

RESIDENTIAL ZONES

CONTENTS

1	Scope of Report.....	3
2	Hearing and Submitters Heard	4
3	Sub-topic Recommendations.....	4
3.1	Definition of Supported Residential Accommodation	13
3.2	RESZ Objectives.....	13
3.2.1	RESZ-O3	13
3.2.2	RESZ-O4	14
3.2.3	RESZ-O5	14
3.3	RESZ Policies.....	15
3.3.1	RESZ-P1, RESZ-P2 and RESZ-P3	15
3.3.2	RESZ-P6 Landscaping and Fences.....	16
3.3.3	RESZ-P7 Accessory Building.....	16
3.3.4	RESZ-P11 Relocated Building	17
3.3.5	RESZ-P12 Supported Residential Accommodation and Retirement Village	18
3.3.6	RESZ-P15 Non-residential Activity and Community Facilities	19
3.4	RESZ Matters for Control or Discretion	19
3.4.1	RESZ-MAT1 Residential Design	19
3.4.2	RESZ-MAT2 Building Coverage	19
3.4.3	RESZ-MAT3 Height	20
3.4.4	RESZ-MAT5 Road Boundary Setback.....	20
3.4.5	RESZ-MAT6 Internal Boundary Setback	20
3.4.6	RESZ-MAT7 Fences.....	21
3.4.7	RESZ-MAT14 Design of Small Site Development, Comprehensive Development, and Retirement Village.....	21
3.4.8	RESZ-MAT16 Non-Residential Activities	22
3.5	Large Lot Residential Zone	23
3.5.1	LLRZ-REQ3 Height.....	23
3.5.2	LLRZ-REQ5 Setback of buildings and structures.....	23
3.5.3	LLRZ-REQ6 Presentation to the street	24
3.6	Low Density Residential Zone	25
3.6.1	LRZ-R3 Minor Residential Unit	25
3.6.2	LRZ-R6 Fencing	25
3.6.3	LRZ-R11 Small site development.....	26
3.6.4	LRZ-R20 Community Corrections Activity	27
3.6.5	LRZ-REQ4 Height in Relation to Boundary	27

3.6.6	LRZ-REQ5 Setback of buildings.....	27
3.6.7	LRZ-REQ7 Setback of Accessory Buildings and/or Structures	28
3.6.8	LRZ-REQ9 Outdoor Living Space.....	28
3.6.9	LRZ-REQ11 Small Site Development	28
3.6.10	LRZ-REQ12 Comprehensive Development.....	29
3.6.11	LRZ-REQ13 Retirement Village	29
3.7	General Residential Zone	30
3.7.1	GRZ-R3 Minor Residential Unit	30
3.7.2	GRZ-R11 Small Site Development	30
3.7.3	GRZ-R12 Comprehensive Development.....	30
3.7.4	GRZ-REQ4 Height in Relation to Boundary	31
3.7.5	GRZ-REQ5 Setback of buildings.....	31
3.7.6	GRZ-REQ7 Setback of Accessory Buildings and/or Structures	31
3.7.7	GRZ-REQ9 Outdoor Living Space.....	32
3.7.8	GRZ-REQ11 Small Site Development.....	32
3.7.9	GRZ-REQ12 Comprehensive Development.....	33
3.7.10	GRZ-REQ13 Retirement Village	33
3.7.11	GRZ-REQ16 Castle Hill Specific Control Area – Alpine Design.....	34
3.8	Settlement Zone.....	34
3.8.1	SETZ-R3 Minor Residential Unit	34
3.8.2	SETZ-REQ4 Height in Relation to Boundary	34
3.8.3	SETZ-REQ5 Setback of buildings.....	35
3.8.4	SETZ-REQ7 Setback of Accessory Buildings and/or Structures	35
3.8.5	SETZ-REQ9 Outdoor Living Space.....	36
3.8.6	SETZ-REQ11 Small Site Development.....	36
3.8.7	SETZ-REQ12 Comprehensive Development.....	36
3.8.8	SETZ-REQ13 Retirement Village	37
3.9	SUB-R10 Subdivision to Facilitate Comprehensive Development	37
4	Other Matters	38
Appendix 1: Recommended Amendments		40
Amendments to the PDP Maps		40
Amendments to the PDP Text		40
Appendix 2: List of Appearances and Tabled Evidence		70

