act and are not required to be spelt out in a District Plan and their presence here serves only to repeat the Act, which is unnecessary.
2. 3.	The location, design and construction of access, and its adequacy for the intended use of the subdivision. Public access requirements.	1. The area of the proposed allotment taking into consideration the proposed use of the allotment, the amenities of neighbouring properties sites and the site's ability to dispose of waste (if required).	Properties is not a defined terms whereas sites is, change of phrase to avoid confusion in interpretation.
4.	The provision of services and their adequacy for the intended use of the subdivision.	 The location, design and construction of access, and its adequacy for the intended use of the subdivision. Public access requirements. 	It is proposed to include requirements to make these activities controlled, and
5.	Any amalgamations and easements that are appropriate.	4. The provision of services and their adequacy for the intended use of the subdivision.	where the proposal cannot comply (balance allotments do not meet the
6.	Any financial contributions necessary for the purposes set out in Section 15 of the Plan.	5. Any amalgamations and easements that are appropriate.6. Any financial contributions necessary for the purposes	minimum density standard for the zone or cannot provide physical or legal access) there is also introduced an
7.	Any other matters provided for in section 220 of the Act.	set out in Section 15 of the Plan. 7. Any other matters provided for in section 220 of the Act.	elevation to RDIS whereby Council can refuse to grant consent should the activity be inappropriate in regards to both allotment size and / or inadequate
		Activity status where compliance is not achieved with R2: RDIS	access. As drafted, this activity would have to be accepted as a CON activity
		Matters of Discretion are restricted to: a. The area of the proposed allotments and their suitability for the intended purpose. b. The matters of SUB-S2.	regardless of whether the balance allotments created are of a useable size or if no access is provided to the allotments.
	B – Subdivision where any part of the within a Heritage Precinct	Amend SUB-R3 as follows: SUB-R3 — Subdivision where any part of the site is within a	The proposed changes introduce a need to comply with the proposed new standards (access and connections to
Activity	y Status: RDIS	Heritage Precinct	services). This ensure that subdivision,

Notified Provision	Relief sought	Reasons
Where: 1. The application for subdivision consent is submitted concurrently with an application for land use consent under Section 11. Where the activity complies with the following rule requirements: SUB-S1 Matters of discretion are restricted to: 1. Those matters specified in SUB-R4. 2. The impact of the proposed subdivision on the heritage values and character of the Heritage Precinct. Activity status when compliance is not achieved with R3.1: DIS And the activity complies with the following rule requirements: SUB-S1 Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule	Activity Status: RDIS Where: 1. The application for subdivision consent is submitted concurrently with an application for land use consent under Section 11. Where the activity complies with the following rule requirements: SUB-S1 to SUB-S6 Matters of discretion are restricted to: 1. Those matters specified in SUB-R4. 2. The impact of the proposed subdivision on the heritage values and character of the Heritage Precinct. 3. The matters of any infringed standard. Activity status when compliance is not achieved with R3.1: DIS And the activity complies with the following rule requirements: SUB-S1 to SUB-S6. Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.	regardless of whether it is located within a heritage precinct or not, has appropriate connections to services ad legal and physical access. The rule as drafted allows a loophole for subdivision within heritage precincts to not provide services and their lack cannot be assessed as they are not currently listed
Requirement Table. SUB-R4 – Subdivision not otherwise specified	Amend SUB-R4 as follows and amend numbering as appropriate:	7c deleted as repetition of points 2 and 4.
Activity Status: RDIS Where the activity complies with the following rule requirements: SUB-S1	SUB-R4 – Subdivision not otherwise specified Activity Status: RDIS	Points 14 and 15are removed as they are both matters addressed in section 220 of the Act and are not required to be spelt out in a District Plan and their presence

Notifie	d Provision	Relief sought	Reasons
Matter	rs of discretion are restricted to: Where the activity complies with the following rule		here serves only to repeat the Act, which
1.	Whether the subdivision creates allotments that can accommodate	requirements: SUB-S1 <u>to SUB-S6</u>	is unnecessary.
	anticipated land uses and are consistent with the purpose, character, and qualities of the applicable zone.	Matters of discretion are restricted to: 1. Whether the subdivision creates allotments that can accommodate anticipated land uses and are consistent with the purpose, character, and qualities	Amendments proposed to point 10 to specifically address the identified landscape areas on the planning maps.
