

Selwyn District Council

Plan Change 13

Miscellaneous Changes and
Corrections

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Prepared by Sam Flewellen

Peer Reviewed by Jonathan Clease



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APPENDICES

Appendix A Doyleston Utilities Plan

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REQUEST PURSUANT TO CLAUSES 21 & 22 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

SELWYN DISTRICT COUNCIL PROPOSED PLAN CHANGE

1.0 INTRODUCTION

- 1.1 This Plan Change proposes to undertake a number of separate and miscellaneous minor changes that have been identified by Council as being necessary to correct anomalies in both the Township and Rural Volumes of the District Plan ("the Plan") and to provide greater certainty when assessing compliance and the status of activities.

2.0 REASONS FOR THE PLAN CHANGE

- 2.1 The proposed minor changes that have been identified by Council are all typically areas of the District Plan that are frequently used and therefore generating consistent difficulties when administering the provisions of the Plan.
- 2.2 Generally, the proposed changes are minor corrections and corrections of inconsistencies in the Plan. In addition, there are small changes to clarify rule interpretation and/or to undertake small updates to areas of the Plan that are now no longer relevant.

3.0 BRIEF SUMMARY OF AMENDMENTS TO THE PLAN

- 3.1 The following is a brief summary of each proposed change. Greater detail on each change is contained in Section 4.

TOWNSHIP VOLUME

- Amendment 1 -* Additional wording to the assessment matter seeking a "step in plan" for buildings greater than 20m in length.
- Amendment 2 -* Removing the exclusion for the township of Doyleston for connecting to a reticulated water supply now that water reticulation has been made available.
- Amendment 3 -* Clarifying the use of the word "earthworks" as defined in the Plan in the permitted activity rule and reasons for rule.

- Amendment 4 –* Confirming that the townships of Darfield and Kirwee do not have reticulated effluent disposal to allow consideration of on-site disposal systems.
- Amendment 5 –* Clarify that the calculation formula for allotments twice the average allotment size in a subdivision are part of the same zone.
- Amendment 6 –* Clarify what setbacks apply to each wall when a garage is proposed on a corner site i.e. with two road frontage.
- Amendment 7 –* Clarify the status of subdivisions within the Living 2 Zone in Lincoln.
- Amendment 8 –* Confirm that the demolition of a utility building does not trigger height or setback non-compliances.
- Amendment 9 –* Provide additional subdivision note to confirm that land use resource consent is required where new non-compliance are generated by the subdivision.

RURAL VOLUME

- Amendment 10 –* Clarify the need for applicants to provide information on reflectivity values regarding all building materials, as opposed to just reflectivity values for paint finishes.
- Amendment 11 –* Remove the reference to development within 0.5km and 1km of townships as an anticipated environmental result to be consistent with the remainder of the Plan.
- Amendment 12 –* Clarification of the status of garages and accessory buildings which fail to meet setback requirements.
- Amendment 13 –* Clarify the applicable provisions in the Buildings and Building Position Table with regard to 1ha sized properties.
- Amendment 14 –* Correct the wording of Policy B3.4.7 regarding non site related signs and the plains area.
- Amendment 15 –* Clarify land use and subdivision rules with regard to meeting minimum floor levels.
- Amendment 16 –* Clarify the intention of visual screening with regard to shelterbelts.

4.0 STATUTORY REQUIREMENTS

SECTION 32

- 4.1 Before a plan change is publicly notified, Section 32 of the Resource Management Act requires an evaluation that must examine:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act; and,
- Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate method for achieving the objectives.

4.2 The evaluation must take into account:

- The benefits and costs of policies, rules, or other methods; and
- The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.

OBJECTIVES AND POLICIES

4.3 The proposed plan change does not alter the existing objectives of the Plan, nor does it amend any policies apart from a single minor amendment to Policy 3.4.7 to ensure that it is interpreted in accordance with its respective explanation and reasons i.e. that the policy unambiguously states what it was always intended to say.

4.4 The following assessment therefore considers the extent to which the proposed rule amendments are more efficient and effective methods for achieving the objectives and policies of the Plan than the existing rule package. This assessment is informed by an evaluation of the associated benefits and costs of the proposed plan change and the risk of acting or not acting if there is insufficient or uncertain information.

5.0 PROPOSED AMENDMENTS TO THE PLAN

In undertaking this assessment, each issue with the existing Plan provisions is noted, the proposed solution is described, and the efficiency and effectiveness of the proposed change discussed. The full text version of the proposed changes are contained in “**Appendix B**” (Township) and “**Appendix C**” (Rural).

5.1 Proposed Amendment 1

Township Volume – Assessment Matters - Steps in Building Length

- 5.1.2 Under rule 4.6.3, the erection of two dwellings on an allotment is a restricted discretionary activity in the Living 1 zone, with Council's discretion limited to a number of matters, one of which is the need for a 'step-in-plan' so as to avoid long, monotonous walls facing an internal boundary. The purpose of this change is to clarify what the outcome is that the 'step in plan' assessment matter is seeking. At present, the assessment refers to a "step in plan" being needed but there is limited detail on what extent of a step is actually required in order to provide an effective outcome where a long, potentially monotonous, building is proposed e.g. a very small step is unlikely to be effective whereas a larger or more noticeable step can help to break up the monotony of a building.
- 5.1.3 A precise minimal dimension is not considered to be appropriate for an assessment matter, as such dimensional requirements would more properly take the form of a rule. Drafting an effective, clear rule to achieve consistent positive outcomes for what is essentially a design matter is considered to be extremely problematic, as evidenced by the continuous building length rule in the Christchurch City Plan takes up nearly a page in length. It is however considered to be appropriate to include additional reference in this assessment matter to the amenity outcomes that are being sought and to clarify that the 'step in plan' should be of sufficient spacing and length to be visually effective and provide visual variety and relief from long monotonous structures.
- 5.1.4 An additional sentence is therefore proposed to be included at the end of this assessment matter as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Township Volume – 4.6 Buildings and Building Density - Rule 4.6.4.6 – Page C4-003

4.6.4 Under Rule 4.6.3 the Council shall restrict the exercise of its discretion to:

4.6.4.1 Whether each dwelling has adequate outdoor living space for the exclusive use of that dwelling for residential activities; and.....

