Proposed Plan Change I: Increasing housing supply and choice

# Consequential Changes to the Palmerston North City Council District Plan

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

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## 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 <u>red underlined</u>. Where text is to be deleted this is shown in <u>red strikethrough</u>.

Section/page number	Provision	Current		Reason for change	Proposed Change		
Section 1: The general introduction	1.1.2 Land Area and Land Use	a diverse range the use of zoning generic activitie	h has a total area of 43,129 hectare of landforms and activities. The Dis g to group and allocate areas of th as with similar effects. The breakdow ch respective zone is as follows:	The plan change will result in the introduction of the Medium Density Residential Zone (MRZ). This section needs to be changed to reflect this.	Insert land area for the Residentia		
Page 1 - 2		Activity Type at November	Land Area Zoning (Accurate as hectares)			Activity Type at November 2014)	Land / hecta
		2014)		-		RESIDENTIAL	2,351
		RESIDENTIAL	2,351			Residential Zone	<del>2351</del> <u>1</u>
		Residential Zone	2,351			Medium Density Residential Zone	<u>815</u>
Section 4 Definitions	Health Centre	diagnosis which	s used by those involved in health c involves more than three health pr Zone this does not include veterinar	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	means premises used to diagnosis which involve the Residential Zone <u>s</u> the gymnasiums		
Section 4 Definitions	Health Facility	diagnosis which Residential Zone	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.				used by nvolves this doe and gy
Section 4 Definitions	Minor upgrading	support structure Zone, provided	ment of any panel antenna on an e with a new one in all zones excep the replacement panel does not ex verall height of the facility to which not increase;	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	(xii) The replacement of support structure with a Zone <u>s</u> , provided the rep area and the overall he attached does not incre		

MRZ zone into table and amend lan	d area
l Area Zoning (Accurate as ares)	
l - <u>1535</u>	
y those involved in health care and s more than three health practitione is does not include veterinary clinics	
y those involved in health care and s three or less health practitioners. In pes not include diagnostic laborator gymnasiums.	
any panel antenna on an existing r new one in all zones except the Res placement panel does not exceed 1 sight of the facility to which the ante ease:	sidential .5m2 in

Section/page number	Provision Current		Reason for change	Proposed Change		
Section 4: Definitions	Noise Sensitive Activities	means any: • residential activity • accommodation motel • motel conference centre • community house • dwelling and dwelling unit • early childhood facility • multi-unit residential development • residential care • retirement village.	Papakāinga and marae are also sensitive to noise from adjacent infrastructure	means any: • residential activity • accommodation mote • Visitor accommodation • motel conference cent • community house • dwelling and dwelling u • early childhood facility • multi-unit residential de • residential care • retirement village • papakāinga • marae.		
Section 4: Definitions	Papakāinga	Papakainga 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.	Papaka <u>ā</u> inga <u>means one</u> <u>social and cultural activiti</u> <u>hapū or whānau of the Po</u> <u>occupation by members</u> form of housing developr Maori or ancestral land. T Papakāinga housing is, 'c		
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; 1. Falls within the definition of site coverage except for decks above; 2. Is occupied by swimming pools; or 3. Is paved with a continuous surface.	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 w shrubs and/or is capable which allow water to drai not include any area which 1. Falls within the definition above; 2. Is occupied by swimmin 3. Is paved with a continu		
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'.	In relation to R10.6.1.7(d): with not less than 65% ope Open areas exclude any may include wire mesh, o facing edge not thicker th 80mm centres.		

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ne or more residential units and associated vities established on ancestral land by an iwi, Palmerston North district that enables the rs of the same whānau, hapū or iwi. is a sment which occurs on multiply-owned . Traditionally, the literal meaning of 'a nurturing place to return to'.

e which is grassed or planted in trees or e of absorbing water or is covered by decks rain through to a permeable surface. It does hich;

ion of site coverage except for decks

ning pools; or

nuous surface, <u>unless this is permeable</u>.