2.	The provision of adequate network utility services (given the intended use of the subdivision) including the location, design and construction of these services.	of the applicable zone. 2. The provision of adequate network utility services (given the intended use of the subdivision) including the location, design and construction of these services.	The proposed changes introduce a need to comply with the proposed new standards (access and connections to services) which set up the matters of discretion, as they assess the effects of
3.	The ability to lawfully dispose of wastewater and stormwater.	3. The ability to lawfully dispose of wastewater and stormwater.	not connecting to the road network and services appropriately.
4.	The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision.	4. The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision.5. The provision of landscaping, including road berms.	
5.	The provision of landscaping, including road berms.	6. Earthworks necessary to prepare the site for development occupation, and/or use.	
6.	Earthworks necessary to prepare the site for development occupation, and/or use.	7. Subdivisional design including the shape and arrangement of allotments to: a. facilitate convenient, safe, efficient and easy	
7.	Subdivisional design including the shape and arrangement of allotments to: a. facilitate convenient, safe,	access. b. achieve energy efficiency, including access to passive solar energy sources. c. facilitate the safe and efficient operation and the	
	efficient and easy access. b. achieve energy efficiency, including access to passive solar energy sources.	economic provision of roading and network utility services to secure an appropriate and coordinated ultimate pattern of development. d. maintain and enhance amenity values.	
	<i>5,</i>	e. facilitate adequate access to back land.	

Notifie	Notified Provision		fsought	Reasons
	c. facilitate the safe and efficient operation and the economic provision of roading and network	8.	f. protect existing water races. The provision of or contribution to the open space and recreational needs of the community.	
	utility services to secure an appropriate and coordinated	9.	The provision of buffer zones adjacent to roads, network utilities or natural features.	
	ultimate pattern of development. d. maintain and enhance amenity values.	10.	The protection of <u>identified Outstanding Natural</u> <u>Landscapes</u> , <u>Outstanding Natural Features</u> , and <u>Special Amenity Landscapes</u> <u>important landscape</u>	
	e. facilitate adequate access to back land.		features, including significant rock outcrops and escarpments.	
8.	f. protect existing water races. The provision of or contribution to the open space and recreational needs of	11.	Provision for pedestrian and cyclist movement, including the provision of, or connection to, walkways and cycleways.	
9.	the community. The provision of buffer zones adjacent to roads, network utilities or natural	12. 13.	The provision of esplanade strips or reserves and/or access strips. Any financial contributions necessary for the purposes	
10.	features. The protection of important landscape features, including significant rock	14. —	set out in Section 15 of this Plan. Any amalgamations and easements that are appropriate.	
11.	outcrops and escarpments. Provision for pedestrian and cyclist	15.	Any other matters provided for in section 220 of the Act.	
	movement, including the provision of, or connection to, walkways and cycleways.			
