

Appendix 2: Outline Development Plan

Introduction

This Outline Development Plan (**ODP**) is for the Birchs Road development area. This is proposed to be zoned Living MD Prebbleton and Business 1. The ODP includes 36.58 ha of land, comprising eight properties. The site is bounded by Hamptons Road to the north, Birchs Road and Kakaha Park to the east and rural uses of varying scales to the south, east, and west (**Site**).

The ODP provides an overarching structure framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan. In detail, the ODP guides the following elements specific to this Site:

- Density;
- Road layout;
- Pedestrian and cycle elements;
- Connectivity;
- Servicing; and
- Edge treatment.

Foundation of the ODP

The cultural principles embedded with the four pillars of Te Runanga o Ngāi Tahu underpin the design process and outcomes of the ODP.

The four pillars of Te Runanga o Ngāi Tahu are:

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| ▪ Te Ao Turoa | The Environment |
| ▪ Mātauranga | Knowledge |
| ▪ Oranga | Wellbeing |
| ▪ Ngāi Tahutanga | Culture and Identity |

Design Principles

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density to a minimum of 15hh/ha, applies urban consolidation principles and is consistent with the evolving settlement and growth pattern for Prebbleton.
- Provision for a range of section sizes and housing types to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layout that integrate with the adjoining Kakaha Park and development north of Hamptons Road and incorporates existing land uses where appropriate.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant, and healthy

living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles at detailed design stage.

- Integrated and legible road layout with a clear hierarchy that supports safe and efficient connections promoting walking and cycling over vehicle movement. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with Kakaha Park and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre via a focus on the Birchs Road movement corridor.
- Sustainable methods to manage, detain, and treat stormwater to protect groundwater resources and overland flows from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

Land use

A minimum density of 15 households per hectare shall be achieved through future subdivision. Intensification of residential density (less than 400 m²/unit) should be located near to key open spaces, green corridors (including Kakaha Park) and neighbourhood commercial area and avoid locating on the outer edge of the ODP area where it adjoins rural zoning.

Subdivision

An application for subdivision of the ODP area shall include supporting transport and infrastructure assessments, with detailed design for the provision of water, sewer and stormwater to any allotments proposed. These assessments shall include analysis of the upper limit of residential units enabled by the zoning and any cumulative effects of demand on the transport and infrastructure (water and sewer) networks. This ensures the capacity of the networks is not adversely affected by the subdivision or can be mitigated through identified upgrades. At the time of subdivision, the need for, and nature of, any safety improvements required to the Hamptons/Birchs Road intersection and the proposed new road and Birchs Road connections will be considered in consultation with Selwyn District Council. The layout of the blocks will have a predominantly north-south orientation where possible to maximise solar gain into rear yards (outdoor living spaces) of all properties.

Subdivision will include the creation of super lots in order to achieve the required 15hh/ha density. If super lots are proposed within the subdivision, a minimum residential unit yield shall be registered by way of consent notice on the individual super lots, to ensure the minimum density overall is achieved.

Green and blue network

The Green network consists of a north – south spine and smaller east – west green links, creating a green skeleton that is the foundation of the development's layout. The network incorporates several functions, these being;

- Providing amenity to a large number of residents;
- Assisting with stormwater management and conveyance;
- Incorporating primary roads and hosting key walking and cycling connections;
- Pulling the qualities of the neighbouring Kakaha Park into the Site;
- Providing viewshafts to the Port Hills and other significant landmarks;
- Interlinking of smaller recreational reserves within the Site;

- Supporting the natural processes of the land;
- Supports the residential intensification of the Site;
- Visually breaks the development into smaller spaces to integrate PC79 into the wider Prebbleton character;
- Supports native flora and fauna propagation acting as a nodal green space and corridor for these species;
- Assists in the creation of a sense of community, a space for people to interact and to enjoy.

Two smaller reserves within the project boundary will be required to provide amenity for residents, the majority of residents being within a 5-minute walk, or 500 m radius of the spaces. It is likely the sizes of the reserves will range between 3,000 m² and 6,000 m² with the exact size and position of these reserve being determined at the time of subdivision. These reserves will be tied to the location of higher density developments, providing amenity for residents on smaller sections.

The blue network is integral to the green network. Any areas identified at high risk of flooding should be utilized for reserves and stormwater management rather than residential use or remediated (filled) at the time of subdivision, avoiding any risk to residential use.

There are two possible overland flowpaths crossing the Site, running northwest – southeast. The larger is located in the far south along this southern boundary and the smaller follows a historic waterway alignment that has been redirected along Hamptons and Birchs Rd. Both flowpaths need to be considered at detailed design and should be integrated into the blue and green network to continue to facilitate these overland flow functions.

Movement network

Walkability and connectivity are key principles of the ODP, with a hierarchy of street types and connections provided throughout the area. The aim of the movement network is to provide a range of modal options for residents, to reduce car-dependency for short local trips, while recognising private vehicle use is necessary for longer trips. The ODP encourages connectivity using primary and secondary routes running through the area from north to south and east to west, with future primary connections from Hamptons and Birchs Road. Primary roads that sit within the green network require sufficient road reserve width to allow inclusion of a shared pedestrian/cycle path, separate from the main vehicle carriageway.

