

**Proposed Plan Change I: Increasing  
housing supply and choice**

# **Consequential Changes to the Palmerston North City Council District Plan**

**PALMY**<sup>®</sup>  
PAPAŌEA  
PALMERSTON  
NORTH  
CITY

This document was prepared by Palmerston North City Council, City Shaping Division.

	<b>Name</b>	<b>Signature</b>	<b>Date</b>
<b>Prepared by:</b>	Simon Mori		October 2024
<b>Reviewed by:</b>			
<b>Approved for Issue by:</b>	Jono Ferguson-Pye		28 October 2024

## Introduction

This document sets out the consequential changes to the Palmerston North City Council District Plan required as part of implementing Proposed Plan Change I: Increasing housing supply and choice. The table below sets out the current sections, provisions and page number, a comment on the reason for the consequential change and the proposed change.

Where text is added this is shown as red underlined. Where text is to be deleted this is shown in ~~red strikethrough~~.

Section/page number	Provision	Current	Reason for change	Proposed Change														
Section 1: The general introduction  Page 1 - 2	1.1.2 Land Area and Land Use	<p>Palmerston North has a total area of 43,129 hectares which covers a diverse range of landforms and activities. The District Plan adopts the use of zoning to group and allocate areas of the City for generic activities with similar effects. The breakdown of zones and the area for each respective zone is as follows:</p> <table border="1"> <thead> <tr> <th>Activity Type at November 2014)</th> <th>Land Area Zoning (Accurate as hectares)</th> </tr> </thead> <tbody> <tr> <td>RESIDENTIAL</td> <td>2,351</td> </tr> <tr> <td>Residential Zone</td> <td>2,351</td> </tr> </tbody> </table>	Activity Type at November 2014)	Land Area Zoning (Accurate as hectares)	RESIDENTIAL	2,351	Residential Zone	2,351	The plan change will result in the introduction of the Medium Density Residential Zone (MRZ). This section needs to be changed to reflect this.	<p>Insert land area for the MRZ zone into table and amend land area for the Residential zone</p> <table border="1"> <thead> <tr> <th>Activity Type at November 2014)</th> <th>Land Area Zoning (Accurate as hectares)</th> </tr> </thead> <tbody> <tr> <td>RESIDENTIAL</td> <td>2,351</td> </tr> <tr> <td>Residential Zone</td> <td><del>2351</del> 1535</td> </tr> <tr> <td>Medium Density Residential Zone</td> <td>815</td> </tr> </tbody> </table>	Activity Type at November 2014)	Land Area Zoning (Accurate as hectares)	RESIDENTIAL	2,351	Residential Zone	<del>2351</del> 1535	Medium Density Residential Zone	815
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Section 4 Definitions	Health Centre	means premises used by those involved in health care and diagnosis which involves more than three health practitioners. In the Residential Zone this does not include veterinary clinics and gymnasiums	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	means premises used by those involved in health care and diagnosis which involves more than three health practitioners. In the Residential Zone <del>s</del> this does not include veterinary clinics and gymnasiums														
Section 4 Definitions	Health Facility	means premises used by those involved in health care and diagnosis which involves three or less health practitioners. In the Residential Zone this does not include diagnostic laboratories, veterinary clinics, and gymnasiums.	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	means premises used by those involved in health care and diagnosis which involves three or less health practitioners. In the Residential Zone <del>s</del> this does not include diagnostic laboratories, veterinary clinics, and gymnasiums.														
Section 4 Definitions	Minor upgrading	(xii) The replacement of any panel antenna on an existing mast or support structure with a new one in all zones except the Residential Zone, provided the replacement panel does not exceed 1.5m2 in area and the overall height of the facility to which the antenna is attached does not increase;	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	(xii) The replacement of any panel antenna on an existing mast or support structure with a new one in all zones except the Residential Zone <del>s</del> , provided the replacement panel does not exceed 1.5m2 in area and the overall height of the facility to which the antenna is attached does not increase;														

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Section 4: Definitions	Noise Sensitive Activities	means any: <ul style="list-style-type: none"> <li>• residential activity</li> <li>• accommodation motel</li> <li>• motel conference centre</li> <li>• community house</li> <li>• dwelling and dwelling unit</li> <li>• early childhood facility</li> <li>• multi-unit residential development</li> <li>• residential care</li> <li>• retirement village.</li> </ul>	Papakāinga and marae are also sensitive to noise from adjacent infrastructure	means any: <ul style="list-style-type: none"> <li>• residential activity</li> <li>• <del>accommodation motel</del></li> <li>• <u>Visitor accommodation</u></li> <li>• motel conference centre</li> <li>• community house</li> <li>• <del>dwelling and dwelling unit</del> <u>residential unit</u></li> <li>• early childhood facility</li> <li>• multi-unit residential development</li> <li>• residential care</li> <li>• retirement village</li> <li>• <u>papakāinga</u></li> <li>• <u>marae</u>.</li> </ul>
Section 4: Definitions	Papakāinga	Papakāinga is a form of housing development which occurs on multiply owned Maori or ancestral land. Traditionally, the literal meaning of Papakāinga housing is, 'a nurturing place to return to'.	The ODP definition does not include the correct tohutō/macrons, it is uncertain about the types of activities it encompasses and restrictive in references to multiply-owned land.	<del>Papakāinga means one or more residential units and associated social and cultural activities established on ancestral land by an iwi, hapū or whānau of the Palmerston North district that enables the occupation by members of the same whānau, hapū or iwi. is a form of housing development which occurs on multiply-owned Maori or ancestral land. Traditionally, the literal meaning of Papakāinga housing is, 'a nurturing place to return to'.</del>
Section 4: Definitions	Permeable surface	Means any part of a site which is grassed or planted in trees or shrubs and/or is capable of absorbing water or is covered by decks which allow water to drain through to a permeable surface. It does not include any area which; <ol style="list-style-type: none"> <li>1. Falls within the definition of site coverage except for decks above;</li> <li>2. Is occupied by swimming pools; or</li> <li>3. Is paved with a continuous surface.</li> </ol>	The operative definition would exclude permeable paving, which is a valid option for addressing a requirement for permeable surfaces	Means any part of a site which is grassed or planted in trees or shrubs and/or is capable of absorbing water or is covered by decks which allow water to drain through to a permeable surface. It does not include any area which; <ol style="list-style-type: none"> <li>1. Falls within the definition of site coverage except for decks above;</li> <li>2. Is occupied by swimming pools; or</li> <li>3. Is paved with a continuous surface, <u>unless this is permeable.</u></li> </ol>
Section 4: Definitions	Open construction	In relation to R10.6.1.7(d); means able to be viewed through, and with not less than 65% openness over the elevation of the fence. Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.	The operative definition explicitly only refers to Rule 10.6.1.7(a). The MRZ includes a fencing standard, which requires a definition of 'open construction'.	<del>In relation to R10.6.1.7(d); m</del> Means able to be viewed through, and with not less than 65% openness over the elevation of the fence. Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.