1 Scope of Report

- [1] This Recommendation Report relates to the Residential Zones (RESZ) in the PDP, including the Large Lot Residential Zone (LLRZ), the Low Density Residential Zone (LRZ), the General Residential Zone (GRZ) and the Settlement Zone (SETZ). It contains the Hearing Panel's recommendations to Council on the submissions and further submissions received on those chapters.
- [2] The Hearing Panel members for the Residential Zones chapters were:
- Lindsay Daysh
 - Malcolm Lyall¹
 - Raewyn Solomon
 - Rob van Voorthuysen (Chair)
- [3] The initial Section 42A Report and the end of hearing Section 42A Report (Reply Report) for this topic were:
- Residential, 25 October 2022, Jocelyn Lewes
 - Right of Reply Report, Residential, Jocelyn Lewes, 2 December 2022
- [4] We also received answers to our written questions from Ms Lewes on 18 November 2022.²
- [5] The Hearing Panel's recommended amendments to the notified provisions of the RESZ chapters are set out in Appendix 1. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.
- [6] We note that some of the numbering of individual clauses in the provisions may need to be consequentially amended and not all such amendments are shown in Appendix 1. We understand that will occur in the amended version of the entire PDP that will accompany the release of all of the Recommendation Reports
- [7] There are no recommended amendments to the notified planning maps.
- [8] Further submitters are not listed in the tables in this Recommendation Report because further submissions are either accepted or rejected in conformance with our recommendations on the original submissions to which they relate.
- [9] In section 5 of her Section 42A report Ms Lewes listed clause 16(2) amendments that had been made by the SDC, submissions that had been withdrawn³, submission points that had been incorrectly allocated to the Residential Zone hearing, submission points allocated to other hearings and submission points that had been incorrectly categorised or incorrectly summarised. We note those administrative matters but do not repeat them here.

¹ Commissioner Lyall recused himself from consideration of the Orion submission due to the SDC's part ownership of Orion causing a conflict of interest.

² Officer's Response to questions from the hearings panel, Jocelyn Lewes, 17 November 2022.

³ We note DPR-0373.004 Foodstuffs was withdrawn on 31 October 2022

2 Hearing and Submitters Heard

- [10] The hearing for the Residential Zones chapters was held on 24th and 25th November 2022. There were 120 original submissions and 30 further submissions on the Residential Zone chapters. By the time of the hearing only six submitters wished to be heard as follows:

Sub #	Submitter	Original	Further
DPR-0084	Jason Hardy	✓	✓
DPR-0296	House Movers Section of the New Zealand Heavy Haulage Association Inc	✓	
DPR-0409	Hughes Developments Limited	✓	
DPR-0414	Kāinga Ora - Homes & Communities	✓	
DPR-0424	Retirement Villages Association of New Zealand Incorporated (RVA)	✓	
DPR-0458	KiwiRail Holdings Limited (KiwiRail)	✓	

- [11] The witnesses and counsel we heard from are listed in Appendix 2. A copy of their legal submissions and evidence (both pre-circulated and tabled) is held by the Council. We do not separately summarise that material here, but we refer to or quote from some of it in the remainder of this Recommendation Report. We record that we considered all submissions and further submissions, regardless of whether the submitter or further submitter appeared at the hearing and whether or not they were represented by counsel or expert witnesses.

3 Sub-topic Recommendations

- [12] In this part of the Recommendation Report we assess the submissions by sub-topic, generally using the same headings as the initial Section 42A Report.
- [13] The exception to that is where Ms Lewes recommended no change to the notified provisions and, having reviewed the submissions and further submissions and any evidence presented in support of them, we agree with and adopt her recommendations and her reasons. For the sake of brevity, we list all of the relevant sections of the Residential Zones (RESZ) in the PDP, including the Large Lot Residential Zone (LLRZ), the Low Density Residential Zone (LRZ), the General Residential Zone (GRZ) and the Settlement Zone (SETZ) chapters where that is the case below.
- [14] These sections are listed in the same order in which they are set out in the initial Section 42A Report:

Definitions

- Comprehensive Development
- Small Site Development
- Garage
- Residential Unit Types
- Façade

Residential Zones

- Residential Overview
- RESZ-O1
- RESZ-O2

- RESZ-O3
- RESZ-O6
- RESZ-O7
- New RESZ objectives
- RESZ-P4
- RESZ-P5
- RESZ-P8
- RESZ-P9
- RESZ-P10
- RESZ-P13
- RESZ-P14
- New RESZ policies
- RESZ policies generally
- RESZ-MAT4
- RESZ-MAT8
- RESZ-MAT9
- RESZ-MAT11
- RESZ-MAT12
- RESZ-MAT13
- RESZ-MAT15
- RESZ matters generally
- RESZ-SCHED1

Large Lot Residential Zone

- LLRZ-Overview
- LLRZ-O1
- LLRZ-P1
- LLRZ-R1 Residential Activity
- LLRZ-R2 Residential Unit or other Principal Building
- LLRZ-R4 Garage, Accessory Building, and Structure
- LLRZ-R5 Ancillary Structure
- LLRZ-R6 Fencing
- LLRZ-R8 Keeping of Animals
- LLRZ-R9 Home Business
- LLRZ-R10 Supported Residential Accommodation
- LLRZ-R11 Visitor Accommodation
- LLRZ-R12 Commercial Activity
- LLRZ-R13 Public Amenity
- LLRZ-R14 Community Facility