Smaller streets (not shown), or local/neighbourhood streets, will create a highly connected and permeable neighbourhood. These roads are not shown to allow future design flexibility at the final subdivision stage and should provide walkable blocks and avoid cul-de-sacs. The design of the local streets will encourage slow vehicle movements combined with pedestrian and cycle facilities, either separate or shared depending on the design of the street.

Supporting the road network, off-road pedestrian and cycle paths are located within the green network and connect through to Kakaha Park and the Rail Trail. North of the car park to Kakaha Park, a key pedestrian crossing is strategically placed adjacent to the commercial area of PC79.

KEY ASPECTS

- Street hierarchy providing different modal allocation;
- A well-connected network which combines with the green / blue network and existing facilities connecting to key destinations (~~school, childcare, etc. commercial area and~~ Kakaha Park);
- A high level of legibility created through street hierarchy;
- Prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes;

- Direct vehicle access onto Birchs Road for individual properties is desired- where this can be carefully managed to achieve an urban streetscape -and promote passive surveillance whilst ensuring the safe and efficient functioning of Birchs Road ; and
- Streets with a high level of amenity.

Road Upgrades

The Birchs Road and Hamptons Road frontages are to be upgraded to an urban standard in accordance with the Council's Engineering Code of Practice. All frontage upgrades are to be developed in consultation with Council.”.

-The primary road intersection with Hamptons Road ~~i~~will require consideration of safe intersection sight distances ~~s~~ and should be supported by urban frontage upgrades and speed limits to ensure turning movements can be accommodated safely.

A new road and roundabout will be provided at the Leadleys Road – Birchs Road intersection. Design of this intersection will need to carefully consider the alignment of the new road noting the existing alignment of Leadleys Road is not- perpendicular to Birchs Road. This roundabout shall also include safe crossing facilities for pedestrians and cyclists.

Provision has been made for a maximum number of residential units which could be accommodated within the future subdivision, dependent on the timing of upgrades of the Hamptons Road/Springs Road roundabout upgrade and whether seal widening is provided along Leadleys Road.

Along Birchs Road frontage from Leadleys Rd to the new bus stop and crossing, a shared pedestrian and cycle path is to be provided.

A secondary road intersection with Birchs Road has been indicated to provide for co-ordinated access to the business area however will require careful design to ensure it functions as a secondary rather than primary connection.

Commercial

The commercial area identified in the ODP shall have a total land area of 2,500 m² and shall provide primarily for small-scale commercial and community activities that directly support the daily needs of the immediate residential neighbourhood. The scale of commercial activity is to remain small so as not to detract from the broader town centre as a focal point for commercial activities. No supermarket is to be provided within the commercial area.

The layout of the commercial area is broken by the access road, a low level secondary road with slow travel speeds.

The commercial area must provide active interface with Birchs Road as well as PC79, thus fronting in both directions. Car parking is to be visually and physically integrated to preserve amenity and avoid affecting Prebbleton's village character with concrete and car dominant views.

Edge Treatment to Rural

Soft landscape treatment and appropriate building setbacks to ensure that reverse sensitivities are addressed with respect to adjoining rural zoning but future connectivity to the west and south is not precluded.

Primary function of the edge treatment to rural is to provide mitigating measures to address potential reverse sensitivities to rural activities. The secondary function is to provide a visual

screen to rural amenity and the final function is to provide edge treatment that ensures future connectivity to the west and south is not precluded.

To achieve all these functions a soft landscape treatment is proposed that can adapt through detailed planting to each relevant boundary with specifically tailored planting strategy to address reverse sensitivity such as airborne particles and/or noise from rural activities

Both the western and southern boundary are to include a minimum 5m buffer within private property comprising of a mix of predominantly native planting capable of reaching minimum of 6m (average of 8m height) at maturity. The setback area is to be densely planted with staggered layers of vegetation to provide the best possible screen/ deflect airborne particles and noise from rural activities.

Where required this 5 m setback can include additional structures to aid noise control, screened by vegetation on either side.

Rural amenity planting, planted at intervals capable of achieving visual screening of dwellings is proposed to the southern part of the Birchs Road boundary between Leadleys Road and southeast corner of Site to present a more rural interface towards rural properties across Birchs Road.

Edge Treatment to Kakaha Park

The commercial zone is proposed opposite the car park for Kakaha Park to provide active frontages and passive surveillance.

Educational Facilities

At the time of subdivision, consultation with the Ministry of Education will consider whether it is appropriate and necessary for any land to be provided for education purposes within the Site, and the appropriateness of any amendments to the ODP to accommodate this.

Appendix 3: Proposed Amendments/Insertions to the Operative Selwyn District Plan

To enable the proposed plan change a new Living Medium Density (Living MD Prebbleton) zone is proposed (The same as the Living MD1 as proposed by Variation 1). This will require the following additions/insertions to the OSDP to ensure consistency with the requirements of the EHS Act and enable this plan change to be considered for adoption into the Operative Selwyn District Plan.

Specific rules to be added to the Subdivision chapter to give effect to the ODP have also been proposed.