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Section 4: Definitions	Water Sensitive Design	<p>means an approach that aims to limit changes to the hydrologic cycle caused by development, specifically by minimising post development increases of stormwater runoff, whether in frequency or volume. This includes design measures to manage hydrology on-site, before stormwater runoff is concentrated to become a significant point source discharge. Water Sensitive Design encompasses approaches such as Low Impact Design.</p> <p>Water Sensitive Design (WSD) seeks to protect or enhance the environmental, social and economic values of downstream environments. It also seeks to reduce the frequency, duration and volume of stormwater runoff to mitigate the risks of nuisance flooding and moderate post-development flows to waterways. A reduction in demand on potable water supply and improved amenity in the urban environment are key matters that WSD seeks to achieve.</p>	<p>Clause 3.6 of the National Policy Statement for Freshwater requires the Council to include methods, which can include Water Sensitive Urban Design, to promote positive effects and avoid, remedy or mitigate the adverse effects of urban development on water bodies and freshwater. The operative WSD definition is primarily focused on manage quantity and it also needs to address quality.</p>	<p>means an approach that aims to limit changes to the hydrologic cycle caused by development, specifically by minimising post development increases of stormwater runoff, whether in frequency or volume. This includes design measures to manage hydrology on-site, before stormwater runoff is concentrated to become a significant point source discharge. Water Sensitive Design encompasses approaches such as Low Impact Design. Water Sensitive Design</p> <p>(WSD) seeks to protect or enhance the environmental, social and economic values of downstream environments, <a href="#">including by improving water quality</a>. It also seeks to reduce the frequency, duration and volume of stormwater runoff to mitigate the risks of nuisance flooding and moderate post-development flows to waterways. A reduction in demand on potable water supply and improved amenity in the urban environment are key matters that WSD seeks to achieve.</p>
Section 5: Information Requirements	5.4 Land Use Consents (c) Proposed Development Information and Plans	<p>Where relevant, the applicant must provide the following information and plans of the proposed development, including:</p> <p>A description of the activity for which consent is sought and its location.</p> <p>Details of the appearance of any buildings.</p> <p>Floor plans.</p> <p>A calculation of site coverage and the area of each building in square meters.</p> <p>All landscape design, site planting and fencing.</p> <p>Location of proposed activities, including vehicle and cycle parking, loading, circulation and maneuvering areas and provision for pedestrian and vehicle access.</p> <p>Elevations of any buildings and structures showing their relationship to the street and any buildings on adjacent sites.</p> <p>Height relative to existing ground level.</p>	<p>The MRZ includes minimum requirements for permeable surfaces and landscaped areas.</p>	<p>Where relevant, the applicant must provide the following information and plans of the proposed development, including:</p> <p>A description of the activity for which consent is sought and its location.</p> <p>Details of the appearance of any buildings.</p> <p>Floor plans.</p> <p>A calculation of site coverage, <a href="#">permeable surface and landscaping coverage</a>, and the area of each building in square meters.</p> <p>All landscape design, site planting and fencing.</p> <p>Location of proposed activities, including vehicle and cycle parking, loading, circulation and maneuvering areas and provision for pedestrian and vehicle access.</p> <p>Elevations of any buildings and structures showing their relationship to the street and any buildings on adjacent sites.</p> <p>Height relative to existing ground level.</p>

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Section 5: Information Requirements	5.4 Land Use Consents (d) An Assessment of the Effects on the Environment	Any application should be discussed with neighbours or persons likely to be affected, or other public bodies such as New Zealand Transport Agency (NZTA) (where the property concerned is on a State Highway), Palmerston North City Council District Plan KiwiRail Holdings Limited (KiwiRail) (where the proposal is adjacent to or may affect the rail network, including changing or increasing the use of level crossings), Transpower NZ Limited (where the application is in the National Grid Yard), Horizons Regional Council (for example where a discharge permit is necessary), New Zealand Pouhere Taonga (where an item listed by the Heritage New Zealand Pouhere Taonga may be affected) or the Department of Conservation.	Works within the MRZ have the potential to impact the Powerco's electricity distribution network.	Any application should be discussed with neighbours or persons likely to be affected, or other public bodies such as New Zealand Transport Agency (NZTA) (where the property concerned is on a State Highway), Palmerston North City Council District Plan KiwiRail Holdings Limited (KiwiRail) (where the proposal is adjacent to or may affect the rail network, including changing or increasing the use of level crossings), Transpower NZ Limited (where the application is in the National Grid Yard), <u>Powerco Limited (where the application involves works within the safe clearance requirements in the NZCEP34:2001)</u> , Horizons Regional Council (for example where a discharge permit is necessary), New Zealand Pouhere Taonga (where an item listed by the Heritage New Zealand Pouhere Taonga may be affected) or the Department of Conservation.																		
Section 6: General Rules  Page 5	6.1.5 Rules: Permitted Activities  R6.1.5.2 Permitted Activities for Advertising Signs  (b)	i The maximum number of advertising signs located on a site shall not exceed the following:  <table border="1" data-bbox="715 953 1338 1478"> <thead> <tr> <th>Zone Location within the zone</th> <th>Max. number of advertising signs</th> </tr> </thead> <tbody> <tr> <td>Residential Zone (all sites)</td> <td>One</td> </tr> <tr> <td>...</td> <td>...</td> </tr> <tr> <td>Institutional and Airport Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)</td> <td>One</td> </tr> </tbody> </table>	Zone Location within the zone	Max. number of advertising signs	Residential Zone (all sites)	One	...	...	Institutional and Airport Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)	One	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	i The maximum number of advertising signs located on a site shall not exceed the following:  <table border="1" data-bbox="1952 953 2564 1759"> <thead> <tr> <th>Zone Location within the zone</th> <th>Max. number of advertising signs</th> </tr> </thead> <tbody> <tr> <td>Residential Zone and <u>Medium Density Residential Zone</u> (all sites)</td> <td>One</td> </tr> <tr> <td>Medium Density Residential Zone (all sites)</td> <td>One</td> </tr> <tr> <td>...</td> <td>...</td> </tr> <tr> <td>Institutional and Airport Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)</td> <td>One</td> </tr> </tbody> </table>	Zone Location within the zone	Max. number of advertising signs	Residential Zone and <u>Medium Density Residential Zone</u> (all sites)	One	Medium Density Residential Zone (all sites)	One	...	...	Institutional and Airport Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)	One
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Section 6: General Rules  Page 6	Explanation to R6.1.5.2	<b>Visual</b> – in terms of a proliferation of signs, especially in areas of the city where signs do not contribute to the diversity and vibrant nature of that area (such as the Residential Zone); and	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	<b>Visual</b> – in terms of a proliferation of signs, especially in areas of the city where signs do not contribute to the diversity and vibrant nature of that area (such as the Residential Zone <u>and the Medium Density Residential Zone</u> ); and