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.....4.6.4.6 The need for a 'step in plan' to be provided at each 20 metre interval along a continuous building wall in order to mitigate any adverse effects of continuous 'building bulk' being close to the boundary of a neighbouring property. **The step shall be of sufficient spacing, depth, and length to provide a well articulated façade that provides visual variety and relief from long monotonous buildings.**

5.2 Proposed Amendment 2

Township Volume – Doyleston - Buildings and Water Supply and Subdivision

- 5.2.1 The Plan currently requires all dwellings in townships to be connected to a reticulated water supply, apart from Doyleston where no reticulated supply was available at the time the Plan was originally drafted.

- 5.2.2 Since the District Plan was made operative, all living and business zoned land within the township of Doyleston now has the ability to connect to a reticulated water supply (copy of utilities map contained in **"Appendix A"**). It is therefore appropriate that any new dwellings or principal buildings are permitted to connect to this reticulated water supply, as they are in all other reticulated Selwyn townships. It is important to note that this amendment only applies to new dwellings and principle buildings and does not require any existing buildings to retrospectively connect to the reticulated system.
- 5.2.3 Therefore, the rule and reasons for rules in both the Living and Business sections of the Township Volume now remove the reference to Doyleston failing to have a reticulated system.

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Townships Volume – Buildings and Outstanding Landscape Areas – Rules 4.4.1, 16.3.1, 24.1.3.2 - Pages C4-002, C4-012, C16-004, C16-010, C24-002

- 4.4.1 In all Living zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards.
~~The requirement that connection be to a reticulated supply does not apply to the erection of any dwelling or principal building within the existing Living zone at Doyleston.~~

Reasons for Rules (Page C4-012)

Water Supply

Every house is required to have a potable water supply and effluent disposal, in order to be 'habitable' under the Building Act 2004. The rules in the District Plan set out additional conditions, such as whether the service must be reticulated, to avoid effects on natural and physical resources such as groundwater and amenity values.

~~Doyleston is the only township in Selwyn District which does not have a reticulated public water supply at present. The depth to groundwater, the small population and reticulated sewerage means that on-site water supplies to households in Doyleston are satisfactory at present. However, the Council strongly encourages regular monitoring of those supplies. Extensions to the Living Zone at Doyleston will require a reticulated water supply and may bring about the need to provide such a supply for the whole of the township.~~

16.3.1 Permitted Activities – Buildings and Water Supply

In all Business zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards, except where it can be demonstrated that the use of the principal building in the Business 3 Zone does not require such a supply.

~~The requirement that connection be to a reticulated supply does not apply to the erection of a dwelling or principal building within the existing Business zone at Doyleston.~~

Reasons for Rules (Page C16-010)

Water Supply

Every principal building, which may include a dwelling, is required to have a potable water supply for health reasons.

~~Doyleston is the only township in Selwyn District which does not have a reticulated public water supply at present. The low depth of the groundwater, the small population of the township, and the reticulated sewerage schemes means that on-site water supplies in Doyleston are satisfactory at present. However, the Council strongly encourages regular monitoring of those supplies. Extensions to the Business zone at Doyleston will require a reticulated water supply and may bring about the need to provide such a supply for the whole of the township.~~

(Note: Permits to drill bores and take water are issued by Environment Canterbury.)

24.1.3.2 Water:

~~Except in Doyleston,~~ **a**Any allotment created is supplied with a reticulated water supply which complies with the current New Zealand Drinking water standard; and

5.3 Proposed Amendment 3

Township Volume - Earthworks – Permitted Activities

- 5.3.1 The purpose of this change is to clarify the use of the term earthworks. Earthworks is defined within the Plan as *“any disturbance to, or excavation, removal or deposition of, soil, earth, or any other mineral derived from the ground”*.
- 5.3.2 Under permitted activities for earthworks activities, the rule lists the “disturbance, deposition or removal of any soil, rock, or other mineral”. It is considered more precise to simply use the word “earthworks” rather than list these activities as the definition of “earthworks” covers all of these activities anyway along with additional matters. This in turn will help to provide clarity and reduce interpretation issues. This will also ensure that use of this word matches that undertaken in the Rural Volume. Undertaking the same change to the reasons for rules is also required to clarify this matter.
- 5.3.3 It is therefore proposed to amend the earthworks section of the Plan as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Township Volume – 2.1 Earthworks – Permitted Activities – Living Zones - Page C2-001

2.1 Permitted Activities — Earthworks

- 2.1.1 Any ~~disturbance, deposition or removal of any soil, rock, or other mineral~~ earthworks shall be a permitted activity if the following conditions are met:

Township Volume – 2.1 Earthworks – Reasons for Rules – Living Zones - Page C2-003

Reasons for Rules

~~Disturbing, depositing or removing soil, rock or other minerals~~ **Earthworks** may create the following effects: dust nuisance; slope failure or erosion; siltation effecting neighbouring properties; waterbody bank erosion; sedimentation in waterbodies; and unsightliness of the Living Zone if left unoccupied.

Rule 2.1 sets out the conditions for when earthworks are likely to have minor effects on the environment, including timeframes for the completion and rehabilitation. Earthworks that cannot comply with Rule 2.1.1 may still be allowed, by granting of a resource consent for a discretionary activity (under Rule 2.1.4).

Mineral exploration and mining require resource consent in Living zones, irrespective of the scale of earthworks. The reason that mineral exploration within townships requires resource consent is because this activity may have the potential for adverse effects on amenity values and property values.

Note 1 clarifies that earthworks associated with the activities listed are, in the view of the Council, de minimus activities (very minor/negligible). Rule 2 is not intended to affect or control those activities.

Township Volume – 14.1 Earthworks – Permitted Activities – Business Zones - Page C14-001

14.1.1 ~~Any disturbance, deposition or removal of any soil, rock, or other mineral~~ **Earthworks** shall be a permitted activity if the following conditions are met:

Township Volume – 14.1 Earthworks – Reasons for Rules – Living Zones - Page C14-003

Reasons for Rules

~~Excavating and the stockpiling of soil or other minerals~~ **Earthworks** can have the following adverse environmental effects in the Business zones – create a dust nuisance, siltation effecting adjoining properties and be unsightly if left uncompleted. To ensure that the adverse effects arising on the environment will be no more than minor, controls need to be imposed requiring the dampening down of excavated areas and excavated spoil to prevent dry material being blown about in strong winds. Any stockpiled material needs to be adequately consolidated or covered to prevent scouring etc by water runoff.