Text to be inserted is shown as underlined and any deletions are noted with ~~striketrough~~.

A4.5 TOWNSHIPS AND ZONES

Table A4.4 – Description of Township Zones

Insert below description of Living WM:

<u>Living MD</u>	<u>Urban growth areas within or adjacent to existing townships within Greater Christchurch. These areas are used predominantly for residential activities with a higher concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.</u>
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B3.4 QUALITY OF THE ENVIRONMENT – OBJECTIVES

Objective B3.4.7

Within the Living MD Zone, a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

B3.4 QUALITY OF THE ENVIRONMENT – POLICIES

ZONES

Policy B3.4.1

To provide zones in townships based on the existing quality of the environment, character and amenity values, except within the Living MD Zone or within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.

Policy B3.4.9A

Apply the medium density residential standards in the Living MD Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

BUILDING DESIGN

Policy B3.4.27A

In the Living MD Zone, encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

Policy B3.4.27B

In the Living MD Zone, enable housing to be designed to meet the day-to-day needs of residents

Policy B3.4.27C

In the Living MD Zone, provide for developments not meeting permitted activity status, while encouraging high-quality developments.

B4.1 RESIDENTIAL DENSITY – OBJECTIVES

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within the Living MD Zone and within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

Objective B4.1.3

The Living MD Zone provides for a variety of housing types and sizes that respond to—

- i. housing needs and demand; and
- ii. the neighbourhood's planned urban character, including 3-storey buildings

B4.1 RESIDENTIAL DENSITY – POLICIES

Policy B4.1.14

Enable a variety of housing typologies with a mix of densities within the Living MD Zone, including 3-storey attached and detached residential units, and low-rise apartments.

B4.3 RESIDENTIAL AND BUSINESS DEVELOPMENT

Policy B4.3.7

Living Z and Living MD urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall:

- Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices;
- Be prepared in accordance with the matters set out in Policy B4.3.8;
- Take account of the Medium Density and Subdivision Design Guides.

Policy B4.3.8

Each Outline Development Plan shall include:

- Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development;
- Any land to be set aside for
- community facilities or schools;
- parks and land required for recreation or reserves;
- any land to be set aside for business activities;
- the distribution of different residential densities;
- land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;
- land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and
- land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.

- Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare;
- Identify any cultural (including Te Taumutu Rūnanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;
- Indicate how required infrastructure will be provided and how it will be funded;
- Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;
- Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;
- Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;
- Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
- Include any other information which is relevant to an understanding of the development and its proposed zoning; and
- Demonstrate that the design will minimise any reverse sensitivity effects.
- In the Living MD Zone, any identified qualifying matter and how it is to be addressed

C4 LZ BUILDINGS

4.2 BUILDINGS AND LANDSCAPING

Permitted Activities – Buildings and Landscaping

- 4.2.1 Except in the Living MD Zone where Rule 4.19 applies instead and except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and
- Planted in lawn, and/or
 - Paved or sealed, and/or
 - Dressed with bark chips or similar material.

4.6 BUILDINGS AND BUILDING DENSITY

Permitted Activities – Buildings and Building Density

- 4.6.1 Except in the Living MD Zone where Rule 4.19 applies instead, the erection on an allotment (other than a site at Castle Hill) of not more than either:
- One dwelling and one family flat up to 70m² in floor area; or
 - One principal building (other than a dwelling) and one dwelling,
- shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).

4.7 BUILDINGS AND SITE COVERAGE

Permitted Activities – Buildings and Site Coverage

- 4.7.1 Except in the Living MD Zone where Rule 4.19 applies instead, and except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.

4.8 BUILDINGS AND BUILDING HEIGHT

Permitted Activities – Buildings and Building Height

- 4.8.1 Except in the Living MD Zone where Rule 4.19 applies instead, the erection of any building which has a height of not more than 8 metres shall be a permitted activity.

4.9 BUILDINGS AND BUILDING POSITION

Permitted Activities – Buildings and Building Position

The following shall be permitted activities

Recession Planes

- 4.9.1 Except in the Living MD Zone where Rule 4.19 applies instead, and except as provided for in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11;
- 4.9.1.1 In a Living Z medium density area located within an Outline Development Plan (ODP) on any internal boundary which is
- (a) not a boundary of a lot in a low density area; and
 - (b) which is not a boundary of the ODP area as a whole – the construction of any building which complies with a recession plan angle of 45 degrees, with the starting point for the recession plane to be 4m above ground level; and

- 4.9.1.2 Where buildings on adjoining sites have a common wall along an internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.

Setbacks from Boundaries

- 4.9.2 Except in the Living MD Zone where Rule 4.19 applies instead and except as provided in Rules 4.9.3 to Rules 4.9.33, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below.