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Section 6: General rules  Page 7	6.1.5 Rules: Permitted Activities  R6.1.5.2 Permitted Activities for Advertising Signs  (d) Height	i Any free-standing advertising signs shall comply with the following maximum height above ground level for the relevant zone: <table border="1" data-bbox="768 432 1338 1612" style="margin-left: 40px;"> <thead> <tr> <th data-bbox="780 441 1326 485">Zone</th> </tr> <tr> <th data-bbox="780 489 1326 548">Location within Zone</th> </tr> </thead> <tbody> <tr> <td data-bbox="780 552 1326 667">Residential (all sites)</td> </tr> <tr> <td data-bbox="780 672 1326 730">...</td> </tr> <tr> <td data-bbox="780 735 1326 919">Outer Business Zone (only sites which front onto or adjoining a Residential Zoned site along the front of side boundary)</td> </tr> <tr> <td data-bbox="780 924 1326 982">...</td> </tr> <tr> <td data-bbox="780 987 1326 1171">Local Business and Fringe Business Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)</td> </tr> <tr> <td data-bbox="780 1176 1326 1234">...</td> </tr> <tr> <td data-bbox="780 1239 1326 1423">Industrial Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)</td> </tr> <tr> <td data-bbox="780 1428 1326 1612">Institutional Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)</td> </tr> </tbody> </table>	Zone	Location within Zone	Residential (all sites)	...	Outer Business Zone (only sites which front onto or adjoining a Residential Zoned site along the front of side boundary)	...	Local Business and Fringe Business Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)	...	Industrial Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)	Institutional Zone (only sites which front onto or adjoin a Residential Zone site along the front or side boundary)	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	i Any free-standing advertising signs shall comply with the following maximum height above ground level for the relevant zone: <table border="1" data-bbox="2009 468 2564 1770" style="margin-left: 40px;"> <thead> <tr> <th data-bbox="2021 476 2552 520">Zone</th> </tr> <tr> <th data-bbox="2021 525 2552 583">Location within Zone</th> </tr> </thead> <tbody> <tr> <td data-bbox="2021 588 2552 703">Residential or Medium Density Residential (all sites)</td> </tr> <tr> <td data-bbox="2021 707 2552 766">...</td> </tr> <tr> <td data-bbox="2021 770 2552 989">Outer Business Zone (only sites which front onto or adjoining a Residential Zone <u>or Medium Density Residential Zone</u> site along the front of side boundary)</td> </tr> <tr> <td data-bbox="2021 993 2552 1052">...</td> </tr> <tr> <td data-bbox="2021 1056 2552 1274">Local Business and Fringe Business Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)</td> </tr> <tr> <td data-bbox="2021 1278 2552 1337">...</td> </tr> <tr> <td data-bbox="2021 1341 2552 1560">Industrial Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)</td> </tr> <tr> <td data-bbox="2021 1564 2552 1770">Institutional Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)</td> </tr> </tbody> </table>	Zone	Location within Zone	Residential or Medium Density Residential (all sites)	...	Outer Business Zone (only sites which front onto or adjoining a Residential Zone <u>or Medium Density Residential Zone</u> site along the front of side boundary)	...	Local Business and Fringe Business Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)	...	Industrial Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)	Institutional Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density Residential Zone</u> site along the front or side boundary)
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Section 6: General Rules  Page 10	6.1.5 Rules: Permitted Activities  R6.1.5.2 Permitted Activities for Advertising Signs  (f) Illumination	i. Any external illumination of a sign: a. Must not be lit by an upwardly facing light source; b. Must be focused only on the sign to be illuminated; and c. Must be directed away from Residential Zoned sites and roads. ii. Any illuminated or digital sign within the Rural or Residential Zone, or any illuminated sign within any other zone where the site fronts onto, or adjoins a Residential Zoned site along the front or side boundary, must not operate outside the hours of the activity for which the sign relates.	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	i. Any external illumination of a sign: a. Must not be lit by an upwardly facing light source; b. Must be focused only on the sign to be illuminated; and c. Must be directed away from <u>Residentially Z</u> oned sites and roads. ii. Any illuminated or digital sign within the Rural or Residential <u>or Medium Density Residential Zones</u> , or any illuminated sign within any other zone where the site fronts onto, or adjoins a <u>R</u> esidentially <u>Z</u> oned site along the front or side boundary, must not operate outside the hours of the activity for which the sign relates.																
Section 6: General Rules  Page 11	6.1.5.4: Sponsorship Advertising Signs at Specified Sporting facilities.  Performance standards (c)	c) The sign must not be positioned to be obtrusively visible from any surrounding residential or rural zone land or from the road.	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	c) The sign must not be positioned to be obtrusively visible from any surrounding residentially <u>zoned</u> or rural zone land or from the road.																