Mineral exploration and mining require resource consents, irrespective of the scale of earthworks. The reason is potential effects on property values as a result of lessened environmental standards if mineral exploration occurs within the township area. Mining and quarrying tend to be associated with the generation of significant adverse environmental effects that can persist for a long time even after those activities have concluded.

5.4 Proposed Amendment 4

Township Volume – Subdivision – On-Site Effluent Disposal – Darfield and Kirwee

- 5.4.1 The purpose of this change is to provide recognition in the Plan that the townships of Darfield and Kirwee do not have access to reticulated effluent disposal systems at present.

- 5.4.2 Therefore it is appropriate that there is provision in the Plan for any subdivision in Darfield or Kirwee to have regard to the treatment and disposal of effluent via on site systems. This is similar to other townships within the District e.g. Arthur's Pass, Coalgate that do not have a reticulated system. The lack of provision in the Plan for consideration of the effectiveness of on-site sewerage systems for these townships has resulted in applications for subdivision dismissing the need to assess the disposal of effluent, which is inappropriate and not supported by objectives and policies in the Plan.
- 5.4.3 In addition, the subdivision of any Business zoned land in a non-reticulated township does not presently allow consideration of this potential issue. Historically, there has been little to no pressure to subdivide within the Business zoned land in non-reticulated townships but should this occur in the future, it is important that there is provision to deal with this matter. Whilst on-site disposal systems generally require a discharge consent from Canterbury Regional Council, it is still important for the Council to be able to consider on-site disposal at the time of subdivision. This is particularly so given there is no minimum lot size for the Business Zone and therefore there is potential for allotments to be created that do not have sufficient size to readily enable on-site systems to work. On-site effluent treatment, depending on the nature of its future use, requires varying amounts of land to deal with the discharge to ground to avoid it contaminating water supplies, and therefore broad assessment is desirable to ensure that proposed allotments or new dwellings and principle buildings are able to be readily serviced in a manner that will not result in unacceptable environmental effects.
- 5.4.4 It is therefore proposed to amend the Plan's subdivision provisions for both living and business zones regarding on-site servicing for Darfield and Kirwee and also to provide for on-site effluent disposal as a matter of discretion for non-reticulated townships as follows:

PROPOSED DISTRICT PLAN AMENDMENTS:

Township Volume - On-Site Effluent Disposal – Subdivision General – Living Zone - Page C12-012

12.1.4.10 On-Site Effluent Disposal

In the Living zones at Arthur's Pass, Coalgate, Darfield, Dunsandel, Glentunnel, Hororata, Kirwee, Rakaia Huts, Sheffield and Waddington, Springfield and Whitecliffs:

(a) Whether any allotment is of an appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority shall use the requirements of the relevant regional plan and the New Zealand Building Code to measure when on-site effluent treatment and disposal is satisfactory.

Township Volume - On-Site Effluent Disposal – Subdivision Boundary Adjustment – Living Zone - Page C12-019

12.2.2.7 On-Site Effluent Disposal

In the Living zones at Arthur's Pass, Coalgate, Darfield, Dunsandel, Glentunnel, Hororata, Kirwee, Rakaia Huts, Sheffield and Waddington, Springfield and Whitecliffs:

Whether any allotment is of appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority will have regard to the requirements of the relevant Regional Plan and the provisions of the New Zealand Building Code to assist in determining whether on-site sewage treatment and disposal can satisfactorily be achieved.

Township Volume - On-Site Effluent Disposal – Subdivision General – Business Zone - Page C24-006

Stormwater Disposal

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24.1.4.7 The method(s) for disposing of stormwater; and

24.1.4.8 Any adverse effects of stormwater disposal on any land drainage scheme which is administered by Selwyn District Council; and

24.1.4.9 The quantity and rate of stormwater disposed into any land drainage scheme which is administered by Selwyn District Council.

On-Site Effluent Disposal

24.1.4.10 In the Business Zones at Coalgate, Dunsandel and Darfield:

(a) Whether any allotment is of an appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority shall use the requirements of the relevant regional plan and the New Zealand Building Code to measure when on-site effluent treatment and disposal is satisfactory.

Roads, Reserves and Walkways/Cycleways

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5.5 Proposed Amendment 5

Township Volume - Subdivision – Average Lot Sizes

- 5.5.1 The Plan currently requires subdivision applications within the townships to comply with minimum average allotment sizes, with the minimum average allotment size for specific zones identified in Table C12.1. At present, there is confusion over how the minimum average allotment sizes are to be calculated, especially where living zoned lots adjoin larger rural areas under the same ownership. Where a number of smaller allotments are created that in themselves are below the required minimum average, a larger 'balance' lot can be left which allows the minimum average lot size to be met over the entire site, subject to the larger lot being covenanted to prevent future subdivision of that lot.

- 5.5.2 Applications have been received by Council whereby confusion has arisen as to what zones are applicable when considering subdivisions with lots that are twice the size of the average lot for that subdivision. Lots that are twice the size of the overall average of lots are calculated using the formula “2 x average allotment – 10m²” to avoid the average being drastically altered through gradual ongoing subdivision of the new lots over time. However, where different zones are involved, this has the potential to create confusion or even result in larger adjoining rural lots being proposed as the large balance lot to enable the creation of smaller living zoned lots that are below the minimum average allotment size anticipated in the living zone.
- 5.5.3 Therefore an amendment is proposed to introduce the words “for that zone” when calculating the average lot size. This means that if smaller living zoned lots are to be created, the larger lots used to keep up the average must also be within the same living zone. The proposed amendment is as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Township Volume - 12.1 Subdivision - Restricted Discretionary Activities — Subdivision – General – Page C12-007

Table C12.1

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All Living Zones Calculating Allotment Sizes

The average allotment size shall be calculated as a mean average (total area of allotments divided by the number of allotments). The total area and number of allotments used to calculate the mean shall exclude areas used exclusively for access, reserves or to house utility structures, or which are subject to a designation.