- LLRZ-R15 Automotive Activity
- LLRZ-R16 Industrial Activity
- LLRZ-R17 Research Activity
- LLRZ-R18 Rural Industry, Rural Production, and/or Rural Service Activity
- LLRZ-R19 Mineral Extraction and/or Mineral Prospecting
- LLRZ-R20 Firearms Range
- LLRZ-R21 Motor Sports
- LLRZ-R22 Waste and Diverted Material Facility
- LLRZ-R23 Landfill
- LLRZ-R24 Any activity not otherwise listed in LLRZ-Rule List
- LLRZ new rule
- LLRZ-REQ1 Servicing
- LLRZ-REQ2 Building Coverage
- LLRZ-REQ4 Height in Relation to Boundary
- LLRZ-REQ6 Presentation to the Street
- LLRZ-REQ7 Landscaping
- Large Lot Residential Zone Chapter Generally

Low Density Residential Zone

- LRZ Overview
- LRZ-O1
- LRZ-P1
- LRZ-R1 Residential Activity
- LRZ-R2 Residential Unit or other Principal Building
- LRZ-R4 Accessory Building
- LRZ-R5 Any structure not otherwise listed in LRZ-Rule List
- LRZ-R8 Keeping of Animals
- LRZ-R9 Home Business
- LRZ-R10 Supported Residential Accommodation
- LRZ-R12 Comprehensive Development
- LRZ-R13 Retirement Village
- LRZ-R14 Visitor Accommodation
- LRZ-R15 A Camping Ground Facility
- LRZ-R16 Commercial Activity
- LRZ-R17 Educational Activity
- LRZ-R18 Public Amenity
- LRZ-R19 Community Facility
- LRZ-R21 Automotive Activity
- LRZ-R22 Industrial Activity

- LRZ-R23 Research Activity
- LRZ-R24 Rural Activity, Rural Industry, Rural Production and/or Rural Service
- LRZ-R25 Mineral Extraction and/or Mineral Prospecting
- LRZ-R26 Firearms Range
- LRZ-R27 Motor Sports
- LRZ-R28 Waste and Diverted Material Facility
- LRZ-R29 Landfill
- LRZ-R30 Any activity not otherwise listed in LRZ-Rule List
- LRZ-REQ1 Servicing
- LRZ-REQ2 Building Coverage
- LRZ-REQ6 Setback of Garages
- LRZ-REQ8 Presentation to the Street
- LRZ-REQ10 Landscaping
- LRZ-REQ14 Variety in Appearance
- LRZ-REQ15 Outdoor Storage
- Low Density Residential Zone Chapter Generally

General Residential Zone

- GRZ-Overview
- GRZ-O1
- GRZ-P1
- GRZ-R1 Residential Activity
- GRZ-R2 Residential Unit or other Principal Building
- GRZ-R4 Accessory Building
- GRZ-R5 Any structure not otherwise listed in GRZ-Rule List
- GRZ-R8 Keeping of Animals
- GRZ-R9 Home business
- GRZ-R10 Supported Residential Accommodation
- GRZ-R11 Small Site Development
- GRZ-R12 Comprehensive Development
- GRZ-R13 Retirement Village
- GRZ-R14 Visitor Accommodation
- GRZ-R15 Commercial Activities
- GRZ-R16 Educational Facility
- GRZ-R17 Public Amenity
- GRZ-R18 Community Facility
- GRZ-R19 Automotive Activity
- GRZ-R20 Industrial Activity
- GRZ-R21 Research Activity

- GRZ-R22 Rural Activity, Rural Industry, Rural Production and/or Rural Service
- GRZ-R23 Mineral Extraction and/or Mineral Prospecting
- GRZ-R24 Firearm Range
- GRZ-R25 Motor Sport
- GRZ-R26 Waste and Diverted Material Facility
- GRZ-R27 Landfill
- GRZ-R28 Any activity not otherwise listed in GRZ-Rule List
- GRZ-REQ1 Servicing
- GRZ-REQ2 Building Coverage
- GRZ-REQ6 Setback of Garages
- GRZ-REQ8 Presentation to the Street
- GRZ-REQ10 Landscaping
- GRZ-REQ14 Variety in Appearance
- GRZ-REQ15 Outdoor Storage
- GRZ-REQ Generally