4.13 BUILDINGS AND STREETSCENE

Permitted Activities – Buildings and Streetscene

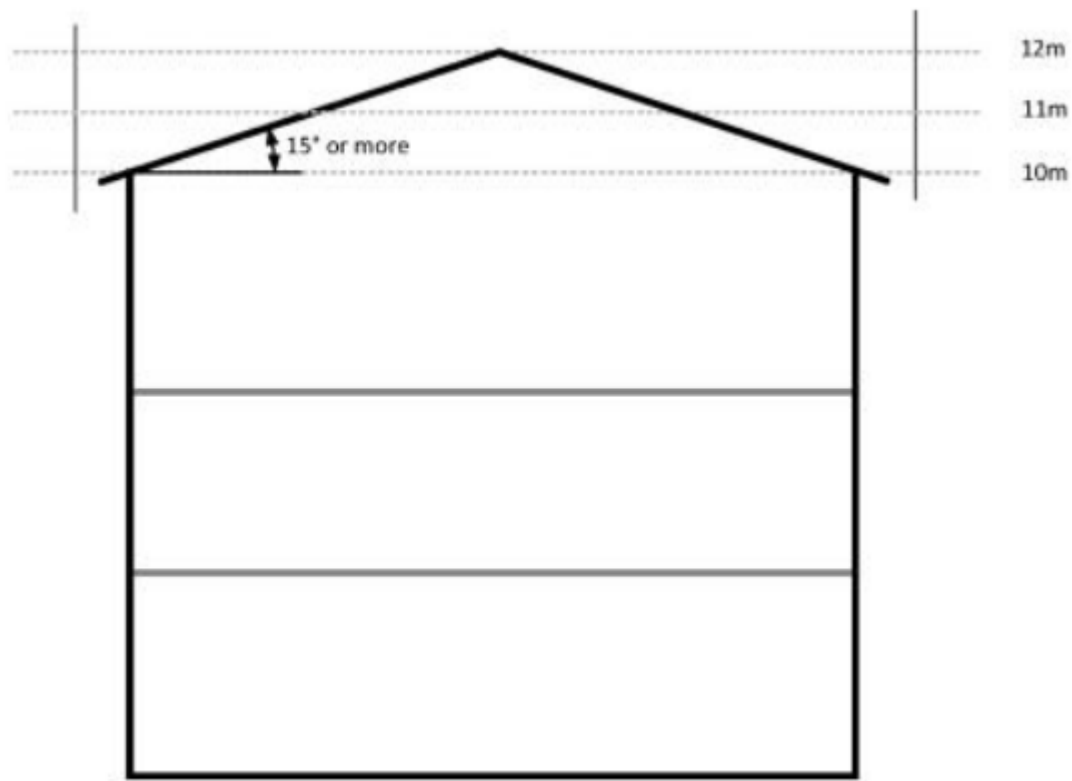
For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) or the High Street, Southbridge Outline Development Plan area (Appendix 45), ~~or a Living Z zone, or a~~ Living MD Zone.

4.19 DENSITY STANDARDS IN THE LIVING MD ZONE

Permitted Activities – Density Standards in the Living MD Zone

- 4.19.1 In the Living MD Zone, the establishment of not more than 3 residential units on a site shall be a permitted activity.
- 4.19.2 In the Living MD Zone, the establishment of any residential unit or other principal building which has a height of not more than 11 metres shall be a permitted activity, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on Figure C4.1:
- 4.19.3 In the Living MD Zone, the establishment of any other building or structure which has a height of not more than 8 metres shall be a permitted activity.

Figure C4.1 – Permitted residential unit height, Living MD Zone



4.19.4 In the Living MD Zone and except as set out below, the construction of any building which complies with the Recession Plane C requirements set out in Appendix 11, shall be a permitted activity.

4.19.5 In the Living MD zone, any building which complies with the setback distances from internal boundaries and road boundaries as set out in Table C4.4 below, shall be a permitted activity. For the purposes of this rule, setbacks shall be measured from the relevant boundary to the closest point of the building.

Table C4.4 - Minimum Setbacks for Buildings, Living MD Zone

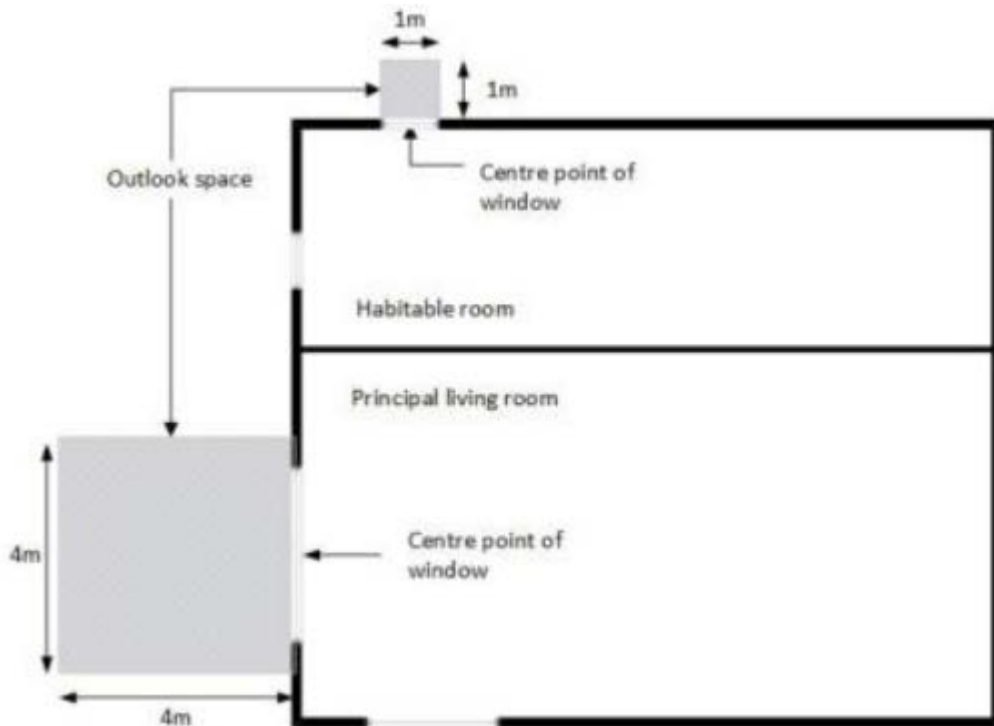
Building type	Setback from boundary (metres)	
	Internal boundary	Road boundary or shared access where specified
Garage: vehicle door faces road or shared access	1m	5.5m
Residential Unit or other principal building	1m	1.5m
Any other building	1m	2m