H: mMeans able to be viewed through, and penness over the elevation of the fence. In y surface of the fence which is solid, but or wrought iron or similar elements with a r than 12mm and spaced at not less than

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 4: Definitions	Water Sensitive Design	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 (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.	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.	means an approach that cycle caused by develop development increases of or volume. This includes d site, before stormwater ru significant point source d encompasses approache Sensitive Design (WSD) seeks to protect or economic values of down improving water quality. I duration and volume of s nuisance flooding and m waterways. A reduction in improved amenity in the WSD seeks to achieve.
Section 5: Information Requirements	5.4 Land Use Consents (c) Proposed Development Information and Plans	<ul> <li>Where relevant, the applicant must provide the following information and plans of the proposed development, including:</li> <li>A description of the activity for which consent is sought and its location.</li> <li>Details of the appearance of any buildings.</li> <li>Floor plans.</li> <li>A calculation of site coverage and the area of each building in square meters.</li> <li>All landscape design, site planting and fencing.</li> <li>Location of proposed activities, including vehicle and cycle parking, loading, circulation and maneuvering areas and provision for pedestrian and vehicle access.</li> <li>Elevations of any buildings on adjacent sites.</li> <li>Height relative to existing ground level.</li> </ul>	The MRZ includes minimum requirements for permeable surfaces and landscaped areas.	Where relevant, the appli information and plans of A description of the activi location. Details of the appearance Floor plans. A calculation of site cover landscaping coverage, of meters. All landscape design, site Location of proposed acciparking, loading, circulatif for pedestrian and vehicl Elevations of any building to the street and any buil Height relative to existing

hat aims to limit changes to the hydrologic lopment, specifically by minimising post s of stormwater runoff, whether in frequency s design measures to manage hydrology onrunoff is concentrated to become a e discharge. Water Sensitive Design ches such as Low Impact Design. Water

or enhance the environmental, social and ownstream environments, <u>including by</u> <u>y</u>. It also seeks to reduce the frequency, of stormwater runoff to mitigate the risks of moderate post-development flows to in in demand on potable water supply and he urban environment are key matters that

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tivity for which consent is sought and its

nce of any buildings.

verage<u>, permeable surface and</u> and the area of each building in square

te planting and fencing.

activities, including vehicle and cycle ation and maneuvering areas and provision icle access.

ngs and structures showing their relationship uildings on adjacent sites.

ng ground level.

Section/page number	Provision	Current			Reason for change	Proposed Change			
Section 5: Information Requirements	5.4 Land Use Consents (d) An Assessment of the Effects on the Environment	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.	<ul> <li>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), Powerco Limited (where the application involves works within the safe clearance requirements in the NZCEP34:2001), 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.</li> <li>i The maximum number of advertising signs located on a site shall</li> </ul>			
Section 6: General Rules	6.1.5 Rules: Permitted Activities R6.1.5.2 Permitted	not exceed the following:		The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.					
Page 5 Activitie Signs (b)		Zone Location within the zone	Max. number of advertising signs			Zone Location within the zone	Max. number of advertising signs		
		Residential Zone (all sites)	One 	-		Residential Zone and <u>Medium Density Residential</u> <u>Zone</u> (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			Medium Density Residential Zone (all sites)	One 	-	
			1	1		Institutional and Airport Zone (only sites which front onto or adjoin a Residential Zone <u>or Medium Density</u> <u>Residential Zone</u> site along the front or side boundary)	One		

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 6: General Rules	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	Visual – in terms of a proli city where signs do not co nature of that area (such
Page 6			Residential Zone.	Density Residential Zone);

roliferation of signs, especially in areas of the t contribute to the diversity and vibrant ch as the Residential Zone <u>and the Medium</u> <u>(e)</u>; and

Reason for change	Current		
The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	th the following nt zone:	i Any free-standing adve following maximum heig zone:	
		Zone         Location within Zon         Residential or Media         (all sites)            Outer Business Zone         (only sites which from         Residential Zone or         Residential Zone or         Residential Zone or         Residential Zone or         Local Business and         (only sites which from         Residential Zone or         Residential Zone or         Residential Zone or         Residential Zone or         Industrial Zone         (only sites which from         Residential Zone	

vertising signs shall comply with the ight above ground level for the relevant
one
dium Density Residential
ne front onto or adjoining a <u>or Medium Density</u> site along the front of side
d Fringe Business Zone front onto or adjoin a <u>or Medium Density</u> site along the front or side
front onto or adjoin a <u>or Medium Density</u> site along the front or side
front onto or adjoin a <u>or Medium Density</u> site along the front or side