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Section 6: General Rules  Page 17	6.2.5 Setting Noise Limits	...  The rules for the Residential Zone are intended to control the noise from non-residential activities and items of mechanical plant situated in the Residential Zone. The mechanical plant items include residential and non-residential heat-pumps, fans and generators. The residential daytime (7am – 10pm) limit of 45 dB LAeq(15mins) is purposefully stringent and sets out to discourage even moderate noise generators from establishing in the quiet residential centres. The night-time limits of 40 dB LAeq(15mins) and an Lmax limit of 65 dBA are used together to protect against sleep disturbance.  ...	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	...  The rules for the Residential <u>and Medium Density Residential</u> Zone are intended to control the noise from non-residential activities and items of mechanical plant situated in the Residential <u>and Medium Density Residential</u> Zone. The mechanical plant items include residential and non-residential heat-pumps, fans and generators. The residential daytime (7am – 10pm) limit of 45 dB LAeq(15mins) is purposefully stringent and sets out to discourage even moderate noise generators from establishing in the quiet residential centres. The night-time limits of 40 dB LAeq(15mins) and an Lmax limit of 65 dBA are used together to protect against sleep disturbance.  ...
Section 6: General rules  Page 20	Explanation for objectives and policies	...  This section of the Plan is consistent with the provisions of the Subdivision Section, the Rural Zone, Residential Zone, North East Industrial Zone, Cultural and Natural Heritage Section, and Natural Hazards Section.  ...	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	...  This section of the Plan is consistent with the provisions of the Subdivision Section, the Rural Zone, Residential Zone, <u>Medium Density Residential Zone</u> , North East Industrial Zone, Cultural and Natural Heritage Section, and Natural Hazards Section.  ...
Section 6: General rules  Page 20	6.3.6 Rules: Permitted Activities  R6.3.6.1 Permitted Activities for Earthworks  Performance standard (b) Residential Zone	(b) Residential Zone  In the Residential Zone, no earthworks shall:  i. Result in the disturbance of more than 500m <sup>2</sup> of land in any 12 month period, or  ii. Result in the alteration of the existing ground level by more than 1.5 metres (measured vertically).	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone. Reference in this rule to the new zone will be inserted.	(b) Residential Zones  In the Residential Zone <u>and the Medium Density Residential Zone</u> , no earthworks shall:  i. Result in the disturbance of more than 500m <sup>2</sup> of land in any 12 month period, or  ii. Result in the alteration of the existing ground level by more than 1.5 metres (measured vertically).

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Section 9: Rural Zone  Page 14	R9.5.4 Effluent Ponds for on farm waste disposal  Performance standard (a) Separation Distances	<p>Separation Distances</p> <p>Non-Piggery Effluent</p> <p>From any boundary: 60 metres</p> <p>From any residentially used building on an adjoining site: 150 metres</p> <p>From any Residential Zone 1600 metres</p> <p>From any marae, public building, church, school or recreation area: 200 metres</p> <p>Piggery Effluent – as per Table 9.1 below:</p> <table border="1" data-bbox="756 766 1519 1222"> <thead> <tr> <th colspan="4">PIGGERY EFFLUENT</th> </tr> <tr> <th colspan="4">Buffer Zone Distance from Land Spreading and Treatment Ponds</th> </tr> <tr> <th>Description</th> <th colspan="3">Minimum Distance in metres</th> </tr> <tr> <th>Type of System</th> <th>Land Spreading [i]</th> <th>Land Spreading [ii]</th> <th>Subsoil Injection -</th> </tr> </thead> <tbody> <tr> <td>From a Residential Zone</td> <td>1500</td> <td>2000</td> <td>500</td> </tr> </tbody> </table>	PIGGERY EFFLUENT				Buffer Zone Distance from Land Spreading and Treatment Ponds				Description	Minimum Distance in metres			Type of System	Land Spreading [i]	Land Spreading [ii]	Subsoil Injection -	From a Residential Zone	1500	2000	500	<p>Land adjacent to the Rural Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.</p>	<p>Separation Distances</p> <p>Non-Piggery Effluent</p> <p>From any boundary: 60 metres</p> <p>From any residentially used building on an adjoining site: 150 metres</p> <p>From any <del>R</del>residential <del>Z</del>zone 1600 metres</p> <p>From any marae, public building, church, school or recreation area: 200 metres</p> <p>Piggery Effluent – as per Table 9.1 below:</p> <table border="1" data-bbox="1994 730 2757 1186"> <thead> <tr> <th colspan="4">PIGGERY EFFLUENT</th> </tr> <tr> <th colspan="4">Buffer Zone Distance from Land Spreading and Treatment Ponds</th> </tr> <tr> <th>Description</th> <th colspan="3">Minimum Distance in metres</th> </tr> <tr> <th>Type of System</th> <th>Land Spreading [i]</th> <th>Land Spreading [ii]</th> <th>Subsoil Injection -</th> </tr> </thead> <tbody> <tr> <td>From a <del>R</del>residential <del>Z</del>zone</td> <td>1500</td> <td>2000</td> <td>500</td> </tr> </tbody> </table>	PIGGERY EFFLUENT				Buffer Zone Distance from Land Spreading and Treatment Ponds				Description	Minimum Distance in metres			Type of System	Land Spreading [i]	Land Spreading [ii]	Subsoil Injection -	From a <del>R</del> residential <del>Z</del> zone	1500	2000	500
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Section/page number	Provision	Current	Reason for change	Proposed Change
Section 10: Residential zone  Page 3	Explanation	<p>The resource management issues identified above largely emerged from the process of public consultation, Council strategy, and historical development patterns within the City. The resource management issues relate to the overarching character and amenity within the Residential Zone, the effects of redevelopment, and location specific issues.</p> <p>The issue of intensification and redevelopment, that is, the creation of new and generally smaller sites within established residential areas, has been a significant issue given that such sites and their subsequent development are often regarded as not always blending harmoniously with the existing character of established residential areas. Recent District Plans and District Schemes have focused on the design of detached housing and not provided direction on appropriate design standards for the alternative housing types.</p> <p>Potential adverse effects, such as overshadowing or loss of privacy, are often associated with infill sites and smaller multi-unit developments. However, intensification makes very good use of existing urban services and infrastructure and is a development option that provides for housing choices and needs.</p> <p>Equally, there are a number of issues, which arise out of the effects generated when a house is established on a site. There is considerable community concern that any such dwelling should be both pleasant to live in and should have minimal adverse effects on surrounding properties, and the wider neighbourhood.</p> <p>Finally, there is also acceptance of the need to provide for a range of non-residential activities such as motels and medical facilities within residential areas, provided that the effects of these activities can be minimised and the activities and buildings blend in with the surrounding residential environment.</p>	The text proposed for deletion is no longer relevant for the Residential Zone, as the MRZ will be the focus on residential intensification activity.	<p>The resource management issues identified above largely emerged from the process of public consultation, Council strategy, and historical development patterns within the City. The resource management issues relate to the overarching character and amenity within the Residential Zone, the effects of redevelopment, and location specific issues.</p> <p><del>The issue of intensification and redevelopment, that is, the creation of new and generally smaller sites within established residential areas, has been a significant issue given that such sites and their subsequent development are often regarded as not always blending harmoniously with the existing character of established residential areas. Recent District Plans and District Schemes have focused on the design of detached housing and not provided direction on appropriate design standards for the alternative housing types.</del></p> <p><del>Potential adverse effects, such as overshadowing or loss of privacy, are often associated with infill sites and smaller multi-unit developments. However, intensification makes very good use of existing urban services and infrastructure and is a development option that provides for housing choices and needs.</del></p> <p><del>Equally, there</del> <u>There</u> are a number of issues, which arise out of the effects generated when a house is established on a site. There is considerable community concern that any such dwelling should be both pleasant to live in and should have minimal adverse effects on surrounding properties, and the wider neighbourhood.</p> <p><del>Finally, there</del> <u>There</u> is also acceptance of the need to provide for a range of non-residential activities such as motels and medical facilities within residential areas, provided that the effects of these activities can be minimised and the activities and buildings blend in with the surrounding residential environment.</p>
Section 10: Residential zone  Page 3	10.3 – Objectives and Policies  Policy 1.2	1.2 To enable multi-unit housing development where this is located in close proximity to the central city, and large neighbourhood centres.	This policy is no longer relevant for the Residential Zone, as the MRZ will be the focus on residential intensification activity.	<del>1.2—To enable multi-unit housing development where this is located in close proximity to the central city, and large neighbourhood centres.</del>