4.19.6 Despite Rule 4.19.5, any building in the Living MD Zone may be sited along an internal boundary of the site where there is a common wall between two buildings on adjacent sites, or where such a wall is proposed.

4.19.7 Any building in the Living MD Zone where the building coverage does not exceed 50% of the net site area shall be a permitted activity.

- 4.19.8 Any residential unit in the Living MD Zone shall be a permitted activity where it provides an outdoor living space that:
- 4.19.8.1 Where the residential unit is at ground floor level, comprises ground floor, balcony, patio, or roof terrace space that:
- (a) Is at least 20m² in area; and
 - (b) where located at ground level, has no dimension less than 3 metres; and
 - (c) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (d) is accessible from the residential unit; and
 - (e) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (f) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- 4.19.8.2 Where the residential unit is located above ground floor level, comprises balcony, patio, or roof terrace space that:
- (a) is at least 8m² and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the residential unit; and
 - (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the unit.
- 4.19.9 Any residential unit in the Living MD Zone shall be a permitted activity where it provides an outlook space from habitable room windows as shown in Figure C4.2 and:
- 4.19.9.1 Each required outlook space shall comply with the following minimum dimensions:
- (a) one principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and
- 4.19.9.2 The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
- 4.19.9.3 Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
- 4.19.9.4 Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
- 4.19.9.5 Outlook spaces may be under or over a balcony;
- 4.19.9.6 Outlook spaces required from different rooms within the same building may overlap; and
- 4.19.9.7 Every outlook space must:
- (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another residential unit.

Figure C4.2 Required outlook space from habitable rooms, Living MD Zone



4.19.10 In the Living MD Zone, any residential unit facing the street shall be a permitted activity where it has a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

4.19.11 In the Living MD Zone, any residential unit at ground floor level shall be a permitted activity where:

4.19.11.1 a landscaped area of a minimum of 20% of a developed site with grass or plants is provided, which can include the canopy of trees regardless of the ground treatment below them.

4.19.11.2 The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

Restricted Discretionary Activities – Density Standards in the Living MD Zone

4.19.12 Any activity which does not comply with Rule 4.19.1 shall be a restricted discretionary activity, which shall not be subject to public or limited notification. The exercise of discretion shall be restricted to consideration of the following matters:

4.19.12.1 For each residential unit:

- (a) Adequacy of exclusive outdoor living space
- (b) access to daylight and sunlight; and
- (c) visual privacy

4.19.12.2 Parking and access; safety, efficiency and impacts to on street parking and neighbours.

4.19.12.3 The extent to which each residential unit is required to be provided with separate utility services.

4.19.12.4 Effects on the character and amenity values of nearby residential areas and public spaces from the intensity, scale, location, form and appearance of the proposal.

- 4.19.12.5 Location, orientation and screening of outdoor living, service/storage, and waste management spaces.
- 4.19.12.6 Extent to which landscaping on the site:
- (a) enhances residential amenity; and
 - (b) defines and enhances on-site outdoor living spaces;
 - (c) reduces the visual impact of buildings through screening and planting;
 - (d) screens service areas, loading areas, and outdoor storage areas from public vantage points.
- 4.19.13 Any activity which does not comply with Rule 4.19.2 or Rule 4.19.3 shall be a restricted discretionary activity, which shall not be subject to public notification. The exercise of discretion shall be restricted to consideration of the following matters:
- 4.19.13.1 Effects on privacy, outlook, or shading on the affected property.
- 4.19.13.2 Effects on visual amenity values, including dominance, and the compatibility with the receiving environment.
- 4.19.13.3 The extent to which the increase in height provides for the protection of any heritage item listed in Appendix 3, protected tree listed in Appendix 4, or site of significance to tangata whenua listed in Appendix 5.
- 4.19.13.4 Mitigation of the effects of natural hazards.
- 4.19.14 Any activity which does not comply with Rule 4.19.4 shall be a restricted discretionary activity, which shall not be subject to public notification. The exercise of discretion shall be restricted to consideration of the following matters:
- 4.19.14.1 Effects on privacy, outlook, or shading on the affected property.
- 4.19.14.2 The extent to which the breach provides for the protection of any heritage item listed in Appendix 3, protected tree listed in Appendix 4, or site of significance to tangata whenua listed in Appendix 5.
- 4.19.15 Any activity which does not comply with Rule 4.19.5 shall be a restricted discretionary activity, which shall not be subject to public notification, unless it is permitted by Rule 4.19.6. The exercise of discretion shall be restricted to consideration of the following matters:
- 4.19.15.1 For internal boundaries:
- (a) Effects on privacy, outlook, or shading on the affected property.
 - (b) Effects on visual amenity values, including dominance, and the compatibility with the receiving environment.
 - (c) The extent to which the reduced setback provides for the protection of any heritage item listed in Appendix 3, protected tree listed in Appendix 4, or site of significance to tangata whenua listed in Appendix 5.
 - (d) Mitigation of the effects of natural hazards.
 - (e) Reverse sensitivity effects.
 - (f) Effects on the accessibility of the space between buildings and the affected internal boundary: for cleaning and maintenance; for storage; and to keep the area free of vermin.
- 4.19.15.2 For road boundaries:
- (a) Effects on the safety and efficiency of the land transport infrastructure.
 - (b) Effects on visual amenity values, including dominance, and the compatibility with the receiving environment.