12.	The provision of esplanade strips or reserves and/or access strips.			
13.	Any financial contributions necessary for the purposes set out in Section 15 of this Plan.			
14.	Any amalgamations and easements that are appropriate.			

SUB-R5 – Subdivision of three or more allotments in the Medium Density Residential Zone Activity Status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. By SUB-R5 – Subdivision of three or more allotments in the Medium Density Residential Zone Activity Status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. By SUB-R5 – Subdivision to subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. By SUB-R5 – Subdivision for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. By SUB-R5 – Subdivision for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. Where: 1. The application for subdivision for subdivision must be made in accordance with his rule shall be submitted concurrently with an application for land use consent. By SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. By SUB-S2 to SUB-S5, except where a resource consent has been obtained for a Comprehensive Residential Development MRZ-R2 as a suggested relates to Comprehensive Residential Development MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule didner. Change to the rule ititle to clarify that the rule is draifl	Notified Provision	Relief sought	Reasons
SUB-R5 — Subdivision of three or more allotments in the Medium Density Residential Zone SUB-R5 — Subdivision of three or more allotments in the Medium Density Residential Zone Activity Status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. SUB-S2 to SUB-S6. SUB-S2 to SUB-S6. Activity status when compliance is not allowed. SUB-S1 except where a resource consent has been obtained for a comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not activity complies with the following rule are consent. Changes proposed to the rule title to clarify that the rule is triggered when three or more allotments. Changes proposed to the rule fitle to clarify that the rule is triggered when three or more allotments. Chactivity status: RDIS Activity status in the Medium Density Residential Zone Changes proposed to the rule for when three or more allotments. C	15. Any other matters provided for in		
allotments in the Medium Density Residential Zone Activity Status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent under use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent under MRZ-R142, or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Matters of discretion are restricted to: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. Change to the rule for which this application must be made in accordance with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1:NC and the changes to SUB-R5 will need to reflect this new numbering of the rule for which this application must be made in accordance with the subdivision is in accordance with the following rule requirements: a. SUB-S1 to SUB-S2 to SUB-S6. Matters of discreti	section 220 of the Act.		
Activity Status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R32, or after the grant of a land use consent. 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R32, or after the grant of a land use consent. 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R32, or after the grant of a land use consent. Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application must be made in accordance with the following rule requirements: 2. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. 3. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. 3. SUB-S2 to SUB-S6. 4. SUB-S2 to SUB-S6. 5. SUB-S2 to SUB-S6. 5. SUB-S2 to SUB-S6. 6. SUB-S2 to SUB-S6. 6. SUB-S2 to SUB-S6. 6. SUB-S2 to SUB-S6. 7. Those matters set out in SUB-R4. 8. SUB-S1 except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision	SUB-R5 – Subdivision of three or more	SUB-R5 – Subdivision <u>that creates</u> of three or more allotments	Changes proposed to the rule title to
Activity Status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not Activity status when compliance is not Activity complies with the following rule rexisting allotments into further existing allotments. Not when subdividing three or more existing allotments into further allotments. Not when subdividing three or more existing allotments into further allotments. Change to the rule for which this application must be made in accordance with relates to Residential units in the MRZ. MRZ-R1 (as this rule is drafted to be applied for in concurrently with) relates to Residential units in the MRZ. MRZ-R2 as suggested relates to Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC and the changes to SUB-R5 will need to reflect this new numbering of the rule of which this application must be made in accordance with his application must be made in accordance with relative to please to Residential units in the MRZ. MRZ-R2 as suggested relates to Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. MRZ-R2 as suggested relates to Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretio	allotments in the Medium Density Residential	in the Medium Density Residential Zone	clarify that the rule is triggered when
Activity Status: RDIS Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12 or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Where the activity complies with that consent. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12 or after to be applied for in concurrently with) relates to Residential obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. b. SUB-S1, except where a resource consent has been comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC and the changes to SUB-R5 will need to reflect this new numbering of the rule for which this application must be made in accordance with the following rule to be applied for in concurrently with) relates to Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC problems with the following rule to be applied for in concurrently with relates to Residential Development Plan, and the subdivision is in accordance with the MRZ. R12 as su	Zone		three or more allotments are created,
Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Where the activity complies with that consent. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. SUB-S2 to SUB-S6. Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R2, or after the grant of a land use consent under MRZ-R42, or after the grant of a land use consent. Where the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC Activity status when compliance is not achieved with the following rule obea added the rule for which this application must be made in accordance with he following rule requirements: All the application for land use consent under MRZ-R42, or application must be made in accordance with he following rule requirements: Bub-S2 to SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Bub Lating the rule for which this application must be made in accordance with the following rule requirements: Bub Lating the rule for which this applicatio		Activity Status: RDIS	not when subdividing three or more
Where: 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And the activity complies with the following rule requirements: SUB-R51, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. 1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. Where the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC And the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule rule for which this application must be made in accordance with herelates to Comprehensive Residential Development MRZ-R2 Comprehensive with the following rule relates to	Activity Status: RDIS		S
1. The application for subdivision consent made under this rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. This rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. This rule shall be submitted concurrently with an application for land use consent under MRZ-R12, or after the grant of a land use consent. The application for land use consent under MRZ-R12, or after the grant of a land use consent. The application for land use consent under MRZ-R12, or after the grant of a land use consent. The application for land use consent under MRZ-R12, or after the grant of a land use consent. Where the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule Activity status when compliance is not activity complies with the following rule obtained for a Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule activi		Where:	allotments.