Section/page number	Provision	Current	Reason for change	Proposed Change		
Section 6: General Rules	6.1.5 Rules: Permitted Activities R6.1.5.2 Permitted	i Any advertising signs shall comply with the following maximum total area for signs in the relevant zone:	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	i Any advertising signs sho total area for signs in the		
Page 9	Activities for Advertising Signs	Zone Location within Zone	Kesidermai zone.	Zone Location within Zone		
	(e) Area	Residential		Residential and Med		
		(sites on Major Arterial, Minor Arterial, or Collector Roads)		(sites on Major Arter Collector Roads)		
		Residential (sites on Local Roads)		Residential and <u>Mea</u> (sites on Local Roac		
		Outer Business, Local Business, Fringe Business, Industrial, Institutional and Airport (only sites which front onto or adjoining a Residential Zoned site along the front of side boundary)		Outer Business, Loca Business, Industrial, In (only sites which from Residential <u>or Mediu</u> Zoned site along the		
Section 6: General Rules	6.1.5 Rules: Permitted Activities	i. Any external illumination of a sign: a. Must not be lit by an upwardly facing light source;	The plan change will introduce the MRZ. At present	i. Any external illumination a. Must not be lit by an u		
Page 10	R6.1.5.2 Permitted Activities for Advertising Signs	<ul> <li>b. Must be focused only on the sign to be illuminated; and</li> <li>c. Must be directed away from Residential Zoned sites and roads</li> <li>ii. Any illuminated or digital sign within the Rural or Residential Zone</li> </ul>		b. Must be focused only of c. Must be directed away roads.		
	(f) Illumination	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.		ii. Any illuminated or digit Medium Density Residen any other zone where th Zzoned site along the fro outside the hours of the o		
Section 6: General Rules	6.1.5.4: Sponsorship Advertising Signs at Specified Sporting facilities.	c) The sign must not be positioned to be obtrusively visible from a surrounding residential or rural zone land or from the road.	Iny The plan change will introduce the MRZ. At present this section refers only to the Residential Zone.	c) The sign must not be p surrounding residentially z		
Page 11	Performance standards (c)					

hall comply with the following maximum ne relevant zone:

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edium Density Residential

erial, Minor Arterial, or

edium Density Residential

ads)

cal Business, Fringe , Institutional and Airport

ont onto or adjoining a dium Density Residential he front of side boundary)

ion of a sign:

upwardly facing light source;

on the sign to be illuminated; and

vay from <u>**Rresidentially**</u> **Z**oned sites and

gital sign within the Rural or Residential <u>or</u> <u>ntial Zones</u>, or any illuminated sign within he site fronts onto, or adjoins a <u>Rresidentially</u> ont or side boundary, must not operate activity for which the sign relates.

positioned to be obtrusively visible from any <u>v zoned</u> or rural zone land or from the road.

Section/page number	Provision	Current	Reason for change	Proposed Change	
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 Resident are intended to control t items of mechanical plan <u>Density Residential</u> Zone. residential and non-resid The residential daytime ( purposefully stringent and noise generators from es The night-time limits of 40 dBA are used together to	
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 Subdivision Section, the R <u>Density Residential Zone,</u> Natural Heritage Section	
Section 6: General rules	6.3.6 Rules: Permitted Activities	(b) Residential Zone In the Residential Zone, no earthworks shall:	The plan change will introduce the MRZ. At present this section refers only to the Residential Zone. Reference in	(b) Residential Zone <u>s</u> In the Residential Zone <u>a</u>	
Page 20 R6.3.6.1 Permitted Activities for Earthworks Performance standard (b) Residential Zone	<ul> <li>i. Result in the disturbance of more than 500m<sup>2</sup> of land in any 12 month period, or</li> <li>ii. Result in the alteration of the existing ground level by more than</li> </ul>	this rule to the new zone will be inserted.	no earthworks shall: i. Result in the disturban month period, or		
		1.5 metres (measured vertically).		ii. Result in the alteration 1.5 metres (measured ve	

ential <u>and Medium Density Residential</u> Zone of the noise from non-residential activities and lant situated in the Residential <u>and Medium</u> ne. The mechanical plant items include sidential heat-pumps, fans and generators. e (7am – 10pm) limit of 45 dB LAeq(15mins) is and sets out to discourage even moderate establishing in the quiet residential centres. 40 dB LAeq(15mins) and an Lmax limit of 65 r to protect against sleep disturbance.

is consistent with the provisions of the e Rural Zone, Residential Zone, <u>Medium</u> <u>e</u>, North East Industrial Zone, Cultural and on, and Natural Hazards Section.

and the Medium Density Residential Zone,

ance of more than 500m<sup>2</sup> of land in any 12

on of the existing ground level by more than vertically).