(c) The extent to which the reduced setback provides for the protection of any heritage item listed in Appendix 3, protected tree listed in Appendix 4, or site of significance to tangata whenua listed in Appendix 5.

(d) The extent to which the design incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.

4.19.16 Any activity which does not comply with Rule 4.19.7, shall be a restricted discretionary activity, which shall not be subject to public notification. The exercise of discretion shall be restricted to consideration of the following matters:

4.19.16.1 Effects on visual amenity values, including dominance, and the compatibility with the receiving environment.

4.19.16.2 Provision of adequate outdoor living space on site.

4.19.17 Any activity which does not comply with Rule 4.19.8 shall be a restricted discretionary activity, which shall not be subject to public notification. The exercise of discretion shall be restricted to consideration of the following matters:

4.19.17.1 The degree to which any reduction in outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of residents of the site.

4.19.17.2 The extent to which any outdoor living space intrudes in front of any residential unit such that it would be likely to give rise to pressure to erect high fences between the residential unit and the street, to the detriment of an open street scene.

4.19.17.3 The degree to which large areas of public open space are provided within very close proximity to the site.

4.19.17.4 The degree to which a reduction in outdoor living space would contribute to a visual perception of cramped development or over-development of the site.

4.19.18 Any activity which does not comply with Rule 4.19.9 shall be a restricted discretionary activity, which shall not be subject to public notification. The exercise of discretion shall be restricted to consideration of the following matters:

4.19.18.1 The ability of the affected habitable room to receive natural sunlight and daylight especially on the shortest day of the year

4.19.18.2 The extent to which habitable rooms have an outlook and sense of space

4.19.18.3 The degree to which a reduction in outlook space would contribute to a visual perception of cramped living conditions

4.19.18.4 The extent to which visual privacy is provided between habitable rooms of different residential units, on the same or adjacent sites.

4.19.19 Any activity which does not comply with Rule 4.19.10 shall be a restricted discretionary activity, which shall not be subject to public notification. The exercise of discretion shall be restricted to consideration of the following matters:

4.19.19.1 Whether the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe, and attractive.

4.19.19.2 Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest, when viewed from the street.

4.19.19.3 Whether the development incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.

4.19.20 Any activity which does not comply with Rule 4.19.11 shall be a restricted discretionary activity, which shall not be subject to public notification. The exercise of discretion shall be restricted to consideration of the following matters:

4.19.20.1 The extent to which the proposed landscaping enhances residential amenity and is integrated within the site design to:

- (a) define and enhance on-site outdoor living spaces.
- (b) reduce the visual impact of large buildings through screening and planting
- (c) screen service areas, loading areas, and outdoor storage areas from public vantage points.
- (d) contributes to a cooling effect of the urban environment

4.19.20.2. Whether the development incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.

4.19.20.3 Effects on the permeability of the site for stormwater run-off and subsequent effects on adjoining sites.

12.1 SUBDIVISION – GENERAL

Controlled Activities – Subdivision – General

- 12.1.A1 In the Living MD zone, a subdivision of land, which is not a subdivision under Rules 12.2 or 12.3 shall be a controlled activity if it complies with the standards and terms set out in Rule 12.1.3.
- 12.1.A2 Any subdivision subject to Rule 12.1A1, and which complies with Rule 12.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall reserve control over the matters listed in Rule 12.1.4 following Table C12.1.