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 10: Residential Zone  Page 12	Introduction to 10.5 Activities in the Residential Zone	Of all the Zones which make up the City, the Residential Zone is the only one where a single activity, dwellings, so totally dominates.	Change to reflect the introduction of the MRZ.	Of all the Zones which make up the City, the Residential Zone <del>is the only one</del> <u>one of only two zone</u> where a single activity, dwellings, so totally dominates.
Section 10: Residential zone  Page 40	R10.6.3.3 Multi-unit residential development	R10.6.3.3 Multi-unit residential development in the multi-unit housing areas identified on Maps 10.6.3.3(a)-(g) is a Restricted Discretionary Activity with regard to:  ...	Change to reflect that Multi-Unit Housing Areas a-e are now part of the MRZ.  The inclusion of 'i' is the correction of an historic error.	R10.6.3.3 Multi-unit residential development in multi-unit housing areas identified on Maps 10.6.3.3( <del>af</del> )-(g) is a Restricted Discretionary Activity with regard to:  ...
Section 10: Residential Zone  Page 40	R10.6.3.3 – Performance Standards  i Notional Site Area for Each Unit  ii. Minimum Unit Size	Notional Site Area for Each Unit  No minimum notional site area applies if the development site is located within Areas A or C;  A minimum notional site area of 150m <sup>2</sup> applies if the development site is located within Areas B, D, or G, or H  Minimum Unit Size  Each unit must have a gross floor area greater than 45m <sup>2</sup> , if the site is located within Areas A or C; or H  Each unit must have a gross floor area greater than 60m <sup>2</sup> , if the site is located within Areas B or D or G or H.		Notional Site Area for Each Unit  <del>No minimum notional site area applies if the development site is located within Areas A or C;</del>  A minimum notional site area of 150m <sup>2</sup> applies if the development site is located within Areas <del>B</del> , D, or G, or H  Minimum Unit Size  Each unit must have a gross floor area greater than 45m <sup>2</sup> , if the site is located within Areas <del>A or C</del> ; or H  Each unit must have a gross floor area greater than 60m <sup>2</sup> , if the site is located within Areas <del>B or</del> D or G or H.
Section 10: Residential Zone  Page 85	Map 10.6.3.3(A)	Shows the extent of the MUHA A and B.	This map is no longer relevant as Areas A and B as shown are now part of the MRZ.	Delete



Section/page number	Provision	Current	Reason for change	Proposed Change
Section 10: Residential Zone  Page 86	Map 10.6.3.3(b)	Shows the extent of the MUHA around the Awapuni Neighbourhood Centre	This map is no longer relevant as this area is now part of the MRZ	Delete
Section 10: Residential Zone  Page 87	Map 10.6.3.3(c)	Shows the extent of the MUHA around the Highbury Neighbourhood Centre	This map is no longer relevant as this area is now part of the MRZ	Delete
Section 10: Residential Zone  Page 88	Map 10.6.3.3(d)	Shows the extent of the MUHA around the Hokowhitu Neighbourhood Centre	This map is no longer relevant as this area is now part of the MRZ	Delete
Section 10: Residential Zone  Page 89	Map 10.6.3.3(e)	Shows the extent of the MUHA around the Milson Neighbourhood Centre	This map is no longer relevant as this area is now part of the MRZ	Delete
Section 11 : Business Zones  Page 49	Objective 4 and policies  Explanation	The Outer Business Zone shares an extensive interface with an adjacent residential zone. This interface is a particularly sensitive one as the effects associated with business activities have the ability to adversely impact on the use and enjoyment of neighbouring residential areas	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ, including adjacent to the city centre.	The Outer Business Zone shares an extensive interface with an adjacent residential <u>or medium density residential</u> zone. This interface is a particularly sensitive one as the effects associated with business activities have the ability to adversely impact on the use and enjoyment of neighbouring residential areas
Section 11: Business Zones  Page 53	11.9.1 R11.9.1.1 Permitted Activities  Explanation for Performance Standard (b) - Lighting	The Outer Business Zone shares an extensive interface with the Residential Zone. The Plan seeks to manage the negative effects of exterior lighting on residential activities in all zones by avoiding light spill, glare, and other potentially obtrusive effects of exterior lighting	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ, including adjacent to the city centre.	The Outer Business Zone shares an extensive interface with the Residential Zone <u>and the Medium Density Residential Zone.</u> The Plan seeks to manage the negative effects of exterior lighting on residential activities in all zones by avoiding light spill, glare, and other potentially obtrusive effects of exterior lighting