Piggery Effluent – as per Table 9.1 below:         PIGGERY EFFLUENT         Buffer Zone Distance from Land Spreading and Treatment         Ponds         Description       Minimum Distance in metres         Type of       Land       Subsoil         System       Spreading [i]       Injection -         From a       1500       2000       500	Section/page number	Provision	Current				Reason for change	Propo	osed Change	•
Page 14 Performance standard (a) Separation Distances Prom any residential Jone 1600 metres From any Residential Zone 1600 metres From any Residential Zone 1600 metres From any marae, public building, church, school or recreation area: 200 metres Piggery Effluent – as per Table 9.1 below: PIGGERY EFFLUENT Buffer Zone Distance from Land Spreading and Treatment Ponds Piggery Effluent – as 1500 2000 500 PIGGERY EFFLUENT Buffer Zone Distance in metres From a 1500 2000 500 PIGGERY EFFLUENT	Section 9:	R9.5.4 Effluent Ponds for	Separation Distances				Land adjacent to the Rural	Sepa	ration Distan	ces
Page 14.       Performance standard (a) Separation Distances       From any boundary: 60 metres       From any doundary: 60 metres       Residential. As a result, the references in this rule need to be updated.       From any marce standard (a) Separation Distances       From any residential rom any Residential Zone 1600 metres       From any marce, public building, church, school or recreation area: 200 metres       From any marce, public building, church, school or recreation area: 200 metres       From any marce, public building, church, school or recreation area: 200 metres       Figgery Effluent – as       Figgery Effluent – as         Piggery Effluent – as per Table 9.1 below:       Figgery Effluent – as per Table 9.1 below:       Figgery Effluent – as       Figgery Effluent – as         Description       Minimum Distance in metres       Description       Minimum Distance in metres       Ford a         Type of System       Spreading [1]       Subsoil injection - From a       1500       2000       500       From a	Rural Zone	on farm waste disposal	Non-Piggery Efflue	ent			-	Non-	Piggery Efflue	ent
(a) Separation Distances       From any Residential Zone 1600 metres         From any Residential Zone 1600 metres       From any Residential Zone 1600 metres         From any marae, public building, church, school or recreation area: 200 metres       Piggery Effluent – as per Table 9.1 below:         PIGGERY EFFLUENT Buffer Zone Distance from Land Spreading and Treatment Ponds       PIGGERY EFFLUENT Buffer Zone Distance in metres         Description       Minimum Distance in metres       Type of System         Type of       Land       Subsoil Injection - From a       Subsoil Injection - From a			From any boundo	ry: 60 metres				From	any bounda	iry: 60 m
From any Residential Zone 1600 metres From any marae, public building, church, school or recreation area: 200 metres Piggery Effluent – as per Table 9.1 below: PIGGERY EFFLUENT Buffer Zone Distance from Land Spreading and Treatment Ponds       PIGGERY EFFLUENT Buffer Zone Distance in metres       PIGGERY EFFLUENT Description       PIGGERY EFFLUENT Buffer Zone Distance in metres       PIGGERY EFFLUENT Ponds       PIGGERY EFFLUENT Description         Very port       Land       Land       Subsoil Injection - From a       Subsoil Injection - From a       Type of System       From a Reresidential	Page 14	(a) Separation	-	ially used buildin	g on an adjoinin	g site: 150			-	-
area: 200 metres Piggery Effluent – as per Table 9.1 below: PIGGERY EFFLUENT Buffer Zone Distance from Land Spreading and Treatment Ponds Description Minimum Distance in metres Type of Land Land Subsoil System Spreading [i] Spreading [ii] Injection - From a 1500 2000 500			From any Residen	tial Zone 1600 me	etres			From	any marae,	public b
Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as         Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as       Piggery Effluent – as         Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as       Piggery Effluent – as         Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as       Piggery Effluent – as         Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as       Piggery Effluent – as         Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as       Piggery Effluent – as         Piggery Effluent – as per Table 9.1 below:       Piggery Effluent – as       Piggery Effluent – as         Buffer Zone Distance from Land Spreading and Treatment Ponds       Buffer Zone Distance in metres       Description         Type of System       Spreading [i]       Subsoil       Injection –         From a       1500       2000       500       From a				-	church, school o	r recreation		area	: 200 metres	
PIGGERY EFFLUENT       Buffer Zone Distance from Land Spreading and Treatment       Buffer Zone Distance from Land Spreading and Treatment       Buffer Zone Distance from Land Spreading and Treatment         Ponds       Description       Minimum Distance in metres       Description         Type of System       Land Spreading [i]       Subsoil Injection -       Subsoil Injection -       Type of System         From a       1500       2000       500       State       Recidential					oelow:			Piggery Effluent – as per <b>PIGGERY EFFLUENT</b> Buffer Zone Distance Ponds		as per Ta
Ponds       Description       Minimum Distance in metres       Description       Type of       Land       Subsoil       Type of       System       From a       From a       Subsoil       Subsoil       From a       From a       From a       From a       Residential       From a       Residential					d Spreading an	d Treatment				
Description       Minimum Distance in metres       Type of       Type of       Subsoil       Type of       System       From a       Spreading [i]       Subsoil       From a       From a <t< td=""><td></td><td></td><td colspan="3">· •</td><td rowspan="2"></td><td></td><td></td><td>Minim</td></t<>				· •						Minim
Type of System     Land Spreading [i]     Land Spreading [ii]     Subsoil Injection -     Subsoil       From a     1500     2000     500     Rresidential			Description	cription Minimum Distance in metres				-		
From a15002000500From aRresidential								1 1		Land Sprea
			From a Residential					<u></u>		1500