Restricted Discretionary Activities – Subdivision – General

12.1.3 Standards and terms

- 12.1.3.6 Except in the Living MD Zone, any ~~Any~~ allotment created, including a balance allotment, contains a building area of not less than 15m x 15m, except for sites greater than 400m² in area in a medium density area shown on an Outline Development Plan where the minimum building area shall be not less than 8m x 15m. For sites that form part of a comprehensive Medium Density development in a Medium Density Area covered by an Outline Development Plan, there shall be no minimum building area requirement; and
- 12.1.3.6A Within the Living MD Zone, every vacant allotment either:
- (a) is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit; or
 - (b) contains a building area of not less than 8m x 15m;

12.1.3.48XAny subdivision of land within the area shown in Appendix XX (Living MD Prebbleton at Birchs Road, Prebbleton) shall include:

- (a) A supporting infrastructure (water and sewer) assessment of the subdivision detailing how water supply and sewer connections are to be provided, including identification of any upgrades required to support the proposed allotments. This assessment shall include the upper limit of residential units enabled by the zoning and any cumulative effects of increased demand on the system generally.
- (b) No more than 100 dwellings shall be built prior to the completion of the Councils Hamptons Road / Springs Road roundabout upgrade, except that, up to 255 dwellings may be built prior to the completion of the Hamptons Road Springs Road roundabout if the following road upgrades have occurred:
 - (i) provision of a roundabout at the intersection of the proposed East-West Primary Road with Birchs Road and Leadleys Road, and
 - (ii) seal widening to achieve 7.0m sealed width on Leadleys Road for the section of Leadleys Road between Birchs Road and Ellesmere Road, and
 - (iii) the Council have completed the planned seal widening on Ellesmere Road for the section of Ellesmere Road between Leadleys Road and Knights Stream Bridge.
- (c) No more than 600 residential units may be proposed or enabled within ODP Area {XX} prior to the completion of an updated Integrated Traffic Assessment (ITA) and completion of any required upgrades to the transport infrastructure. This ITA shall address the need for a roundabout at the Hamptons/Birchs Road intersection, inclusive of pedestrian and cycle crossing facilities.

- (d) The intersection of the Leadleys Road/Birches Road and the primary east west road within ODP Area {XX} shall be formed with a roundabout, inclusive of safe pedestrian and cycle facilities.
- (e) Prior to occupation of residential units within the identified Edge Treatment Boundaries of ODP Area {XX} a landscape strip shall be planted at least 5 m wide in accordance with the provisions contained within the ODP. The subdivision shall include mechanisms to ensure any dead or diseased plants are replaced.

12.1.3.58 Any subdivision within a Living Z Zone, Living MD Zone or Living ~~or~~ 3 Zone that is subject to an Operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.

Table C12.1 – Allotment Sizes

Insert relevant row at the end of the section for the relevant township:

Township	Zone	Average Allotment Size Not Less Than
<u>Prebbleton</u>	<u>Living MD</u>	Minimum individual net allotment size 400m ² <u>There is no minimum allotment size where: the subdivision does not increase the degree of any non-compliance with Rule 4.19; or where the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every vacant allotment</u>
<u>All Living Zones</u>	<u>Calculating allotment size</u>	
<u>Calculating allotment size</u>	<u>All Living Zones except Living MD</u>	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 - 10m ² ; or as its actual size, if a covenant is placed on the Certificate of Title to prevent any further subdivision of that land.
	<u>Living MD</u>	<u>Net site area shall be used to calculate allotment size.</u>

12.1.4 Matters over which the Council has reserved its control or restricted the exercise of its discretion:

12.1.4.62A In the Living MD (Prebbleton) zone whether sufficient land has been provided to accommodate future roundabouts at the Hamptons Road/Birchs Road and the Leadleys Road/Birchs Road intersections, respectively.

12.1.4.62B In the Living MD (Prebbleton) zone whether the supporting transport assessment has identified the need for any network upgrades and how these will be provided.

12.1.4.62C In the Living MD (Prebbleton) zone whether any infrastructure upgrades for water supply and sewer connection are required and how these will be provided and/or the adequacy of any alternatives proposed.

Restricted Discretionary Activities – Subdivision – General

12.1.5 The following activities shall be restricted discretionary activities:

12.1.5.1 Any subdivision subject to Rule 12.1.A1 or Rule 12.1.1 which complies with all standards and terms in Rule 12.1.3 except Rule 12.1.3.2.

12.1.5.2B Any subdivision subject to Rule 12.1.A1 which complies with all of the standards and terms in Rule 12.1.3 except Rule 12.1.3.48A.

12.1.5.2C Any subdivision subject to Rule 12.1.A1 which complies with all of the standards and terms in Rule 12.1.3 except Rule 12.1.3.58.

Prebbleton

12.1.5.11 The exercise of discretion in relation to Rule 12.1.5.2B shall be restricted to the matters listed in 12.1.4.62A-C.

Discretionary Activities – Subdivision – General

12.1.6 The following activities shall be discretionary activities

12.1.6.10 Any subdivision in a Living MD Zone that is not in general compliance with an operative Outline Development Plan.

Non Complying Activities – Subdivision – General

12.1.7 Except as provided for in Rules 12.1.5 and Rules 12.1.6, the following activities shall be non-complying activities:

12.1.7.12 Any subdivision subject to Rule 12.1.A1 which does not comply with Rule 12.1.3.

13 BUSINESS ZONE RULES – STATUS OF ACTIVITIES

13.1 STATUS OF ACTIVITIES

Non-Complying Activities — Status of Activities

The following activities shall be non-complying activities in Business 1 and 1A Zones:

13.1.10.1 Any activity which is specified in Rules [14](#) to [23](#) as being a non-complying activity.

13.1.10.2 Any of the activities listed in (a) to (i) below, irrespective of whether they comply with the conditions for permitted activities in Rules [14](#) to [23](#).

