

Summary of changes to PC14 provisions

This documents summarises changes made to the PC14 provisions. Changes made as part of the Request are in red underline. Changes made in advance of the hearing are highlighted in yellow. Changes made during the course of the hearing are highlighted in blue.

A further provision for a pedestrian underpass under State Highway 6 is shown highlighted in grey within rule 4.7.2(vi), page 4.49. This has not been offered by the Requestor at this time and is included only to demonstrate where such a provision could be located. Inclusion of provisions for an underpass will be further informed by the expert conferencing between traffic witnesses which is currently underway.

The changes are summarised below:

- 1 A requirement at subdivision consent stage for the identification of building platforms (maximum 1,000m²) for dwellings and accessory buildings in RLA 2 and 3 (in addition to the previous requirement for building platforms in RLA 4 and 5) – see 4.7.2(ib)(b), page 4:40 and 4.7.2(viii) page 4:50.
- 2 The requirement for planting of the Horticultural area to also include requirements for drainage and water-related infrastructure – see 4.7.2(ib)(c), page 4:40.
- 3 Requirements for shelter belt planting along the southern boundary of the PC14 site with the Rural Resource Area. All Amenity Edge and Shelter Belt planting is now required as part of subdivision rather than consent for residential activity – see deletion 4.7.2(ib)(d) page 4:40, additions at 4.7.2 (vi) page 4:47 – 4:48.
- 4 An additional requirement for the RLA 2, 3 and 4 areas (minimum lot size of 3,000m² to 1 hectare) to identify an area comprising at least 50% of the site to be retained for horticultural or agricultural activity – see 4.7.2(ib)(e), page 4:42.
- 5 A reduction to the maximum number of allotments from 160 to 150 – see 4.7.2(ii)(a)(i), page 4:44
- 6 Additional requirements for an application made for subdivision in accordance with the Structure Plan relating to staging, the planting of the Amenity Edge and Shelter Belt, and widening of Ripponvale Road – see 4.7.2 (vi), Page 4:47 – 4:48.
- 7 A new restricted discretionary rule for activities in the RuRA(5) zone which do not comply with the setback requirements in Rule 4.7.6A (l) – see 4.7.3(x), page 4:63
- 8 Amendment to make subdivision that is not in accordance with the structure plan a non-complying activity – see 4.7.5 (iii), page 4:75.
- 9 Increased building setback (30 metres) along the PC14 site's southern boundary with the Rural Resource Area – see 4.7.6 (l) (iv), page 4:78.
- 10 Standards added regarding exterior lighting – see 4.7.6 (o), page 4:81 – and road lighting – see 4.7.6 (p), page 4:82.
- 11 Requirements for noise insulation of dwellings – see 4.7.6 E (e), page 4:88. Breach of this requirement is a non-complying activity – see 4.7.5 (xi), page 4:75.
- 12 A reduction in density across significant areas in the southern part of the site. In these areas, the density notations and corresponding minimum lot sizes have been increased from RLA1 (2,000m²) or RLA3 (3,000m²) to RLA4 (4,000m²) – see Structure Plan.
- 13 Amendment to the Planting Schedule to include a greater number of horticultural species.