metres		
sed building	g on an adjoining	g site: 150 metres
one 1600 m	netres	
c building, c	hurch, school or	recreation
r Table 9.1 b	elow:	
e from Land	d Spreading and	d Treatment
nimum Dista	nce in metres	
nd eading [i]	Land Spreading [ii]	Subsoil Injection -
00	2000	500

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 10: Residential zone Page 3	Explanation	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.	The text proposed for deletion is no longer relevant for the Residential Zone, as the MRZ will be the focus on residential intensification activity.	The resource manageme from the process of public historical development p management issues relat amenity within the Reside and location specific issu
		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.		The issue of intensification of new and generally sma areas, has been a signific subsequent developmen blending harmoniously wi residential areas. Recent focused on the design of direction on appropriate housing types.
		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.		Potential adverse effects, are often associated with developments. However, existing urban services an option that provides for h
		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.		Equally, there <u>There</u> are a effects generated when considerable community both pleasant to live in an on surrounding properties
		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.		Finally, there <u>There</u> is also range of non-residential of facilities within residential activities can be minimise with the surrounding resid
Section 10: Residential zone	10.3 – Objectives and Policies	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	1.2 To enable multi-unit located in close proximity neighbourhood centres
Page 3	Policy 1.2		focus on residential intensification activity.	

nent issues identified above largely emerged blic consultation, Council strategy, and patterns within the City. The resource late to the overarching character and dential Zone, the effects of redevelopment, issues.

on and redevelopment, that is, the creation maller sites within established residential ficant issue given that such sites and their ent are often regarded as not always with the existing character of established at District Plans and District Schemes have of detached housing and not provided to design standards for the alternative

ts, such as overshadowing or loss of privacy, ith infill sites and smaller multi-unit er, intensification makes very good use of and infrastructure and is a development housing choices and needs.

e a number of issues, which arise out of the en a house is established on a site. There is ity concern that any such dwelling should be and should have minimal adverse effects ies, and the wider neighbourhood.

so acceptance of the need to provide for a al activities such as motels and medical ial areas, provided that the effects of these nised and the activities and buildings blend in sidential environment.

nit housing development where this is ity to the central city, and large :-

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 10: Residential Zone	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 m only one one of only two totally dominates.
Page 12				
Section 10: Residential zone	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.	R10.6.3.3 Multi-unit reside areas identified on Maps Discretionary Activity wit
Page 40			The inclusion of 'i' is the correction of an historic error.	
Section 10:	R10.6.3.3 – Performance	Notional Site Area for Each Unit		Notional Site Area for Ea
Residential Zone	Standards	No minimum notional site area applies if the development site is located within Areas A or C;		No minimum notional site located within Areas A c
Page 40	i Notional Site Area for Each Unit	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		A minimum notional site site is located within Area
	ii. Minimum Unit Size	Minimum Unit Size		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 g is located within Area <mark>s A</mark>
		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.		Each unit must have a gui is located within Areas-B
Section 10: Residential Zone	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
Page 85				

make up the City, the Residential Zone is the <u>wo zone</u> where a single activity, dwellings, so

idential development in multi-unit housing aps 10.6.3.3(<mark>af</mark>)-(<del>gi</del>) is a Restricted with regard to:

ach Unit

ite area applies if the development site is or C;

te area of 150m<sup>2</sup> applies if the development reas <del>B,</del> D, or G, or H

gross floor area greater than  $45m^2$ , if the site A or C; or H

gross floor area greater than 60m<sup>2</sup>, if the site <del>B or</del> D or G or H.