Settlement Zone

- SETZ Overview
- SETZ-O1
- SETZ-P1
- SETZ-P2
- SETZ-R1 Residential Activity
- SETZ-R2 Residential Unit or other Principal Building
- SETZ-R4 Accessory Building
- SETZ-R5 Any structure not otherwise listed in SETZ-Rule List
- SETZ-R8 Keeping of Animals
- SETZ-R9 Home business
- SETZ-R10 Supported Residential Accommodation
- SETZ-R11 Small Site Development
- SETZ-R12 Comprehensive Development
- SETZ-R13 Retirement Village
- SETZ-R14 Visitor Accommodation
- SETZ-R15 Camping Ground Facility
- SETZ-R16 Commercial Activities
- SETZ-R17 Educational Facility
- SETZ-R18 Public Amenity
- SETZ-R19 Community Facility
- SETZ-R21 Automotive Activity
- SETZ-R22 Industrial Activity

- SETZ-R23 Research Activity
- SETZ-R24 Rural Activity, Rural Industry, Rural Production and/or Rural Service
- SETZ-R25 Mineral Extraction and/or Mineral Prospecting
- SETZ-R26 Firearm Range
- SETZ-R27 Motor Sport
- SETZ-R28 Waste and Diverted Material Facility
- SETZ-R29 Landfill
- SETZ-R30 Any activity not otherwise listed in SETZ-Rule List
- SETZ-REQ1 Servicing
- SETZ-REQ2 Building Coverage
- SETZ-REQ6 Setback of Garages
- SETZ-REQ8 Presentation to the Street
- SETZ-REQ10 Landscaping
- SETZ-REQ14 Variety in Appearance
- SETZ-REQ15 Outdoor Storage
- SETZ-REQ16 Arthur's Pass Specific Control Area – Alpine Design
- Settlement Zone Chapter Generally

Subdivision

- SUB-O3
- SUB-R9 Subdivision to Facilitate Small Site Development SETZ-
- SUB-REQ1 Site Area
- SUB-REQ4 Road Frontage Widths
- SUB-REQ7 Walkable Blocks

Other Matters:

- Non-notification clauses
- Important Infrastructure
- Housing Density Areas
- Minimum Density of Housing Development
- Supermarkets
- Ancillary Structures
- Oranga Tamariki

[15] We note that a number of the above listed provisions are recommended to be amended as a consequence of our recommendations on other provisions rather than by way of specific submissions on the listed provision. Where that is the case, we have identified that in the narrative assessments that follow in this Recommendation Report and the consequential amendments are shown in our Appendix 1.

[16] As we have adopted Ms Lewes' recommendations and reasons relating to the above list of provisions, we do not discuss submissions on them further in this Recommendation Report.

That means that readers of this Recommendation Report should refer to the Section 42A Report to understand what our recommendations and reasons are for each individual submission point that relates to the above list of provisions.

- [17] The relevant submission points that relate to the above listed provisions are tabulated below.

Sub #	Submitter	Submission Points
DPR-0005	Jessica Graham	002
DPR-0030	Elizabeth Owen	001
DPR-0037	Ross Liddicoat	001
DPR-0039	Jennifer Hardy	001
DPR-0040	Lucy Liu	001
DPR-0051	Prateek Sharma	002
DPR-0054	Julie Westland	001
DPR-0059	Dothery Hunter	001
DPR-0064	James Richard Kendall	001
DPR-0065	Linda Kathryn Kendall	001
DPR-0069	Paul McStay Ltd	001, 002
DPR-0073	Vicki Bool	001
DPR-0073	Vicki Bool	001
DPR-0075	Laura Rich	001
DPR-0076	Stephen Rich	001
DPR-0078	Ian Laurenson	004
DPR-0081	Trevor McIvor	001
DPR-0084	Jason Hardy	001
DPR-0086	Bevan Duke	001
DPR-0087	Nico Van Der Zwet	001
DPR-0089	Eddie Louis Wipere	001
DPR-0090	Terina Keelan	001
DPR-0091	Daniel Mladek	001
DPR-0092	Blanka Mladek	001
DPR-0094	John James	001
DPR-0095	John Jones	001
DPR-0100	Annette Shankie	001
DPR-0102	Rowan Trauē	001
DPR-0103	Joe Taipari	001
DPR-0108	Jaclyn Phillott	003, 005, 007
DPR-0109	Linda McIvor	001
DPR-0110	Paula Michelle Rich	001
DPR-0112	Nathan Bool	001
DPR-0113	Gerrad Frater	002
DPR-0114	Li Lihua	001
DPR-0115	Ni Ping	001
DPR-0119	Karen Meares	001
DPR-0120	Ron Clark	001
DPR-0121	Kenneth Wayne Scott	001
DPR-0122	Frews Quarries Ltd	034, 035, 036, 037
DPR-0123	Sharon Scott	001
DPR-0125	BE Faulkner	010, 011, 012, 013, 041
DPR-0129	Michelle Leath	001
DPR-0136	Stewart, Townsend & Fraser	012
DPR-0138	Helen Adrienne Hayes	001
DPR-0146	Gregory Kenneth Frear	001