application for land use consent under MRZ-R12, or after the grant of a land use consent. Where the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. application for land use consent under MRZ-R12, or after the grant of a land use consent. with — MRZ-R1 (as this rule is drafted to be applied for in concurrently with) relates to Residential units in the MRZ. MRZ-R2 as suggested relates to Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule Activity status when compliance is not activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule Activity status when compliance is not activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should		· ·	
submitted concurrently with an application for land use consent under MRZ-R1, or after the grant of a land use consent. Where the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Mith – MRZ-R1 (as this rule is drafted to be applied for in concurrently with) relates to Residential units in the MRZ. MRZ-R2 as suggested relates to Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule Activity status when compliance is not after the grant of a land use consent. With – MRZ-R1 (as this rule is drafted to be applied for in concurrently with) relates to Residential units in the MRZ. MRZ-R2 as suggested relates to Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S5. Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Comprehensive Residential Development Plan, and the subdivision	* *		
application for land use consent under MRZ-R1, or after the grant of a land use consent. Where the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And the activity complies with the following rule requirements: when complies with the following rule requirements: a. SUB-S1, except where a resource consent has been Obtained for a Comprehensive Residential Development Maxter Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not activity complies with the following rule obtained for a Comprehensive Residential Development Plan, and the subdivision is in assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Activity status when compliance is not activity comples with the following rule requirements: Activit		_ · · · —	, ,
MRZ-R1, or after the grant of a land use consent. Where the activity complies with the following rule requirements: a. SUB-S1, except where a resource consent has been obtained for a comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Metron and the subdivision is in out of the subdivision of the rule Activity status when compliance is not activity complies with the following rule requirements: MRZ-R2 as suggested relates to Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2. Comprehensive Residential units in the MRZ-M2 as suggested relates to Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and CON activities in the MRZ chapter and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2. Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC	,	after the grant of a land use consent.	`
use consent. Trequirements: a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential necessary of the intended rule to which it is accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC MRZ-R2 as suggested relates to Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2. Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2. Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be located after all the PER and thus the numbering of the rule MRZ-R2. Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be reflected to this reference should be located after all the PER and thus the numbering of the rule MRZ	i i		, · · · · · · · · · · · · · · · · · · ·
a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Master Plans, which it is Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And—the—activity—complies—with—the—following—rule a. SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and CON activities in the MRZ chapter and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2. Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2. Comprehensive Residential	MRZ-R1, or after the grant of a land	· · ·	
Where the activity complies with the following rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And the activity complies with the following rule Activity status when compliance is not MRZ-R2 Comprehensive Residential Development Master Plans, which it is assumed is the intended rule to which this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential	use consent.	· ·	
rule requirements: SUB-S1, except where a resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Development Plan, and the subdivision is in accordance with that consent. b. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC Activity status when compliance is not And the activity complies with the following rule Development Plan, and the subdivision is in accordance with this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential		<u> </u>	·
resource consent has been obtained for a Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And the activity complies with the following rule accordance with that consent. b. SUB-S2 to SUB-S6. this reference should be made (also noting that MRZ-R2 as an RDIS activity should be located after all the PER and CON activities in the MRZ chapter and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential		· ·	
Comprehensive Residential Development Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And the activity complies with the following rule Development b. SUB-S2 to SUB-S6. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Double located after all the PER and CON activities in the MRZ chapter and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential	· · · · · · · · · · · · · · · · · · ·	•	
Plan, and the subdivision is in accordance with that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And the activity complies with the following rule Should be located after all the PER and CON activities in the MRZ chapter and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule Activity status when compliance is not And the activity complies with the following rule MRZ-R2 Comprehensive Residential			-
that consent. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not And the activity complies with the following rule Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC Activities in the MRZ chapter and thus the numbering has been sought through this submission to be amended, and the changes to SUB-R5 will need to reflect this new numbering of the rule MRZ-R2 Comprehensive Residential	·	<u>b.</u> <u>SUB-S2 to SUB-S6.</u>	,
1. Those matters set out in SUB-R4.	, in the second		
Matters of discretion are restricted to: 1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC Activity status when compliance is not And the activity complies with the following rule And the activity complies with the following rule MRZ-R2 Comprehensive Residential	that consent.		·
1. Those matters set out in SUB-R4. Activity status when compliance is not achieved with R5.1: NC Activity status when compliance is not And the activity complies with the following rule Activity status when compliance is not And the activity complies with the following rule Activity status when compliance is not achieved with R5.1: NC Ac		1. Those matters set out in SUB-R4.	