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 10: Residential Zone	Map 10.6.3.3(b)	Shows the extent of the MUHA around the AwapuniThis map is no longer relevant as this area is now part of MRZ		Delete
Page 86				
Section 10: Residential Zone	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
Page 87				
Section 10: Residential Zone	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
Page 88				
Section 10: Residential Zone	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
Page 89				
Section 11 : Business Zones	Objective 4 and policies	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	Change required to reflect the rezoning of significant parts of the Residential Zone to MRZ, including adjacent to	The Outer Business Zone : adjacent residential <u>or m</u> interface is a particularly with business activities ha
Page 49	Explanation	neighbouring residential areas	the city centre.	use and enjoyment of ne
Section 11: Business Zones Page 53	11.9.1 R11.9.1.1 Permitted Activities	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 : Residential Zone and the Plan seeks to manage th residential activities in all other potentially obtrusiv
	Explanation for Performance Standard (b) - Lighting			

ne shares an extensive interface with an medium density residential zone. This arly sensitive one as the effects associated have the ability to adversely impact on the neighbouring residential areas

ne shares an extensive interface with the he Medium Density Residential Zone. The the negative effects of exterior lighting on all zones by avoiding light spill, glare, and sive 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 <u>Zz</u> one Any building on a site ad <u>Residential Zone</u> must co Planes (i) to (v) and (b) C <u>Any building on a site ad</u> <u>Residential Zone must co</u> <u>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 Medium Density Resident scale and size of comment the enjoyment, use and allows the opportunity for impact of buildings and penetration. Sunlight accord reasons of amenity and e
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 s Residential Zone <u>and the</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 Medium Density Residen

ng Which Adjoins a Site in a <u>Rr</u>esidential adjoining a site in <del>a residential zone</del> <u>the</u> comply with R10.6.1.1(a) Height Recession Overlooking adjoining a site in the Medium Density comply with MRZ-S2 Height in relation to quired from the Residential Zone and ential Zone boundary to help ensure the nercial buildings do not unduly detract from d amenity of adjoining properties. It also for locating landscaping to reduce the d assists with sunlight and daylight ccess to residential dwellings is important for d energy efficiency e shares an extensive interface with the ne Medium Density Residential Zone.

ng which Adjoins a Site in a Residential <u>or</u> ential 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	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 Residential Zone <u>and the</u> interface, there are a nur
	Explanation to Assessment Criteria (b) Height			
Section 11: Business Zones Page 97	R11.10.3.1 Activities which do not comply with the Permitted Activity Performance Standards	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 s Residential Zone <u>and the</u>
	Explanation for Assessment Criteria (b) Screening			
Section 12: Industrial Zone	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	Land adjacent to the Industrial Zone is being rezoned from Residential to Medium Density Residential.	Height of any building on <mark>Zz</mark> one
Page 13	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.	As a result, the references in this rule need to be updated.	Any building or structure of <u>Zzone must comply with F</u> maximum height limit doe residential boundaries.

e of height of commercial buildings at the he Medium Density Residential Zone number of associated effects.

e shares an extensive interface with the <u>he Medium Density Residential Zone</u>.

on a site which adjoins a site in a <u>Rr</u>esidential

re on a site adjoining a site in a <u>Rr</u>esidential h R10.6.1.1(a) and (b) except that the 9m does not apply beyond 20 metres from all

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)	<ul> <li></li> <li>iii. Any site adjoining a site in the Residential Zone must comply with R11.9.1.2(i)i and ii.</li> <li>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.</li> </ul>	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 <u>Density Residential Zone</u> iv. Any outdoor storage of Manufacturing Site adjoin <u>Medium Density Resident</u> either a close boarded fe or dense planting of vega 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 impar redevelopment, structure adjacent to, a Residentic Zone.
Section 15: Recreation Zone Page 19	R15.5.3.2 Public Toilets, Maintenance Sheds, Information Kiosks, and Interpretive Structures associated with Informal Recreation Activities	(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 loca boundary with a <u>Rr</u> esider from any road boundary
	Performance Standard (d) Separation Distances			

site in the Residential Zone <u>or the Medium</u> <u>e</u> must comply with R11.9.1.2(i)i and ii.

e area or development in the Longburn Dairy oining a site in the Residential Zone <u>or the</u> <u>ential Zone</u> must be screened from view by I fence of not less than 1.8 metres in height, egetation capable of providing a screen of

bact of building development and/or ures and signs which either front onto, or are ntial Zone <u>or the Medium Density Residential</u>

es

bcated a minimum of 6 metres from any lential <u>Z</u>one and a minimum of 3 metres ary.