Sub #	Submitter	Submission Points
DPR-0147	Sandy de Vries	001
DPR-0148	Jenny McLean	001
DPR-0149	Arneka de Vries	002
DPR-0151	Leslie Adamson	001
DPR-0152	Maureen Dobbin	001
DPR-0157	The Williams	009
DPR-0159	Lincoln Envirotown Trust	001
DPR-0170	Allison & Paul Rosanowski	001
DPR-0172	S, S & R Bensberg	002
DPR-0173	S & S Bensberg	001
DPR-0175	Philip Clement Dickie	001
DPR-0177	Andrew O'Donoghue	001, 002
DPR-0187	Graeme Stott	001
DPR-0189	H Johnstone & L Feast	001
DPR-0192	Merf Ag Services & Reed	005
DPR-0193	Sonia Mooyman	001
DPR-0194	Janice Norton	001
DPR-0195	Allan Ogilvy	001
DPR-0197	Pam Hoskins & Ron Koole	001
DPR-0201	Melanie Hoskins	001
DPR-0204	JP Singh	010, 014, 016, 021, 023, 024, 025, 026, 027, 030, 031
DPR-0207	SDC	058, 060, 061, 064, 065, 066, 077
DPR-0209	Manmeet Singh	012
DPR-0211	William Trolove	004, 005, 006, 007, 008, 010, 011
DPR-0217	Summerset	022, 024, 027, 029, 031, 032, 033
DPR-0218	Shane Wootton	001
DPR-0222	Ron de Vries	002, 003
DPR-0225	Tonia Lowen	001
DPR-0227	Craig Oliver	001
DPR-0228	Jacinda McCarthy	001
DPR-0229	Tracey Liddicoat	001
DPR-0230	Courtney Oliver	001
DPR-0235	Leah Munro	001
DPR-0237	Milan Kucera	001
DPR-0240	Jan-Liselle Mann	001
DPR-0244	Darryl Gallagher	001
DPR-0247	R Barnes	001
DPR-0257	Clayton Fairbairn	002, 003
DPR-0266	Richard Graham	005
DPR-0268	E J Smith	004, 007, 010
DPR-0271	Pete & Sonia Wakefield	002
DPR-0274	Nicholas & Melody Johnson	001
DPR-0285	AJ Bennett	002, 006
DPR-0285	AJ Bennett	006
DPR-0286	Barbara McKeage	001
DPR-0288	Caitlyn Hardy	001
DPR-0300	Ara Poutama Aotearoa	005, 006, 008, 009
DPR-0302	Smith, Boyd & Blanchard	010
DPR-0309	GJ Mills	001
DPR-0310	Brent Heron	001
DPR-0311	Jens Christensen	001
DPR-0320	Ryan Roche	001
DPR-0321	Kathy Dore	001

Sub #	Submitter	Submission Points
DPR-0322	Mike Patterson	001
DPR-0324	Aaron Harper	001
DPR-0325	Clayton McKnight	001
DPR-0326	Sue Allan	001
DPR-0327	Hayden McLean	001
DPR-0328	Mary Pannett	001
DPR-0329	Godfrey Stanley Pannett	001
DPR-0331	David Bainbridge	001
DPR-0332	Stephanie Crocker	001
DPR-0333	Stephanie Crocker	001
DPR-0334	Bob Humm	001
DPR-0336	Simon Lamont	001
DPR-0337	David Watson	001
DPR-0343	CDHB	053, 054, 056, 057, 058, 059, 060, 078, 082, 085, 088, 061
DPR-0348	Oranga Tamariki	001, 002, 003, 004, 005, 006, 007, 008
DPR-0352	NLD	002
DPR-0353	HortNZ	188, 285, 233
DPR-0358	RWRL	049, 347, 348, 349, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 421, 422, 423, 424
DPR-0362	John Ferguson	006
DPR-0363	IRHL	048, 441, 442, 443, 444
DPR-0367	Orion	122, 123, 124, 125, 126, 127, 144, 146, 147, 148, 149, 150, 161, 162, 163, 164, 165, 166, 170, 172, 173, 174, 175, 176
DPR-0373	Foodstuffs	004
DPR-0374	RIHL	054, 487, 488, 489, 490
DPR-0375	Waka Kotahi	109, 184, 185
DPR-0378	MoE	022, 023, 024, 025, 026
DPR-0384	RIDL	056, 354, 355, 356, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 520, 521, 522, 523
DPR-0386	Rolleston Square Limited	002
DPR-0398	Fletcher	003
DPR-0409	Hughes	005, 006, 007, 010, 011, 016, 020, 023, 025, 028
DPR-0410	Urban Estates	006
DPR-0414	Kāinga Ora	049, 052, 125, 170, 171, 172, 173, 176, 177, 181, 182, 184, 186, 187, 188, 191, 192, 197, 201, 202, 204, 205, 206, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 240, 242, 243, 244, 245, 246, 247, 249, 250, 253, 254, 255, 257, 258, 259, 260, 261, 262, 263, 264, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 281, 283, 285, 289, 290, 291, 292, 293, 294, 295, 297, 298, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 329, 331, 333, 335, 337, 338, 339, 340, 341, 342, 344, 345, 348, 349, 350, 351, 352, 353, 355, 356, 357, 358, 359, 361, 362, 363, 365, 366, 367, 368, 369, 370, 371, 372, 376, 378, 380, 384, 385
DPR-0422	NCCF	044, 075
DPR-0424	RVA	003, 004, 005, 006, 007, 008, 009, 012, 013, 014, 021, 024, 027, 031