Any allotment which is twice or more the size of the average allotment required in the zone, shall be calculated as being: 2 x average allotment size **for that zone** – 10 m²; or as its actual size, if a covenant is placed on the Certificate of Title to prevent any further subdivision of that land.

All Townships Allotment sizes for Flats/Townhouses – Living 1

In any Living 1 zone, where two or more dwellings have been erected on an allotment the average allotment size per dwelling shall be 0.5 x the average.

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5.6 Proposed Amendment 6

Township Volume - Buildings and Building Position - Garage Setbacks on Corner Sites

- 5.6.1 The purpose of this change is to clarify what building setbacks are applicable where a garage is proposed on a corner site i.e. with more than one road frontage. At present, the Plan is unclear as to which setback dimension applies to a garage where it is proposed on a corner site. The Plan does direct the applicable setback for the road boundary to which the vehicle door faces, however, the applicable setback relating to the side wall of the garage which also faces a road boundary is not stated.

- 5.6.2 In determining what distance is appropriate for the side wall setback from a road, the plan does state that a garage wall can be up to 2m from a road boundary where the vehicle door faces an internal boundary i.e. where the garage is side on to the street. Therefore, in principle, the Plan anticipates that the side walls of garages are appropriate up to 2m of a road boundary and therefore such a setback should also be generally appropriate for corner sites. A note has therefore been included to clarify this matter. This also corresponds with the conclusions of a Council Decision that dealt with a resource consent on this particular issue (RC 065080). The proposed amendments are as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

TOWNSHIP VOLUME - 4.9 BUILDINGS AND BUILDING POSITION PERMITTED ACTIVITIES — BUILDINGS AND BUILDING POSITION – PAGE C4 - 006

Setbacks from Boundaries

4.9.2 Except as provided in Rules 4.9.3 to 4.9.18, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below.

Table C4.2 - Minimum Setbacks for Buildings

<u>Building Type</u>	<u>Metres from <u>Boundary</u></u>	
	<u>Internal</u>	<u>Road</u>
<u>Dwelling or principal building</u>	2 m	4 m
Garage: Wall length 7m or less and vehicle door faces <u>road</u>	1 m	5.5 m
Garage: Wall length 7m or less and vehicle door faces <u>internal boundary</u>	1 m	2 m
Garage: Wall length greater than 7m and Vehicle door faces <u>road</u>	2 m	5.5 m
Garage: Wall length greater than 7m and Vehicle door faces <u>internal boundary</u>	2 m	4 m
<u>Accessory Building</u> with wall length not more than 7m	1 m	2 m
<u>Accessory Building</u> with wall length greater than 7m	2 m	4 m
<u>Utility Structures</u>	0 m	0 m

Note: Where a garage is proposed on a corner site i.e. has two road frontages, only one wall may be located up to 2m from a road boundary, provided that that wall does not contain a vehicle door and is less than 7m in length. All other walls are to be set back at least 4m from the road boundary, with walls containing a vehicle door set back 5.5m from the road boundary

5.7 Proposed Amendment 7

Township Volume – Subdivision Minimum Average Lot Sizes – Living 2 Zone - Lincoln

- 5.7.1 The purpose of this change is to clarify the status of Living 2 zoned subdivisions within Lincoln. At present, the Living 2 zone at Lincoln has a minimum average area requirement of 3000m², whereas Living 2 subdivisions in other Selwyn townships have a minimum average area of 5,000m², apart from Coalgate and Dunsandel where the minimum average size is 1 hectare. Within the Living 2 zone in Lincoln, a subdivision that complies with the minimum average area requirements of 3,000m² should therefore be a restricted discretionary activity. However, under Rule 12.1.6.4, subdivision is a fully discretionary activity where any subdivision within the L2 zone has a minimum average area less than 5000m². Therefore in the case of L2 subdivisions in Lincoln, meeting the complying minimum allotment size will always get caught by the fully discretionary status.
- 5.7.2 Most L2 in Lincoln is set to become LZ Deferred via proposed Plan Change 7 (PC7) in Lincoln, albeit that PC7 is at an early stage in the plan development process and is currently subject to the public notification, submissions, and hearings. Whilst most of the current Living 2 zone in Lincoln is proposed to go under PC7, there is one small L2 area in Lincoln that has already been developed and therefore will retain its L2 zoning. Given that this small pocket has already been developed, there is little further risk regarding this rule in terms of other L2 subdivisions in Lincoln being accidentally caught by fully discretionary status. However, an exemption has nonetheless been included in rule 12.1.6.4 in case either further subdivision within the L2 pocket occurs, or the proposed provisions of PC7 do not survive the submission process and larger areas of undeveloped Living 2 zone remain in Lincoln. The proposed exemption is designed so that the L2 zone in Lincoln is not caught by rule 12.1.6.4 when the minimum average lot size is obviously intended to be 3000m². If a subdivision were to occur with an average of *less than* 3000m² in this zone then it will now default to fully discretionary status.
- 5.7.3 The proposed amendments are as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

TOWNSHIP VOLUME - 12.1.6 Subdivision -General - Discretionary Activities – Page C12-017

Discretionary Activities — Subdivision – General

12.1.6 The following activities shall be discretionary activities:

- 12.1.6.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rules 12.1.3.9 or 12.1.3.10.
- 12.1.6.2 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.13.
- 12.1.6.3 Any subdivision in the Living 2 Zone at Coalgate or Dunsandel with an average allotment size of less than 1 hectare.
- 12.1.6.4 Any subdivision in a Living 2 zone other than at Kirwee, Coalgate, ~~or~~ Dunsandel or Lincoln with an average allotment size of less than 5000m².
- 12.1.6.5 Any subdivision in the Living 2 zone at Lincoln with an average allotment size of less than 3,000m².**