Section/page number	Provision	Current			Reason for change	Proposed Change	roposed Change	
Section 15: Recreation Zone Page 31	R15.7.3.2 The Construction of, Reconstruction of, or Addition to, Buildings and Structures	<b>b. Separation Distance</b> i. Building Not Housing			Land adjacent to the Recreation Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in		<b>b. Separation Distances</b> i. Building Not Housing Animals:	
	Performance Standard (b) Separation Distances	Gross Flood Area of Building	Minimum Separation District from all Residential Zone Boundaries	Minimum Separation Distance from Road and All Other Boundaries	this rule need to be updated.	Gross Flood Area of Building	Minimum Separation District from all Residential Zone <u>or Medium</u> <u>Density Residential</u> <u>Zone</u> Boundaries	Minimum Separation Distance from Road and All Other Boundaries
		 ii. Permanent or Temp Yards) Housing Anima		uctures (Including		ii. Permanent or Temp Yards) Housing Anima		uctures (Including
		All buildings and struct metres from any boun of 6 metres from all oth	idary with a Residentic	a minimum of 100 Il Zone and a minimum		All buildings and struct metres from any boun minimum of 6 metres f	dary with a <u>Rr</u> esidention	al <mark>Zz</mark> one and a
Section 15: Recreation Zone Page 41	R15.8.3.2 Buildings and Structures Associated with Permitted Activities Performance Standard (f) Landscape Amenity	(f) Landscape Amenity (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. 		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.	(f) Landscape Amenity (i) Any building which fronts the Residential Zone and contains a carpark which fronts the Residential Zone <u>or the Medium Density</u> <u>Residential Zone</u> , will provide at least once specimen tree for eve 7 metres of site frontage, or equivalent suitable landscape works. 		<u>the Medium Density</u> pecimen tree for every	

Section/page number	Provision	Current	Reason for change	Proposed Change
Section 16: Caccia Birch	R16.5.1 Permitted Activities	(e) Noise	The area surrounding the Caccia Birch Zone is being rezoned from Residential to	(e) Noise
Zone Page 3	Performance Standard (e) Noise	(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:	Medium Density Residential. As a result, the references in this rule need to be updated.	(i) Sound emissions from a mechanical plant items s generators, when measu the Residential Zone <u>the</u> than a road) shall not ex
		7:00am to 10:00pm 45dB LAeq(15mins)		7:00am to 10:00pm 45dB
		10:00pm to 7:00am 40dB LAeq(15mins)		10:00pm to 7:00am 40dB
		10:00pm to 7:00am 65dBA Lmax		10:00pm to 7:00am 65dB.
		(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.		(ii) The standards set out than 5 times in any twelv to the use of the Caccia place between the hour than one special event to permitted noise level for LAeq(5mins) at the Resid Zone boundary of the Co notified to all immediate seven days prior to the d
Section 19: Institutional	19.4.2 The Construction of, or addition to,	(b) Subject to (a) above, height of any building which adjoins a site in the residential zone.	Land adjacent to the Institutional Zone is being	(b) Subject to (a) above, in the residential zone.
Zone buildin	buildings Performance Standard	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.	rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to be updated.	i. Any building on a site a <u>the Medium Density Resid</u> Height Recession Planes
Section 19:	Explanation	Explanation	Land adjacent to the	Explanation
Institutional Zone Page 6		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.	Institutional Zone is being rezoned from Residential to Medium Density Residential. As a result, the references in this explanation need to be updated.	The purpose of the reces amenity on the boundar neighbouring residential the dimensions, setback adjoining residentially zon forms typical of a residen

n any non-residential activity and from is such as heating and ventilating plant and sured at or within the boundary of any site in e Medium Density Residential Zone (other exceed the following:

- dB LAeq(15mins)
- dB LAeq(15mins)
- dBA Lmax

ut in (i) above may be exceeded not more lve month period for special events relating ia Birch Zone. Each special event shall take urs of 7:00am and 10:30pm with no more t taking place in any five day period. The or such events shall not exceed 80dB idential Zone the Medium Density Residential Caccia Birch Zone. Such events shall be te neighbours, by letter box drop, at least dates of those events.