Sub #	Submitter	Submission Points
DPR-0425	Ryman	003, 004, 005, 006, 007, 008, 009, 012, 013, 014, 021, 024, 027, 031
DPR-0441	Manawa	154, 155, 157, 158,
DPR-0442	CHCA	017
DPR-0447	Barton Fields	002, 003, 004, 008, 009, 010, 011, 354
DPR-0449	BDL	003, 004, 005
DPR-0451	KCPL	003
DPR-0456	Four Stars & Gould	003, 004, 006, 011
DPR-0460	Marama Te Wai	017
DPR-0463	Katie Bootsma	001
DPR-0475	RRA	003
DPR-0485	Rod Stuart	001
DPR-0493	Gallina & Heinz-Wattie	010

3.1 Definition of Supported Residential Accommodation

- [18] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0300	Ara Poutama Aotearoa	004
DPR-0424	RVA	002
DPR-0425	Ryman	002

- [19] In terms of s32AA of the RMA, for these submissions we are generally satisfied that Ms Lewes' recommendations to, in response to the submission of Ara Poutama Aotearoa, omit the words '*regular and ongoing home-based care and assistance to a dependent person*' from the definition, because that falls within the definition of 'residential activity', and to recognise that on-site support need not be provided 24 hours a day, are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.
- [20] However, we consider that the wording of the definition can be simplified and improved and we recommend accordingly.

3.2 RESZ Objectives

3.2.1 RESZ-03

- [21] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0147	Sandy de Vries	002
DPR-0149	Arneka de Vries	001
DPR-0217	Summerset	023
DPR-0222	Ron de Vries	001
DPR-0358	RWRL	350
DPR-0375	Waka Kotahi	178
DPR-0384	RIDL	357
DPR-0414	Kāinga Ora	174

- [22] We heard planning from Richard Turner on behalf of RVA. On the basis of his evidence, and the supporting evidence of Mr Collins, we consider that RESZ-03 should be qualified by referring to 'and ageing population.' In terms of s32AA of the RMA, we are satisfied that is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.2.2 RESZ-04

- [23] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0147	Sandy de Vries	002
DPR-0149	Arneka de Vries	001
DPR-0217	Summerset	023
DPR-0222	Ron de Vries	001
DPR-0358	RWRL	350
DPR-0375	Waka Kotahi	178
DPR-0384	RIDL	357
DPR-0414	Kāinga Ora	174

- [24] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to, in response to the submission of Kāinga Ora, amend RESZ-04 to:

- refer to '*existing or planned active and public transport routes*'; and
- include '*community services*' in the objective (noting that '*community services*' is a PDP defined term)

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.2.3 RESZ-05

- [25] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0217	Summerset	025
DPR-0358	RWRL	351
DPR-0384	RIDL	358
DPR-0414	Kāinga Ora	175
DPR-0424	RVA	011
DPR-0425	Ryman	011

- [26] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of Kāinga Ora, substantially amend the objective to refer to providing '*on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces*' is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

- [27] We agree that the revised wording improves clarity and certainty and omits subjective phrases that were contained in the notified provision. We also agree that the alternative

wording sought by RVA and Ryman is more akin to a strategic objective and its inclusion would duplicate similar wording contained in the Strategic Directions chapter of the PDP.

- [28] Evidence for RVA was provided By Richard Turner. He suggested⁴ that RESZ-O5 be amended to read *‘Provide for urban environments and the built form within them to develop and change over time in response to the diverse and changing needs of people, communities and future generations.’* We are not persuaded that is appropriate as those outcomes are already encapsulated with RESZ-O3.
- [29] In that regard Mr Turner also sought a new objective *‘Recognise and enable the housing and care needs of the ageing population’* or amendments to RESZ-O3 to refer specifically to retirement villages and an ageing population. We note the evidence of John Collyns⁵ that New Zealand, including Selwyn, has a rapidly increasing ageing population. Selwyn District’s 75+ population (the key demographic for retirement villages) is forecast to grow from 2,340 people in 2018 to 14,960 people in 2048. However, RVA’s submission on RESZ-O3 was to retain it as notified and so there is no scope to make the amendment sought by Mr Turner.