5.8 Proposed Amendment 8

Township Volume – Demolition of Utility Buildings

- 5.8.1 The purpose of this amendment is to clarify whether the setback provisions in the Plan should relate to the demolition of a utility building. At present, Rule 6.2.1 permits the erection, modification, or demolition of a utility building, provided it complies with all of the conditions set out in 6.2.1.1-6.2.1.3. Taken literally, the rule therefore permits the demolition of a utility building only if that demolition complies with height and setback standards. This is not technically possible when undertaking demolition works to an existing building which already breaches these standards.
- 5.8.2 The demolition of a utility building is not something that is considered necessary to control in terms of height and setbacks. The District Plan reasons for rules for utilities state that setbacks and recession planes covered by Rule 6.2 are to protect neighbours and any living zone land from the bulk of utility buildings. Therefore, there are no recognised effects if an existing building is to be demolished.
- 5.8.3 It is therefore proposed to remove the word "demolition" from Rule 6.2.1. This will mean that demolition of a utility structure is not covered by a rule and is therefore permitted. The proposed amendment is as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

TOWNSHIP VOLUME - LIVING ZONES - 6.2 HEIGHT AND SETBACKS – UTILITY BUILDINGS – PAGE 16 - 004

Permitted Activities — Height and Setbacks – Utility Buildings

6.2.1 Erecting any utility building, or any addition or alterations to, or modification ~~or demolition~~ of any utility building which complies with all of the following conditions shall be a permitted activity.

Permitted Activities — Height and Setbacks – Utility Buildings

18.2.1 Erecting any utility building, or any addition or alterations to, or modification ~~or demolition~~ of any utility building which complies with all of the following conditions shall be a permitted activity.

5.9 Proposed Amendment 9

Township Volume – Subdivision – Notes

- 5.9.1 The purpose of this change is to clarify in the notes what must happen if a subdivision results in the creation of a new land use non-compliance. At present, there is no note listed at the start of the subdivision chapter to specify that if a subdivision results in a new non compliance for an existing building e.g. if a new lot is created containing an existing rural dwelling which as a result of the subdivision will now intrude a building setback, then a land use consent will also be required to address the effects of that new non-compliance.
- 5.9.2 A note to this effect is present at the start of the boundary adjustment section and therefore a similar note is proposed to be added to the subdivision notes for both Living and Business zones to clarify this matter. The proposed amendment is shown as follows:

PROPOSED DISTRICT PLAN AMENDMENTS:

12 - SUBDIVISION GENERAL - LIVING ZONE – NOTES – Page C12-001

Notes:

1. The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent)

.....

10. Development contributions under the LTCCP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.^{V30}

11. If a subdivision completed under 12.1 creates a land use activity which no longer complies with the district plan provisions for a permitted activity, a separate land use consent may be required for the land use activity.

24 - SUBDIVISION GENERAL - BUSINESS ZONE– NOTES – PAGE C24-001

Notes:

1. The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent)

.....

10. Development contributions under the LTCCP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.^{V30}

11. If a subdivision completed under 12.1 creates a land use activity which no longer complies with the district plan provisions for a permitted activity, a separate land use consent may be required for the land use activity.

5.10 Proposed Amendment 10

Rural Volume – Notes - Buildings and Outstanding Landscape Areas –Buildings and SH73 and the Midland Rail Corridor –buildings and Rural Character

- 5.10.1 The Plan currently controls building reflectivity as part of a suite of measures designed to minimise the visual impact of buildings within outstanding landscape areas. The purpose of this change is to clarify the notes contained within the District Plan concerning the calculation of reflectivity values. At present, these notes provide guidance regarding the reflectivity of only painted surfaces, which can be readily obtained from colour charts. However, it is important to acknowledge that there are other claddings/materials that may also be used on buildings that can also generate reflectivity e.g. stonework, unpainted timber or metallic finishes. Where the reflectivity value of such materials is not known, the discretion is currently placed upon Council to determine what the reflectivity value will be even if no information on the product is provided.
- 5.10.2 It is therefore considered to be more appropriate for the applicant to provide this information with their application. Where a non-paint product is used, evidence should be provided of the reflectivity value of the product used e.g. obtaining a product statement from the supplier or comparing the material to a similar paint colour on a chart.
- 5.10.3 It is therefore proposed to amend the notes associated with Rules 3.2.1.1, 3.3.1.1 and 3.4.1.1 as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Rural Volume – 3.2 Buildings and Outstanding Landscape Areas – Rules 3.2.1, 3.3.1, 3.4.1 - Page C3-003

Rule 3.2.1.1 (c)

Notes:

For Rule 3.2.1.1(c), reflectance applies to the exterior surfaces of the building excluding any spouting, window frames or glass. The reflectance value of any exterior finish is measured using the reflectance values for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the ~~Council~~ **applicant** shall ~~determine~~ **supply evidence of** its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. **Where the finish is an alternative to paint e.g. stone, brick, unpainted timber etc, the applicant shall supply evidence of the reflectance value of the product used.**

Rural Volume - 3.3 Building and SH73 and the Midland Rail Corridor – Page C3-004

Rule 3.3.1.1 (c)

Notes:

For Rule 3.3.1.1(c), reflectance applies to the exterior surfaces of the building excluding any spouting, window frames or glass. The reflectance value of any exterior finish is measured using the reflectance values for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the **Council applicant** shall **determine supply evidence of** its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. **Where the finish is an alternative to paint e.g. stone, brick, unpainted timber etc, the applicant shall supply evidence of the reflectance value of the product used.**

Rural Volume - 3.4 Buildings and Rural Character – Page C3-005

Rule 3.4.1.1

Note:

For Rule 3.4.1, reflectance applies to the exterior surfaces of the building, excluding any aerial or satellite dish on a dwelling, spouting, window frames or glass. The reflectance value of any exterior finish is measured using the reflectance value for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the **Council applicant** shall **determine supply evidence of** its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. **Where the finish is an alternative to paint e.g. stone, brick, unpainted timber etc, the applicant shall supply evidence of the reflectance value of the product used.**

5.11 Proposed Amendment 11

Rural Volume - Buildings and Residential Density – Restricted Discretionary Activities