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 11: Business Zones  Page 55	R11.9.1.2: Construction, External Alteration or Addition to a Building  Performance Standard (c) Height of Any Building Which Adjoins a Site in a Residential Zone	(c) Height of Any Building Which Adjoins a Site in a Residential Zone  Any building on a site adjoining a site in a residential zone must comply with R10.6.1.1 (a) Height Recession Planes (i) to (v) and (b) Overlooking	Change required to reflect the different height in relation to boundary standards in the Residential zone and the MRZ.	(c) Height of Any Building Which Adjoins a Site in <del>a Residential Zone</del>  Any building on a site adjoining a site in <del>a residential zone</del> <u>the Residential Zone</u> must comply with R10.6.1.1 (a) Height Recession Planes (i) to (v) and (b) Overlooking  <u>Any building on a site adjoining a site in the Medium Density Residential Zone must comply with MRZ-S2 Height in relation to boundary</u>
Section 11: Business Zones  Page 56	R11.9.1.2: Construction, External Alteration or Addition to a Building  Explanation to Performance Standard (e) Separation Distance	A setback has been required from the Residential Zone boundary to help ensure the scale and size of commercial buildings do not unduly detract from the enjoyment, use and amenity of adjoining properties. It also allows the opportunity for locating landscaping to reduce the impact of buildings and assists with sunlight and daylight penetration. Sunlight access to residential dwellings is important for reasons of amenity and energy efficiency	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ, including adjacent to the city centre.	A setback has been required from the Residential Zone <u>and Medium Density Residential Zone</u> boundary to help ensure the scale and size of commercial buildings do not unduly detract from the enjoyment, use and amenity of adjoining properties. It also allows the opportunity for locating landscaping to reduce the impact of buildings and assists with sunlight and daylight penetration. Sunlight access to residential dwellings is important for reasons of amenity and energy efficiency
Section 11: Business Zones  Page 64	R11.9.3.1 Activities which do not comply with the Permitted Activity Performance Standards  Explanation to Assessment Criteria (b) Storage Areas	The Outer Business Zone shares an extensive interface with the Residential Zone.	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ, including adjacent to the city centre.	The Outer Business Zone shares an extensive interface with the Residential Zone <u>and the Medium Density Residential Zone.</u>
Section 11: Business Zones  Page 68	R11.9.3.2 The Construction, External Alteration or Addition to a Building which does not comply with the Performance Standards for Permitted Activities  Explanation to Assessment Criteria (b) Height	b. Height of any Building which Adjoins a Site in a Residential Zone and Separation Distance	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ	b. Height of any Building which Adjoins a Site in a Residential <u>or Medium Density Residential</u> Zone and Separation Distance

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 11: Business Zones  Page 69	R11.9.3.2 The Construction, External Alteration or Addition to a Building which does not comply with the Performance Standards for Permitted Activities  Explanation to Assessment Criteria (b) Height	In dealing with the issue of height of commercial buildings at the Residential Zone interface, there are a number of associated effects.	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ	In dealing with the issue of height of commercial buildings at the Residential Zone <u>and the Medium Density Residential Zone</u> interface, there are a number of associated effects.
Section 11: Business Zones  Page 97	R11.10.3.1 Activities which do not comply with the Permitted Activity Performance Standards  Explanation for Assessment Criteria (b) Screening	The Local Business Zone shares an extensive interface with the Residential Zone.	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ	The Local Business Zone shares an extensive interface with the Residential Zone <u>and the Medium Density Residential Zone</u> .
Section 12: Industrial Zone  Page 13	R12.4.3 Construction, Alteration of and Addition to Buildings and Structures  Height of any building on a site which adjoins a site in a Residential Zone	Height of any building on a site which adjoins a site in a Residential Zone  Any building or structure on a site adjoining a site in a Residential Zone must comply with R10.6.1.1 (a) and (b) except that the 9m maximum height limit does not apply beyond 20 metres from all residential boundaries.	Land adjacent to the Industrial Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	Height of any building on a site which adjoins a site in a <del>R</del> residential <del>z</del> zone  Any building or structure on a site adjoining a site in a <del>R</del> residential <del>z</del> zone must comply with R10.6.1.1 (a) and (b) except that the 9m maximum height limit does not apply beyond 20 metres from all residential boundaries.

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 12: Industrial Zone  Page 14	R12.4.3 Construction, Alteration of and Addition to Buildings and Structures  (d) Landscape Amenity (iii) and (iv)	...  iii. Any site adjoining a site in the Residential Zone must comply with R11.9.1.2(i) and ii.  iv. Any outdoor storage area or development in the Longburn Dairy Manufacturing Site adjoining a site in the Residential Zone must be screened from view by either a close boarded fence of not less than 1.8 metres in height, or dense planting of vegetation capable of providing a screen of at least 1.8m in height.	Land adjacent to the Industrial Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	...  iii. Any site adjoining a site in the Residential Zone <u>or the Medium Density Residential Zone</u> must comply with R11.9.1.2(i) and ii.  iv. Any outdoor storage area or development in the Longburn Dairy Manufacturing Site adjoining a site in the Residential Zone <u>or the Medium Density Residential Zone</u> must be screened from view by either a close boarded fence of not less than 1.8 metres in height, or dense planting of vegetation capable of providing a screen of at least 1.8m in height.
Section 15: Recreation Zone  Page 5	Policy 15.2.1	2.1 To manage the impact of building development and/or redevelopment, structures and signs which either front onto, or are adjacent to, a Residential Zone	Land adjacent to the Recreation Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	2.1 To manage the impact of building development and/or redevelopment, structures and signs which either front onto, or are adjacent to, a Residential Zone <u>or the Medium Density Residential Zone.</u>
Section 15: Recreation Zone  Page 19	R15.5.3.2 Public Toilets, Maintenance Sheds, Information Kiosks, and Interpretive Structures associated with Informal Recreation Activities  Performance Standard (d) Separation Distances	(d) Separation Distances  Any building shall be located a minimum of 6 metres from any boundary with a Residential Zone and a minimum of 3 metres from any road boundary.	Land adjacent to the Recreation Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	(d) Separation Distances  Any building shall be located a minimum of 6 metres from any boundary with a <del>R</del> esidential <del>Z</del> one and a minimum of 3 metres from any road boundary.