(a) Any activity that requires an offensive trade licence issued under the Health [Act](#) 1956

(b) Plantations

(c) Manufacture and/or [disposal](#) of any [hazardous substance](#)

(d) Mining or [quarrying](#)

(e) Correction facility

(f) Treatment and/or [disposal](#) of solid or liquid waste delivered or conveyed onto the [site](#)

(g) Industrial activity

(h) Transport depots

(i) Residential activity in the Business 1 Zone at Prebbleton occupying more than 50% of the gross floor area of all [buildings](#) on the [site](#) (excluding underground car parking).

(j) supermarkets in the Business 1 Zone Prebbleton identified in ODP (XX)

D DEFINITIONS

Building: except in the Living MD Zone, means any structure or part of any structure whether permanent, moveable or immovable, but does not include any of the following:

- Any scaffolding or falsework erected temporarily for maintenance or construction purposes
- Any fence or wall of up to 2m in height
- Any structure which is less than 10m² in area and 2m in height
- Any vehicle, trailer, tent, caravan or boat which is moveable and is not used as a place of storage, permanent accommodation or business (other than the business of hiring the facility for its intended use)
- Any utility structure.

In the Living MD Zone, means a temporary or permanent movable or immovable physical construction that is:

(a) partially or fully roofed; and

(b) fixed or located on or in land;

but excludes any motorised vehicle or other mode of transport that could be moved under its own power.

Building coverage means the percentage of the net site area covered by the building footprint.

Building footprint means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.

Height: except in the Living MD Zone, in relation to any building or structure means the vertical distance between the ground level at any point and the highest part of the building or structure immediately above that point.

For the purpose of calculating height in any zone other than the Living MD Zone, no account shall be taken of any:

- Radio or television aerial provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m.
- Chimney or flue not exceeding 1m in any direction.
- Utility, or part of a utility with a horizontal dimension less than 25mm.
- Lift shaft, plant room, water tank, air conditioning unit, ventilation duct and similar architectural features on any building in the Business zones (except the Business 2A Zone) provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2m.
- Lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, cooling towers, chimney stacks, water tanks and similar architectural features on any building in the Business 2A Zone provided that the maximum height normally permitted by the rules is not exceeded by more than 5m and no more than 10% of the plan area of a building.

In the Living MD Zone, means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Measurement of Height:

For the purpose of applying rules in relation to height...

Net site area: in the Living MD Zone, means the total area of the site, but excludes:

(a) any part of the site that provides legal access to another site;

(b) any part of a rear site that provides legal access to that site;

(c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981

Residential activity: except in the Living MD Zone means the use of land and buildings for the purpose of living accommodation and ancillary activities. For the purpose of this definition, residential activity shall include:

- a) Accommodation offered to not more than five guests for reward or payment where the registered proprietor resides on-site
- b) Emergency and/or refuge accommodation
- c) Supervised living accommodation and any associated caregivers where the residents are not detained on the site

Residential Activity does not include:

- a) Travelling accommodation activities (other than those specified above)
- b) Custodial and/or supervised living accommodation where the residents are detained on site.

In the Living MD Zone, means the use of land and building(s) for people's living accommodation.

Residential unit: in the Living MD Zone, means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Setback: Except in the Living MD Zone, means the minimum prescribed distance between the exterior face of the building and the boundaries of its site. The following intrusions are permitted into any setback area:

- a) Eaves being no more than 600mm wide.
- b) Any porch, windbreak, chimney, external stairway or landing being no more than 1.8m long and extending no more than 800mm into the setback area.
- c) Any utility structure attached to an existing building or structure located in a setback from a waterbody provided that it does not protrude more than 1.5m from that existing building or structure.

In the Living MD Zone, means a distance measured horizontally from a boundary, feature or item as specified in a rule.

Site: except in the Living MD Zone, means an area of land or volume of space:

- Held in a single certificate of title, or
- Comprised of two or more adjoining certificates of title held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or
- For which a separate certificate of title could be issued without further consent of the Council.

In the Living MD Zone, means:

- (a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or
- (b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or
- (c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or
- (d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.

APPENDIX 11

RECESSION PLANES

Recession Plane A

Applicable to all buildings along all internal boundaries in all Living zones except the Living MD Zone and to all Business zones adjoining any Living or Rural zones and boundaries along the common boundary of the Business 2A Zone and the Rural zone as depicted in the Outline Development Plan in Appendix 22.

...

Recession Plane C

Applicable to all buildings along all boundaries in the Living MD Zone.

The recession plane shall be measured from a point 4 metres vertically above ground level along all boundaries.

The ground level of site boundaries shall be measured from filled ground level except where there is an existing building at a lower level on the other side of a common boundary, where that lower level shall be adopted.

Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the recession plane applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

Compliance with the recession plane is not required in relation to—

- (a) any road boundary:
- (b) existing or proposed internal boundaries within a site:
- (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