- 5.11.1 The District Plan used to contain rules and policies that encouraged residential development within 1km of townships. The merits (or not) of this policy approach and the appropriateness of these provisions have been considered in detail in earlier planning processes through Variation 23 with the result that these provisions were removed as a result of decisions on submissions to V.23 and therefore reference to this original Plan approach to managing urban growth is no longer appropriate. At present, the second bullet point of the anticipated environmental results looks to encourage residential development on smaller allotments to be located within a set radius of certain townships. However, as the 1 km rule has now been removed from the plan, the reference to this outcome as an anticipated environmental result ought also to be removed as it is no longer appropriate as an outcome that is no longer supported by the Plan's objectives and policies.
- 5.11.2 It is therefore proposed to amend the Plan by deleting the second bullet point as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Rural Volume – Residential Density and Subdivision in the Rural Area – Anticipated Environmental Results - Page B4 -013

The following results should occur from implementing Section B4.1:

- Residential development remains lower in rural areas than in townships.
- ~~- Most residential development on smaller allotments occurs within 1km of Leeston, Lincoln, Prebbleton and Rolleston and 0.5km of other remaining townships, except for those in the High Country, West Melton and Kirwee.~~
- Dwellings built on small allotments in the rural area, are surrounded by land without buildings.
- Papakainga housing occurs at Taumutu.
- There is variety in the size and shape of allotments subdivided in the District.
- Residential density varies across the rural area.
- Other activities have allotments which are of an appropriate size and shape with the utility connections the activity requires.

5.12 Proposed Amendment 12

Rural Volume - Buildings and Building Position – Status of Garages and Accessory Buildings

- 5.12.1 The purpose of this change is clarify present uncertainty regarding the status of garages and accessory buildings which fail to meet the permitted setback standards. Rule 3.13.1 permits the erection of any building, provided the building complies with various setback rules set out in Table C3.2. All buildings, other than garages or accessory buildings, that fail to comply with the setbacks specified in table C3.2 then become fully discretionary activities under rule 3.13.4. Therefore there is no status for a garage or accessory building that fails to comply with the setback standards specified in Table C3.2.
- 5.12.2 It is therefore proposed to amend Rule 3.13.4 to remove the exemption for garages and accessory buildings, so that garages and accessory buildings that fail to comply with the required building setbacks become fully discretionary activities.. This will allow the appropriate assessment of any such buildings that intrude the permitted setback standards.
- 5.12.3 This proposed change is shown as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Rural Volume – 3.13 Buildings and Building Position - Discretionary Activities — Page C3-016

- 3.13.4 Any building or part of any building, ~~other than a garage or accessory building~~, which does not comply with Rule 3.13.1.1 shall be a discretionary activity.

5.13 Proposed Amendment 13

Rural Volume - Buildings and Building Position – Property Size

5.13.1 The purpose of this change is to clarify what setbacks are to apply to a building in the rural zone where a property of exactly 1 hectare in size is involved. At present, the wording in Table C3.2 does not allow for lots which are precisely 1ha in size, rather it allows for below and above 1ha in size only when determining which setbacks are appropriate. Given that there are a number of parcels that are a precise 1ha in size, the wording in this table needs to allow for 1 hectare lots.

5.13.2 It is therefore proposed that table C3.2 be amended to allow for lots “up to 1ha” in size, and “greater than 1ha” to address this matter as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Rural Volume – 3.13 – Table C3.2 - Buildings and Building Position – Page C3-016

3.13.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:

3.13.1.1 Any building complies with the relevant setbacks from property boundaries and road boundaries as shown in Table C3.2:

Table C3.2 – Setbacks from Boundaries Property Size	Building Type	Setbacks		
		Property Boundary	Arterial Road or Strategic Road	Other Road
Less than Up to 1ha (≤1ha)	Garage or Accessory	3m	10m	10m
	Dwelling or Principal Building	3m	20m	10m
Greater than 1ha (>1ha)	Garage or Accessory	5m	10m	10m
	Dwelling or Principal Building	5m	20m	10m
Any Size	Building housing Animals	30m	30m	30m

5.14 Proposed Amendment 14

Rural Volume – Rural Character – Policy B3.4.7 - Signs

5.14.1 The purpose of this change is provide consistency of Policy B3.4.7 to its explanation and reasons. Policy B3.4.7 deals with the location of signs and noticeboards in the rural area. At present this policy seeks that signs located on sites to which they do not relate are acceptable either in townships or anywhere in the Inner or Outer Plains areas, which covers the majority of the District.

5.14.2 When reading the explanation and reasons accompanying this policy, it is evident that non site related signage is only considered appropriate within townships on the Plains area. This therefore means that townships in the Malvern Hills or High Country Areas are not included, nor are sites in the Inner or Outer Plains areas generally as could be misconstrued from the current wording of this Policy.

5.14.3 It is therefore proposed to amend the word “or” to “on” in this policy to ensure that its intention is not misunderstood. The proposed amendment is shown as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

Rural Volume - Policy B3.4.7 - Page B3-040

Policy B3.4.7

Require signs and noticeboards to be located on the site to which the sign or notice board relates except for:

- Temporary signs; and
- Signs and noticeboards located close to townships ~~or~~ on the Plains area.

Policy B3.4.8

Ensure signs and noticeboards are designed and positioned to avoid:

- Restricting people’s visibility along roads;
- Impeding access to or past sites;
- Nuisance effects from sound effects, moving parts, glare or reflectivity;
- Large structures protruding above rooftops.

Explanation and Reasons

Signs and noticeboards are important tools for businesses to advertise their products and their location, and for people to find out information. Outdoor signs and noticeboards can have adverse effects. For example: Sound effects and moving parts can annoy neighbours and distract motorists; and too many signs can create a built up or metropolitan feel which may affect the character of an area. Policies B3.4.7 and B3.4.8 describe the effects which outdoor signs and noticeboards should avoid, in the Rural zone. Policy B3.4.7 discourages the erecting of general advertising hoardings in the Rural zone except in close proximity to townships on the Plains. General advertising hoardings, particularly along roadsides or railway lines, are often associated with townships. They may create a metropolitan or built up effect. The Plains area, particularly around townships is more built up than other parts of the Rural zone. The effects on rural character will be less advertising, in these areas.

Policies B3.4.7 and B3.4.8 are implemented through rules which establish conditions for erecting outdoor signs and noticeboards as permitted activities. Policy B2.1.5, Transport addresses effects of signs alongside roads on traffic safety.