Section/page number	Provision	Current	Reason for change	Proposed Change												
Section 15: Recreation Zone  Page 31	R15.7.3.2 The Construction of, Reconstruction of, or Addition to, Buildings and Structures  Performance Standard (b) Separation Distances	<p><b>b. Separation Distances</b></p> <p>i. Building Not Housing Animals:</p> <table border="1" data-bbox="718 499 1522 772"> <thead> <tr> <th data-bbox="718 499 988 705">Gross Flood Area of Building</th> <th data-bbox="988 499 1258 705">Minimum Separation District from all Residential Zone Boundaries</th> <th data-bbox="1258 499 1522 705">Minimum Separation Distance from Road and All Other Boundaries</th> </tr> </thead> <tbody> <tr> <td data-bbox="718 705 988 772">...</td> <td data-bbox="988 705 1258 772"></td> <td data-bbox="1258 705 1522 772"></td> </tr> </tbody> </table> <p>ii. Permanent or Temporary Buildings and Structures (Including Yards) Housing Animals.</p> <p>All buildings and structures must be located a minimum of 100 metres from any boundary with a Residential Zone and a minimum of 6 metres from all other boundaries.</p>	Gross Flood Area of Building	Minimum Separation District from all Residential Zone Boundaries	Minimum Separation Distance from Road and All Other Boundaries	...			<p>Land adjacent to the Recreation Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.</p>	<p><b>b. Separation Distances</b></p> <p>i. Building Not Housing Animals:</p> <table border="1" data-bbox="1952 499 2757 810"> <thead> <tr> <th data-bbox="1952 499 2223 743">Gross Flood Area of Building</th> <th data-bbox="2223 499 2493 743">Minimum Separation District from all Residential Zone <u>or Medium Density Residential Zone</u> Boundaries</th> <th data-bbox="2493 499 2757 743">Minimum Separation Distance from Road and All Other Boundaries</th> </tr> </thead> <tbody> <tr> <td data-bbox="1952 743 2223 810">...</td> <td data-bbox="2223 743 2493 810"></td> <td data-bbox="2493 743 2757 810"></td> </tr> </tbody> </table> <p>ii. Permanent or Temporary Buildings and Structures (Including Yards) Housing Animals.</p> <p>All buildings and structures must be located a minimum of 100 metres from any boundary with a <u>Residential Zone</u> and a minimum of 6 metres from all other boundaries.</p>	Gross Flood Area of Building	Minimum Separation District from all Residential Zone <u>or Medium Density Residential Zone</u> Boundaries	Minimum Separation Distance from Road and All Other Boundaries	...		
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Section 15: Recreation Zone  Page 41	R15.8.3.2 Buildings and Structures Associated with Permitted Activities  Performance Standard (f) Landscape Amenity	<p><b>(f) Landscape Amenity</b></p> <p>(i) Any building which fronts the Residential Zone and contains a carpark which fronts the Residential Zone, will provide at least once specimen tree for every 7 metres of site frontage, or equivalent suitable landscape works.</p> <p>...</p>	<p>Land adjacent to the Recreation Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.</p>	<p><b>(f) Landscape Amenity</b></p> <p>(i) Any building which fronts the Residential Zone and contains a carpark which fronts the Residential Zone <u>or the Medium Density Residential Zone</u>, will provide at least once specimen tree for every 7 metres of site frontage, or equivalent suitable landscape works.</p> <p>...</p>												

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Section 16: Caccia Birch Zone  Page 3	R16.5.1 Permitted Activities  Performance Standard (e) Noise	<p><b>(e) Noise</b></p> <p>(i) Sound emissions from any non-residential activity and from mechanical plant items such as heating and ventilating plant and generators, when measured at or within the boundary of any site in the Residential Zone (other than a road) shall not exceed the following:</p> <p>7:00am to 10:00pm 45dB LAeq(15mins) 10:00pm to 7:00am 40dB LAeq(15mins) 10:00pm to 7:00am 65dBA Lmax</p> <p>(ii) The standards set out in (i) above may be exceeded not more than 5 times in any twelve month period for special events relating to the use of the Caccia Birch Zone. Each special event shall take place between the hours of 7:00am and 10:30pm with no more than one special event taking place in any five day period. The permitted noise level for such events shall not exceed 80dB LAeq(5mins) at the Residential Zone boundary of the Caccia Birch Zone. Such events shall be notified to all immediate neighbours, by letter box drop, at least seven days prior to the dates of those events.</p>	The area surrounding the Caccia Birch Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	<p><b>(e) Noise</b></p> <p>(i) Sound emissions from any non-residential activity and from mechanical plant items such as heating and ventilating plant and generators, when measured at or within the boundary of any site in <del>the Residential Zone</del> <u>the Medium Density Residential Zone</u> (other than a road) shall not exceed the following:</p> <p>7:00am to 10:00pm 45dB LAeq(15mins) 10:00pm to 7:00am 40dB LAeq(15mins) 10:00pm to 7:00am 65dBA Lmax</p> <p>(ii) The standards set out in (i) above may be exceeded not more than 5 times in any twelve month period for special events relating to the use of the Caccia Birch Zone. Each special event shall take place between the hours of 7:00am and 10:30pm with no more than one special event taking place in any five day period. The permitted noise level for such events shall not exceed 80dB LAeq(5mins) at <del>the Residential Zone</del> <u>the Medium Density Residential Zone</u> boundary of the Caccia Birch Zone. Such events shall be notified to all immediate neighbours, by letter box drop, at least seven days prior to the dates of those events.</p>
Section 19: Institutional Zone  Page 6	19.4.2 The Construction of, or addition to, buildings  Performance Standard (b)	<p><b>(b) Subject to (a) above, height of any building which adjoins a site in the residential zone.</b></p> <p>i. Any building on a site adjoining a site in the Residential Zone must comply with R10.6.1.1 (a) Height Recession Planes (i) to (v) and (b) Overlooking.</p>	Land adjacent to the Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	<p><b>(b) Subject to (a) above, height of any building which adjoins a site in the residential zone.</b></p> <p>i. Any building on a site adjoining a site in the Residential Zone <u>or the Medium Density Residential Zone</u> must comply with R10.6.1.1 (a) Height Recession Planes (i) to (v) and (b) Overlooking.</p>
Section 19: Institutional Zone  Page 6	Explanation	<p><b>Explanation</b></p> <p>The purpose of the recession plane is to ensure that the standard of amenity on the boundary is sufficient to ensure the protection of neighbouring residential amenity. The recession plane will ensure the dimensions, setback and spacing of institutional buildings adjoining residential zone sites relate positively to the building forms typical of a residential neighbourhood.</p>	Land adjacent to the Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this explanation need to be updated.	<p><b>Explanation</b></p> <p>The purpose of the recession plane is to ensure that the standard of amenity on the boundary is sufficient to ensure the protection of neighbouring residential amenity. The recession plane will ensure the dimensions, setback and spacing of institutional buildings adjoining residentially zoned sites relate positively to the building forms typical of a residential neighbourhood.</p>