Activity status when compliance is not And the activity complies with the following rule reflect this new numbering of the rule MRZ-R2 Comprehensive Residential			
Activity status when compliance is not And the activity complies with the following rule MRZ-R2 Comprehensive Residential	1. Those matters set out in SUB-R4.	Activity status when compliance is not achieved with R5.1: NC	
	Aut 9 date a land and the same state at	And the cost of the second sec	
achieved with R5.1: NC requirements: SUB-S1 Development Master Plans).	·	, ,	•
	achieved with R5.1: NC	requirements: SUB-S1	Development Master Plans).
And the activity complies with the following Activity status when compliance with rule requirement(s) is The elevation to NC has been deleted.	And the activity complies with the following	Activity status when compliance with rule requirement(s) is	The elevation to NC has been deleted
rule requirements: SUB-S1 not achieved: Refer to Rule Requirement Table. This is because R5.1 requires that the	, .	1 ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	
subdivision activity be applied for			·

Notified Provision	Relief sought	Reasons
Activity status when compliance with rule		concurrently as a Comprehensive
requirement(s) is not achieved: Refer to Rule		Residential Development Plan OR after
Requirement Table.		the grant of the land use consent. It is
		difficult therefore to ascertain when
		compliance is not achieved in order to
		trigger the NC activity status. Deleted
		also the requirement to comply with
		SUB-S1 – if an activity is NC, there is no
		need to also comply with SUB-S1. If an
		application did not comply with SUB-S1,
		but was NC as it did not comply with
		R5.1, where can it go from here? PR
		activity status?
		The proposed changes introduce a need
		to comply with the proposed new
		standards (access and connections to
		services) which set up the matters of
		discretion, as they assess the effects of
		not connecting to the road network and
		services appropriately.
	Insert new rule as follows:	This new proposed rule would enable
		subdivisions around existing lawfully
	SUB-R7 - Subdivision around existing lawfully established	established residential units, without
	buildings (excluding accessory buildings) or buildings	consideration of the density standard,
	(excluding accessory buildings) approved or part of a resource	which would have been addressed
	consent application where no vacant allotments are created.	through the land use consent. This
		allows for subdivisions around the
	All residential zones	existing built form, where compliant
	Add to State a CON	with Council access standards and
	Activity Status: CON	compliant with connections for services,

Notified Provision	Relief sought	Reasons
	Where:	also in accordance with Council
	Compliance is achieved with SUB-S2 to SUB-S6.	standards.
	Matters of Control are limited to:	
	1. The matters in SUB-P1, SUB-P7 and SUB-P8.	
	Activity Status where compliance is not achieved with SUB-	
	<u>R7.1: RDIS.</u>	
	Matters of Discretion are restricted to:	
	1. The matters in SUB-P1, SUB-P7 and SUB-P8.	
	2. The matters in the breached standard.	
SUB-S1 – Density	Amend SUB-S1 as follows:	The deletion of the LLRZ Precinct
,		standards and inclusion of new
Medium Density Residential Zone	SUB-S1 – Density <u>Minimum allotment size</u>	standards specific for each precinct is to
1. Where a reticulated sewerage system is		be in keeping with the requirements of
available or is installed as part of the	Medium Density Residential Zone	Precinct use under the National Planning
subdivision the minimum size of any allotment	1. Where a reticulated sewerage system is available or is	Standards. Also noting that referring to
shall be no less than 200m2 .	installed as part of the subdivision the minimum size of any	"precinct 1" is not specific enough in this
2. Where a reticulated sewerage system is not	allotment shall be no less than 200m2 .	district wide chapter as there is a
installed or available, the minimum size of any	2. Where a reticulated sewerage system is not installed or	precinct 1 in the MRZ for the Clyde
allotment shall be no less than 800m2.	available, the minimum size of any allotment shall be no less	Heritage Area.
	than 800m2 .	