3.3 RESZ Policies

3.3.1 RESZ-P1, RESZ-P2 and RESZ-P3

- [30] RVA and Ryman all sought that these three policies should refer to the ‘planned urban built form’ of the residential zones. Kāinga Ora was of the same view for RESZ-P3. Ms Lewes recommended rejecting those submissions because she considered that *“the planned urban form is established by the standards within the various zones and that one of the purpose of policies is to provide a framework for the assessment of development that goes beyond the ‘planned urban form’”*.
- [31] We favour the position of the submitters which also reflects the advice of Ms Carruthers (the reporting officer for the Subdivision chapter of the PDP) who considered that the phrase “planned urban built form” was thought to *“better align with the language of the NPS-UD, which refers to the “planned urban built form”*”. Having said that, we prefer the term “planned urban form” for the RESZ zone provisions.
- [32] Ms Lewes recommended omitting the reference to ‘character’ as she considered that could change over time but that the ‘amenity’ of an area should be retained. We consider that both words can be omitted if the policy refers instead to ‘the planned urban form’. In that regard we note that Policy 6(b) of the NPS-UD states that the planned urban form may detract from amenity values, signifying that those values can also change over time.
- [33] We have reworded the policy accordingly and recommend that the submissions of Kāinga Ora, RVA, Ryman are accepted in part. Having said that, we are not persuaded that the changes sought by the RVA and Ryman to RESZ-P3 clauses 1, 2 and 3 are either necessary or appropriate.
- [34] On this same topic, we note that for Kāinga Ora Mr Jeffries⁶ also sought an amendment to GRZ-P1 that also referred to *‘the planned urban built form of predominantly two storey*

⁴ EIC Turner, paragraph 53.

⁵ EIC John Collyns, paragraph 10.

⁶ EIC Joe Jeffries, paragraph 6.1.

buildings, in a variety of housing typologies and size’. We are not persuaded that is appropriate. Nor are we persuaded that RESZ-MAT9 should be amended to refer to *‘effects on the planned urban form of the zone.’* The planned urban form is a future state and so the wording sought by Mr Jeffries is problematic. Furthermore, RESZ-MAT9 as notified does not ‘lock in’ existing amenity values, it merely enables a decision-maker to assess the effects of a minor residential unit on the amenity values of the area. We consider that to be appropriate.

[35] Consequently, for the following submissions and submission points we recommend:

Sub #	Submitter	Submission Points	Accept	Accept in Part	Reject
DPR-0204	JP Singh	012, 013			✓
DPR-0217	Summerset	026			✓
DPR-0343	CDHB	079, 080, 081	✓		
DPR-0375	Waka Kotahi	179			✓
DPR-0414	Kāinga Ora	178, 180		✓	
DPR-0414	Kāinga Ora	179			✓
DPR-0424	RVA	015, 016	✓	✓	
DPR-0425	Ryman	015, 016	✓	✓	
DPR-0424	RVA	017		✓	
DPR-0425	Ryman	017		✓	

[36] We are satisfied that our recommendations are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents, including in particular the NPS-UD.

3.3.2 RESZ-P6 Landscaping and Fences

[37] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0343	CDHB	083
DPR-0414	Kāinga Ora	183

[38] In terms of s32AA of the RMA, for these submissions we agree with Ms Lewes that the alternative wording sought by Kāinga Ora is more appropriate than that notified wording and it will better ensure that CPTED principles are included in the PDP. In that regard we are satisfied that the amended wording is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.3.3 RESZ-P7 Accessory Building

[39] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0343	CDHB	084
DPR-0414	Kāinga Ora	185

[40] In her answers to our written questions Ms Lewes advised “*On reflection, I consider that considerations of privacy, outlook and access to sunlight would be sufficient to consider any adverse effects on the amenity of an adjacent property.*” She recommended deleting the

word ‘amenity’ from RESZ-P7. In terms of s32AA of the RMA, we agree with Ms Lewes recommendation and are satisfied that it is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.3.4 **RESZ-P11 Relocated Building**

- [41] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0343	CDHB	086
DPR-0414	Kāinga Ora	189