#### e, height of any building which adjoins a site

e adjoining a site in the Residential Zone <u>or</u> esidential Zone must comply with R10.6.1.1(a) es (i) to (v) and (b) Overlooking.

ession plane is to ensure that the standard of ary is sufficient to ensure the protection of al amenity. The recession plane will ensure k and spacing of institutional buildings zone<u>d</u> sites relate positively to the building ential neighbourhood.

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	(c) Separation Distance 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.	(c) Separation Distance i. Any building must be se rear boundary of an adjo <u>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	(e) Landscape Amenity 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.	(e) Landscape Amenity i. An amenity strip of not I provided along the boun designated roadway or c <u>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	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 am adjoining sites in the Resid <u>Zone</u> are adversely affec Military Training Activity.
Section 19: Institutional Zone Page 13	Assessment Criteria a(i) Explanation	Explanation 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 posize or height have the posize of the formation of the City. Design technic dominating their surround scale of elements of the formation of surface treatments institutional buildings at the Residential Zone interface effects. The major effects buildings on sites which a

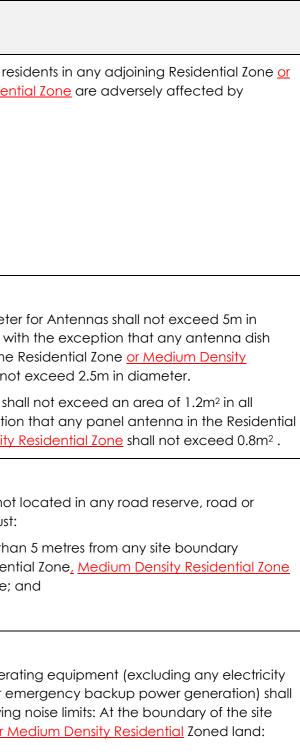
set back at least 3 metres from the side and djoining Residential Zone <u>or Medium Density</u> rty.

ot less than 3 metres in width shall be undary of any site which adjoins a <sup>r</sup> any Residential Zone <u>or Medium Density</u>

amenity in surrounding areas, particularly esidential Zone <u>or Medium Density Residential</u> ected by the Minor or Extended Temporary

e prominent due to their conspicuously large potential to create commensurately large velopments are important for institutions, it is they contribute to the environmental quality nniques to avoid buildings visually Indings may include breaking down the e façade with modulation of form and atment. In dealing with the issue of height of t the Residential Zone <u>or Medium Density</u> ace, there are a number of associated cts which arise from the height of institutional 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	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 res <u>Medium Density Residen</u> lighting.
	Assessment Criteria g(ii)			
Section 23:	R23.6.2 Permitted	(f) Antennas	Land to which this rule applies	(f) Antennas
Utilities Activities Page 10 Performance Standard (f) Antennas	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.	is being rezoned from Residential to Medium Density Residential. As a result, the references in this rule need to	i. The maximum diameter diameter, in all Zones, wi erected on a roof in the <u>Residential Zone</u> shall no	
		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> .	be updated.	ii. Any panel antenna she Zones, with the exceptio Zone <u>or Medium Density</u>
Section 23:	R23.6.2 Permitted Activities	(j) Setbacks	Land to which this rule applies is being rezoned from Residential to Medium Density Residential. As a result, the	(j) Setbacks
Utilities		In the case of masts not located in any road reserve, road or service lane, these must:		In the case of masts not service lane, these must:
Page 11	Performance Standard (j) Setbacks	i. be setback not less than 5 metres from any site boundary common with a Residential Zone or Recreation Zone site; and 	references in this rule need to be updated.	i. be setback not less that common with a Resident or Recreation Zone site; o 
Section 24:	Attachment 4:	Noise	Land to which this chapter is	Noise
Designations Page 55	Conditions - Chorus/Telecom Designations Condition 5: Noise	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:	being rezoned from Residential to Medium Density Residential. As a result, the references in this section need to be updated.	5. Any new noise general alternator required for ern not exceed the following with any Residential or N
Site ref	Schedule of	Underlying zoning	To refer to the new underlying	Underlying zoning
number 2	Designations		zoning of Medium Density	ondenying zoning
Page 3		Residential	Residential	Residential <u>Medium Den</u>



### ensity Residential

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

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