5.15 Proposed Amendment 15

Rural Volume – Buildings and Natural Hazards – Subdivision in Flood Areas

- 5.15.1 The purpose of this change is to clarify the criteria regarding the use of minimum floor levels for new buildings or subdivision within flood/natural hazard areas. Buildings are currently permitted under rule 3.1.1 provided the proposal complies with a list of conditions set out in clause 3.1.1.1(a) – (e). Clause 3.1.1.1(d) and (e) are as follows:

(d) The area shown on the Planning Maps as the lower Plains flood area; unless a minimum building floor level of 300mm above a 2% Annual Exceedance Probability (AEP) hazard event is identified and the building floor level is at or above that level;

(e) The area shown on the planning Maps as the Lake Ellesmere./ Te Waihora flood area, unless a minimum building floor level of 3m above mean sea level (Lyttelton Datum 1937) is identified.

- 5.15.2 Any proposal that fails to comply with rule 3.1.1.1 (d) or (e) is then subject to rule 3.1.2 as a restricted discretionary activity. At present Rule 3.1.2 for restricted discretionary activities makes a distinction between being within the flood hazard areas listed in 3.1.1.1 (d) and (e) or failing to achieve the minimum floor levels required for dwellings and principal buildings in these areas. In reality, you have to be within the area listed in the rule and fail to achieve the minimum floor levels to become a restricted discretionary activity (as 3.1.1(d) and (e) state that buildings are permitted in these areas provided minimum floor levels are achieved), therefore the word or should be removed from Rule 3.1.2 so that it can be implemented correctly and is consistent with the rationale set out in the 'reasons for the rules' section.

- 5.15.3 Similarly, clause (c) of subdivision Rule 10.2.3.2 allows the discretion to place a consent notice on land stating that dwellings are not permitted in flood areas. However, this is not correct as provided minimum floor levels are met, dwellings can be permitted in flood areas, therefore the text of this standard has been amended to say this.

- 5.15.4 The proposed amendments are shown as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

**RURAL VOLUME - 3.1 BUILDINGS AND NATURAL HAZARDS - RESTRICTED DISCRETIONARY ACTIVITIES -
BUILDINGS AND NATURAL HAZARDS – PAGE C3-001**

- 3.1.2 Erecting any new dwelling or other principal building on any site in the areas listed in Rule 3.1.1.1(d) and (e) ~~or~~ with a minimum floor level which does not comply with Rule 3.1.1.1(d) or (e) shall be a restricted discretionary activity.

**RURAL VOLUME - 10.2 SUBDIVISION IN FLOOD AREAS - RESTRICTED DISCRETIONARY ACTIVITIES -
SUBDIVISION IN FLOOD AREAS – PAGE C10-006**

10.2.3.2 In the areas shown on the Planning Maps as the Lower Plains or Lake Ellesmere/Te Waihora flood areas:

- (a) Whether any allotment created contains a site or sites where a dwelling or other principal building may be erected in accordance with the requirement of Building Rule 3.1.1.1(d) (for the Lower Plains flood area) or Building Rule 3.1.1.1(e) (for the Lake Ellesmere/Te Waihora flood area) and Earthworks Rule 1.3.
- (b) The potential effects of inundation on pedestrian and vehicular access to the allotment, or to the dwelling or other principal building to be erected on the allotment; and
- (c) Any condition on the subdivision consent requiring a consent notice or other mechanism to be placed on the Certificate of Title for any allotment created, to alert prospective purchasers that erecting any dwelling or other principal building on the allotment is not a permitted activity under the District Plan, **unless it meets the minimum floor levels set out in Rules 3.1.1.1(d) and 3.1.1.1(e).**

Note: In relation to Rule 10.2.3.2(c), such a condition may not be needed if a land use consent to erect a dwelling or other principal building is granted.

5.16 Proposed Amendment 16

Rural Volume – Shelterbelts and Amenity Planting – Page C2-001

- 5.16.1 The purpose of this change is to address the term ‘visual screening’ as it relates to Rule 2.1 regarding shelterbelts and amenity planting. At present, rule 2.1.1 permits “the planting of any trees for amenity planting, shelterbelts or visual screening” provided various conditions set out in 2.1.1.1-9 are met. The terms ‘amenity planting’ and ‘shelterbelts’ are defined but there is currently no definition for ‘visual screening’ and therefore it can be interpreted very broadly to potentially justify screening anything in particular, which has the potential to detract from the character of the rural area by the overplanting of vegetation thereby reducing views of open rural space. It is also noted that plantations are subject to their own set of rules under clause 2.2, with the term ‘plantation’ having its own definition so that it means “any group of trees planted on a site, whether intended to be harvested or not, which are not classed as amenity plantings or shelterbelts...”. Trees intended to be planted for visual screening under rule 2.1 therefore default by definition to being ‘plantations’ and will become subject to the provisions of 2.2.

- 5.16.2 The key intention of rule 2.1 as it relates to 'visual screening' is the ability to plant trees as a permitted activity where their purpose is to screen buildings and thereby reduce their visual effects in order to maintain rural landscape values.
- 5.16.3 It is therefore proposed to amend the definition of 'amenity planting' to include planting for the purposes of screening buildings, so that such planting is permitted (subject to meeting the conditions of 2.1.1.1-9) and is not caught by the definition of 'plantation', and also to ensure that the loose term 'visual screening' is not used as a loophole for enabling planting some distance from buildings that would have unacceptable environmental effects. Rule 2.1.1 and the definition of 'amenity planting' are therefore proposed to be amended as follows:

PROPOSED AMENDMENTS TO DISTRICT PLAN:

**2.1 SHELTERBELTS AND AMENITY PLANTING Permitted Activities — Shelterbelts and Amenity Plantings
– PAGE C2 - 001**

2.1.1 The planting of any trees for ~~amenity planting, or shelterbelts, or visual screening~~ shall be a permitted activity if all of the following conditions are met:

2.1.1.1.....

DEFINITION – PAGE D - 001

Amenity Planting: means any tree or trees planted in the immediate vicinity of a house or principal building, primarily to provide shelter or aesthetic appeal, or to visually screen any building as a means of mitigating potential adverse environmental effects. Amenity plantings include any woodlot, orchard or vineyard planted in close proximity to a house or principle building, primarily to supply the residents on-site. The total area of any woodlot, orchard or vineyard which is classed as amenity planting shall not exceed 4 ha.