Section/page number	Provision	Current	Reason for change	Proposed Change
Section 19: Institutional Zone  Page 7	19.4.2 The Construction of, or addition to, buildings  Performance Standard (c) Separation Distance	<b>(c) Separation Distance</b>  i. Any building must be set back at least 3 metres from the side and rear boundary of an adjoining Residential Zone property.	Land adjacent to the Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	<b>(c) Separation Distance</b>  i. Any building must be set back at least 3 metres from the side and rear boundary of an adjoining Residential Zone <u>or Medium Density Residential Zone</u> property.
Section 19: Institutional Zone  Page 7	19.4.2 The Construction of, or addition to, buildings  Performance Standard (e) Landscape Amenity	<b>(e) Landscape Amenity</b>  i. An amenity strip of not less than 3 metres in width shall be provided along the boundary of any site which adjoins a designated roadway or any Residential Zone land.	Land adjacent to the Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	<b>(e) Landscape Amenity</b>  i. An amenity strip of not less than 3 metres in width shall be provided along the boundary of any site which adjoins a designated roadway or any Residential Zone <u>or Medium Density Residential Zone</u> land.
Section 19: Institutional Zone  page 11	19.5.2 minor and extended temporary military training activities which do not comply with the performance standards and extended military training activities  Assessment Criteria a(i)	i. The extent to which amenity in surrounding areas, particularly adjoining sites in the Residential Zone are adversely affected by the Minor or Extended Temporary Military Training Activity.	Land adjacent to the Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	i. The extent to which amenity in surrounding areas, particularly adjoining sites in the Residential Zone <u>or Medium Density Residential Zone</u> are adversely affected by the Minor or Extended Temporary Military Training Activity.
Section 19: Institutional Zone  Page 13	Explanation	<b>Explanation</b>  Developments that are prominent due to their conspicuously large size or height have the potential to create commensurately large effects. While these developments are important for institutions, it is equally important that they contribute to the environmental quality of the City. Design techniques to avoid buildings visually dominating their surroundings may include breaking down the scale of elements of the façade with modulation of form and variation of surface treatment. In dealing with the issue of height of institutional buildings at the Residential Zone interface, there are a number of associated effects. The major effects which arise from the height of institutional buildings on sites which adjoin residential properties are:  ...	Land adjacent to the Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	<b>Explanation</b>  Developments that are prominent due to their conspicuously large size or height have the potential to create commensurately large effects. While these developments are important for institutions, it is equally important that they contribute to the environmental quality of the City. Design techniques to avoid buildings visually dominating their surroundings may include breaking down the scale of elements of the façade with modulation of form and variation of surface treatment. In dealing with the issue of height of institutional buildings at the Residential Zone <u>or Medium Density Residential Zone</u> interface, there are a number of associated effects. The major effects which arise from the height of institutional buildings on sites which adjoin residential properties are:  ...

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 19: Institutional Zone  Page 15	19.5.2 minor and extended temporary military training activities which do not comply with the performance standards and extended military training activities  Assessment Criteria g(ii)	ii. The extent to which residents in any adjoining Residential Zone are adversely affected by lighting.	Land adjacent to the Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	ii. The extent to which residents in any adjoining Residential Zone <u>or Medium Density Residential Zone</u> are adversely affected by lighting.
Section 23: Utilities  Page 10	R23.6.2 Permitted Activities  Performance Standard (f) Antennas	<b>(f) Antennas</b> i. The maximum diameter for Antennas shall not exceed 5m in diameter, in all Zones, with the exception that any antenna dish erected on a roof in the Residential Zone shall not exceed 2.5m in diameter. ii. Any panel antenna shall not exceed an area of 1.2m <sup>2</sup> in all Zones, with the exception that any panel antenna in the Residential Zone shall not exceed 0.8m <sup>2</sup> .	Land to which this rule applies is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	<b>(f) Antennas</b> i. The maximum diameter for Antennas shall not exceed 5m in diameter, in all Zones, with the exception that any antenna dish erected on a roof in the Residential Zone <u>or Medium Density Residential Zone</u> shall not exceed 2.5m in diameter. ii. Any panel antenna shall not exceed an area of 1.2m <sup>2</sup> in all Zones, with the exception that any panel antenna in the Residential Zone <u>or Medium Density Residential Zone</u> shall not exceed 0.8m <sup>2</sup> .
Section 23: Utilities  Page 11	R23.6.2 Permitted Activities  Performance Standard (j) Setbacks	<b>(j) Setbacks</b> In the case of masts not located in any road reserve, road or service lane, these must: i. be setback not less than 5 metres from any site boundary common with a Residential Zone or Recreation Zone site; and ...	Land to which this rule applies is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	<b>(j) Setbacks</b> In the case of masts not located in any road reserve, road or service lane, these must: i. be setback not less than 5 metres from any site boundary common with a Residential Zone, <u>Medium Density Residential Zone</u> or Recreation Zone site; and ...
Section 24: Designations  Page 55	Attachment 4: Conditions - Chorus/Telecom Designations  Condition 5: Noise	<b>Noise</b> 5. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall not exceed the following noise limits: At the boundary of the site with any Residential Zoned land: ...	Land to which this chapter is being rezoned from Residential to Medium Density Residential. As a result, the references in this section need to be updated.	<b>Noise</b> 5. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall not exceed the following noise limits: At the boundary of the site with any Residential <u>or Medium Density Residential</u> Zoned land: ...
Site ref number 2  Page 3	Schedule of Designations	<b>Underlying zoning</b>  Residential	To refer to the new underlying zoning of Medium Density Residential	<b>Underlying zoning</b>  <del>Residential</del> <u>Medium Density Residential</u>

Section/page number	Provision	Current	Reason for change	Proposed Change
Site ref number 11  Page 5	Schedule of Designations	<b>Underlying zoning</b>  Residential	To refer to the new underlying zoning of Medium Density Residential	<b>Underlying zoning</b>  <del>Residential</del> <u>Medium Density Residential</u>
Site ref number 19  Page 6	Schedule of Designations	<b>Underlying zoning</b>  Residential	To refer to the new underlying zoning of Medium Density Residential	<b>Underlying zoning</b>  <del>Residential</del> <u>Medium Density Residential</u>
Site ref number 53  Page 16	Schedule of Designations	<b>Underlying zoning</b>  Residential	To refer to the new underlying zoning of Medium Density Residential	<b>Underlying zoning</b>  <del>Residential</del> <u>and Medium Density Residential</u>
Site ref number 59  Page 19	Schedule of Designations	<b>Underlying zoning</b>  Residential	To refer to the new underlying zoning of Medium Density Residential	<b>Underlying zoning</b>  <del>Residential</del> <u>and Medium Density Residential</u>
Site ref number 63  Page 19	Schedule of Designations	<b>Underlying zoning</b>  Residential	To refer to the new underlying zoning of Medium Density Residential	<b>Underlying zoning</b>  <del>Residential</del> <u>Medium Density Residential</u>
Site ref number 76  Page 22	Schedule of Designations	<b>Underlying zoning</b>  Residential	To refer to the new underlying zoning of Medium Density Residential	<b>Underlying zoning</b>  <del>Residential</del> <u>Medium Density Residential</u>



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