Activity Status where compliance is not		The elevation directly to NC is extreme
achieved: NC	Activity Status where compliance is not achieved: NC-DIS	and not supported by the policy
		direction in either this chapter or the
Low Density Residential Zone	Low Density Residential Zone	zone chapters. A DIS status is more than
3. Where a reticulated sewerage system is	3. Where a reticulated sewerage system is available or is	capable of assessing the affects of a
available or is installed as part of the	installed as part of the subdivision the minimum size of any	smaller lot size than the minimum,
subdivision the minimum size of any allotment shall be no less than 500m2 .	allotment shall be no less than 5 300m2 .	without requiring the application be put through the Gateway Tests.

Notified Provision	Relief sought	Reasons
4. Where a reticulated sewerage system is not	4. Where a reticulated sewerage system is not installed or	The removal entirely of points 2 and 4
installed or available, the minimum size of any	available, the minimum size of any allotment shall be no less	(and amendments in points 1 and 3)
allotment shall be no less than 800m2	than 800m2	relates to the requirement for
		compliance with new proposed standard
Activity Status where compliance is not	Activity Status where compliance is not achieved: NC DIS	SUB-S4 which is proposed to be inserted
achieved: NC		for all SUB rules, and requires either
	Large Lot Residential Zone	connection to Council reticulated
Large Lot Residential Zone	5. The minimum size of any allotment shall be no less than	wastewater services (to Council
5. The minimum size of any allotment shall be	2000m2 .	standards) or an onsite disposal system
no less than 2000m2 .		(also to Council standards).
	Activity Status where compliance is not achieved: NC DIS	
Activity Status where compliance is not		The change in standard title from density
achieved: NC	Precinct 1	to minimum allotment size is to reflect
	6. The minimum size of any allotment shall be no less than	that in the subdivision chapter what we
Precinct 1	1000m2 .	are talking about and controlling is the
6. The minimum size of any allotment shall be		minimum allotment size, not necessarily
no less than 1000m2 .	Activity Status where compliance is not achieved: NC	the density of development.
Aut to Challes have something to the	Positive 2	5 - 1 - 1 - 1 - 1 - 500 - 2 to do 1 - 1 - 1 - 1 - 1
Activity Status where compliance is not		For the LRZ, the 500m ² is double what is
achieved: NC	7. The minimum size of any allotment shall be no less than	the minimum area for subdivisions at the
Bus sin et 2	3000m2 .	moment. 300m ² would provide for
Precinct 2	Asticity Chatus who are acquiling as is not asking all NC	development in the LRZ to a degree that
7. The minimum size of any allotment shall be	Activity Status where compliance is not achieved: NC	is similar to that being achieved
no less than 3000m2 .	Dragingt 2	currently. Most of the older allotment
Astivitus Chatus subara as madianas is not	Precinct 3	sizes are 800m ² , with an existing
Activity Status where compliance is not	•	dwelling on them. This means that in
achieved: NC	6000m2 .	practice we often see infill subdivisions
Precinct 3	Activity Status where compliance is not achieved: NC	with allotments being split in a 300m ² and 500m ² split. By limiting the majority
8. The minimum size of any allotment shall be	Activity Status Where compilance is not achieved: NC 	of the existing residential areas of the
no less than 6000m2 .	Insert new standards for each specific Precinct as follows:	District to a minimum of 500m ² this is
ווט ופגג נוומון סטטטוווע .	insert new standards for each specific Frecinct as follows.	excluding the ability to carry out what is
		excluding the ability to carry out what is

Notified Provision		Relief sought	Reasons
Activity Status where complia	ance is not	LLRZ-PREC01-SUB-S1 – Density	currently a standard infill subdivision.
achieved: NC		The minimum size of any allotment shall be no less than	This rule as drafted does not take into
		<u>1000m2</u> .	account the real-world situation of the
		Activity Status where compliance is not achieved: DIS	District and its existing built form and existing allotment sizes.