6.0 COSTS AND BENEFITS OF THE PROPOSED AMENDMENTS

- 6.1 Given the minor nature of the proposed changes, there are effectively only two options that can be considered being a comparison of the status quo versus the proposed changes. As stated at the beginning of this report, these changes are proposed to correct errors, ambiguities, and inconsistencies within the Plan. These issues have arisen out of day to day administration of the Plan and have caused processing issues, therefore retaining the status quo is not considered appropriate. The table below identifies each of the proposed changes and the anticipated costs and benefits of undertaking the proposed change.

Township Volume			
Amendment No	Description	Economic	Environmental and Social
1	Building Step	+ve Possible savings in time and cost as a result of improved clarity of the District Plan provisions.	+ve improve the ability to maintain environmental amenity through improved clarity in this assessment matter.
2	Doyleston Water Supply	+ve Possible savings in time and cost as a result of updated District Plan provisions better reflecting the existing servicing situation in Doyleston.	+ve improve the ability to improve services and maintain environmental amenity through requiring new buildings to connect to the reticulated water supply.
3	Earthworks Description	+ve Possible savings in time and cost as a result of improved clarity of the District Plan provisions.	Neutral – environmental outcomes unlikely to change to any notable degree.
4	Darfield and Kirwee Effluent Treatment status	+ve Possible savings in time and applications as a result of improved clarity of the District Plan provisions.	+ve improve the ability to consider services and maintain environmental amenity through assessing the ability to provide for on-site effluent disposal.
5	Subdivision - Calculating allotment zones	+ve Possible savings in time and applications as a result of improved clarity of the District Plan provisions.	Neutral – environmental outcomes unlikely to change to any notable degree.
6	Garage setbacks on corner sites	+ve Possible savings in time and applications generated as a result of improved clarity of the District Plan provisions and the ability to comply with more appropriate standards.	+ve consistency in environmental outcomes will be more readily achieved.
7	Lincoln L2 zone subdivision status	+ve Possible savings in time and cost as a result of improved clarity of the District Plan provisions.	Neutral – the change in status is unlikely to alter the environmental outcomes to any notable degree given the extent of Living 2 zoning that is likely to develop further is small following proposed Plan Change 7.
8	Utility demolition status	+ve Possible savings in time and applications as a result of improved clarity of the District Plan provisions.	Neutral – the removal of the demolition from requiring consent will not alter the environmental outcomes sought by the Plan.
9	Subdivision Chapter Note	+ve Possible savings in time and cost as a result of improved clarity of the District Plan provisions.	Neutral the clarification of the status will not alter the environmental outcomes sought by the Plan to a notable degree.

Rural Volume			
Amendment No	Description	Economic	Environmental and Social
10	Building Reflectivity	+ve Possible reduced Council processing time determining reflectivity values as a result of improved clarity of the District Plan provisions.	+ve improve the ability to maintain environmental amenity through clarifying reflectivity values.
11	Rural subdivision – anticipated environmental results – 1km rule	+ve Possible reduced Council processing time as a result of improved clarity of the District Plan provisions.	+ve improve the ability to maintain environmental amenity through clarifying the anticipated results within the Plan.
12	Accessory Buildings - status	+ve Possible savings in time and cost as a result of improved clarity of the status of this activity under the District Plan.	Neutral the clarification of the status will not alter the environmental outcomes sought by the Plan to a notable degree.
13	Building Position - 1 ha lot size	+ve Possible savings in time and cost as a result of improved clarity of the status for 1ha lots under the District Plan.	Neutral the clarification of the status will not alter the environmental outcomes sought by the Plan to a notable degree.

14	Sign Policy	+ve Possible savings in time and cost as a result of improved clarity of the wording of this Policy.	+ve improve the ability to maintain environmental amenity through clarifying the correct intention of this Policy.
15	Subdivision floor level	+ve Possible savings in time and applications as a result of improved clarity of the District Plan provisions.	+ve improve the ability to maintain environmental amenity through the clarification of provisions regarding minimum floor levels to ensure that they are applied correctly.
16	Shelterbelts and Visual Screening	+ve Possible savings in time and cost as a result of improved clarity of the District Plan provisions.	+ve improve the ability to maintain environmental amenity through clarifying the correct intention of this Plan with regard to visual screening.

6.2 When considering the risks of acting on the issues raised against the risk of not acting, it is appropriate to consider the Plan conservatively to ensure that even relatively minor uncertainty is removed where possible to avoid the potential for economic or social and environmental harm that can otherwise result. In terms of the proposed changes, given the minor nature of the changes and that the intent of these changes is to increase certainty compared with the relevant provisions within the plan, it is considered that there is no increased risk from undertaking these changes.

6.3 In conclusion, all proposed changes are considered to be a more efficient and effective method to better achieve the objectives of the plan, and thereby Part II of the Act, than the current Plan methods.

7.0 CONSULTATION

7.1 No external consultation has been undertaken due to the minor nature of the changes proposed. All changes are to effectively tidy up and correct any small errors or matters of clarification causing issue with the working of the current District Plan. However, internal consultation has been undertaken with Council planning staff and asset management regarding the proposed changes.

7.2 Consultation in accordance with the 1st Schedule of the RMA has been undertaken prior to public notification of the Plan Change. No concerns have been raised during this consultation. It is also noted that all interested parties are able to put forward their views through the statutory public notification process, as with any plan change.

8.0 SECTION 74-75 OF THE RMA

8.1 In accordance with S74 and 75, it is considered that the minor nature of the proposed changes will be consistent with the Regional Policy Statement and will not create any cross boundary issues with adjoining territorial authorities nor create any issues in respect of planning documents recognised and lodged by an iwi authority.

- 8.2 The proposed changes will not result in inconsistencies with any National Policy Statements, Coastal Policy Statements, Water Conservations Orders or Regional Plans. It is therefore concluded that this plan change is in accordance with these sections of the RMA.

9.0 CONCLUSION

- 9.1 Based on the above assessment, the overall conclusion is that the proposed changes do represent a more effective and efficient method of achieving the Plan's objectives and policies than the current wording of the Plan with regard to the relevant provisions, and thereby better achieves Part II of the Act.