		LLRZ-PRECO2-SUB-S1 – Density The minimum size of any allotment shall be no less than 3000m2. Activity Status where compliance is not achieved: DIS LLRZ-PRECO3-SUB-S1 – Density The minimum size of any allotment shall be no less than 6000m2. Activity Status where compliance is not achieved: DIS Insert new standard as follows:	New standard to require that all new
		SUB-S2 – Access	subdivisions comply with Council access standards.
		All new allotments must have physical and legal access to all new allotments in accordance with Council standards. Activity Status where compliance is not achieved: RDIS Matters of discretion are restricted to:	

Notified Provision	Relief sought	Reasons		
	a. The safe, efficient and effective functioning of any			
	private way, including firefighting access and the			
	safety of pedestrians and cyclists;			
	b. The suitability of any alternative design options.			
	c. The safe, efficient and effective functioning of the			
	transport network; and			
	d. <u>Site and topographical constraints.</u>			
	Insert new standard as follows:	New standard to require that all new		
		subdivisions comply with Council water		
	SUB-S3 – Water supply	supply standards and FENZ firefighting		
	4 144	supply standards.		
	Where a connection to Council's reticulated water	The second fire of the second second second		
	supply systems is available, all new allotments must be	The specifics of the requirements has		
	provided with a water supply connection at the allotment boundary to council standards	been left open for an expert to confirm.		
	2. Where reticulated water supply is not available, all			
	new allotments must be provided with onsite supply			
	of x litres and x storage for firefighting supply or			
	sprinkler system in the proposed dwelling.			
	sprinker system in the proposed dwelling.			
	Activity Status where compliance is not achieved: RDIS			
	Matters of discretion are restricted to:			
	a. The provision of an alternative water supply;			
	b. The potability of the alternative water supply;			
	c. <u>Measures to maintain the health and safety of users of</u> the water; and			
	d. The ability for the proposal to provide for fire safety.			
	Insert new standard as follows:	New standard to require that all new		
	insert new standard as follows.	subdivisions comply with Council		
	SUB-S4 – Waste water disposal	wastewater standards.		
	SOD ST Waste Water aisposar	wastewater standards.		

Notified Provision	Relief sought	Reasons		
Notified Provision	Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary to council standards Where reticulated waste water disposal is not available, all allotments must be provided with a	RedSUIIS		
	septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with council standards Activity Status where compliance is not achieved: RDIS			
	Matters of discretion are restricted to: a. The wastewater demand generated by the proposal and the need for wastewater connections; b. The alternative wastewater system proposed and its long term effectiveness in providing for the wastewater management of the development; c. The effects of the proposed wastewater system and disposal on the health and safety of people; and d. The capacity of the wastewater network and the impact of the development on the capacity of the			
	system. Insert new standard as follows: SUB-S5 – Stormwater disposal 1. Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a	New standard to require that all new subdivisions comply with Council stormwater standards.		

Notified Provision	Relief sought	Reasons
	 connection at the allotment boundary to council standards Where a connection to Council's stormwater systems is not available and the means of stormwater disposal is to ground, that area must not be subject to instability or inundation or be used for the disposal of wastewater. 	
	Activity Status where compliance is not achieved: RDIS	
	Matters of discretion are restricted to:	
	 a. Any potential impacts on any downstream flooding hazard from the proposed stormwater disposal from the site; and b. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation. 	
	Insert new standard as follows:	New standard to require that all new subdivisions provide
	SUB-S6 – Telecommunications and electricity supply	telecommunications to all new allotments.
	 All new allotments must have provision for fibre optic cable connections to the legal boundary of the allotments. All new allotments must have provision for electricity connections to the legal boundary of the allotments. 	
	Activity Status where compliance is not achieved: RDIS	
	Matters of discretion are restricted to:	

No	otified Provision	Relief sought					Reasons	
		a.	Alternative	provision	of	telecommunication	and	
		power supply.						