- [42] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes’ recommendation to, in response to the submission of Kāinga Ora, delete RESZ-P11 is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.
- [43] In that regard we agree that managing relocated buildings, including relocated residential units, differently from new buildings is not appropriate. In particular, we agree that the state of repair of a relocated building would be managed under the Building Act 2004, which requires a building consent to be obtained before a building can be relocated and re-established on another site.
- [44] Evidence was provided by Jonathan Bhana-Thomson.⁷ He sought a specific permitted activity rule with standards for the relocation of buildings.⁸ However, of the five standards he suggested, three related to Building Act processes and so they would not be suitable for inclusion in the PDP. On that basis we are not persuaded that a specific permitted activity rule is appropriate. In the alternative, Mr Bhana-Thomson requested that the PDP definition of relocated buildings is retained so as to ensure that relocated buildings are provided for as a permitted activity. We note that at the hearing Mr Bhana-Thomson advised that he was comfortable with Ms Lewes’ recommendations.
- [45] In her Reply Report Ms Lewes noted that for consistency within the PDP, that GRUZ-R7, as amended in the GRUZ Section 42A Report, manages relocated buildings, to be used as a residential unit, subject to performance standards. As such, it is necessary to retain the definition of relocated building. We agree.
- [46] As a consequence of deleting RESZ-P11 we note and also agree with Ms Lewes’ recommended deletion of:
- RESZ-MAT10
 - LLRZ-R7
 - LRZ-R7
 - GRZ-R7
 - SETZ-R7

⁷ CEO, House Movers Section of New Zealand Heavy Haulage Association Inc

⁸ EIC Bhana-Thomson, paragraph 3.2

- [47] We do not discuss those consequential deletions further in this Report, but record that for the above listed provisions we have adopted Ms Lewes recommendations for the following submitters and their submission points.

Sub #	Submitter	Submission Points
DPR-0296	NZHHA	001, 002, 003, 004, 006
DPR-0414	Kāinga Ora	203, 219, 252, 301, 347

3.3.5 RESZ-P12 Supported Residential Accommodation and Retirement Village

- [48] For some of following submitters and their submission points we differ from of the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0204	JP Singh	015
DPR-0217	Summerset	028
DPR-0343	CDHB	087
DPR-0348	Oranga Tamariki	008
DPR-0375	Waka Kotahi	180
DPR-0424	RVA	018, 019
DPR-0425	Ryman	018, 019
DPR-0447	Barton Fields	001

- [49] As it did for RESZ-P3, Kāinga Ora sought to amend RESZ-P12.3 to refer to 'planned urban form' instead of reflecting the residential style and character of the locality as was notified. For the same reasons that we cited in relation to RESZ-P3, we recommend that Kāinga Ora's submission is accepted in part. However, we prefer the wording 'compatible with' rather than 'consistent with' in recognition of the fact that retirement home complexes are generally of a larger scale than single storey dwellings, as was noted by Barton Fields.

- [50] We therefore recommend:

Sub #	Submitter	Submission Point	Recommendation
DPR-0414	Kāinga Ora	190	Accept in part

- [51] We agree with Ms Lewes that the submissions of RVA and Ryman should be rejected, primarily because RESZ-P12 is about enabling supported residential accommodation and retirement villages in certain circumstances, and so the policy appropriately sets out the attributes that those facilities should demonstrate in order to be considered favourably. In that regard we are not persuaded by the evidence of Mr Turner⁹ that new policies are required to refer to '*the particular needs and characteristics of older persons*' or '*the functional and operational needs of retirement villages*'.

- [52] Other than as outlined above, in terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

⁹ EIC Turner, paragraph 80.

3.3.6 **RESZ-P15 Non-residential Activity and Community Facilities**

- [53] For some of the following submitters and their submission points we differ the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0212	ESAI	081, 082, 083, 084
DPR-0358	RWRL	226
DPR-0363	IRHL	215
DPR-0374	RIHL	221
DPR-0384	RIDL	233
DPR-0422	FFNC	213

- [54] As they did for RESZ-P3, Kāinga Ora sought to amend RESZ-P15.2 to refer to 'planned urban form' instead of 'amenity values and character of the locality' as was notified. For the same reasons that we cited in relation to RESZ-P3, we recommend that Kāinga Ora's submission is accepted in part. However, as we did for RESZ-P12, we prefer the wording 'compatible with' rather than 'consistent with'.

- [55] We therefore recommend:

Sub #	Submitter	Submission Point	Recommendation
DPR-0414	Kāinga Ora	118	Accept in part

- [56] In terms of s32AA of the RMA, for these submissions we are otherwise satisfied that Ms Lewes' recommendations are the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.4 **RESZ Matters for Control or Discretion**

3.4.1 **RESZ-MAT1 Residential Design**

- [57] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0343	CDHB	055
DPR-0409	Hughes	017
DPR-0414	Kāinga Ora	194

- [58] In terms of s32AA of the RMA, for these submissions we are generally satisfied that Ms Lewes' recommendation to substantially amend RESZ-MAT1 in response to the submission of Kāinga Ora is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

- [59] However, we consider that the amended provisions can be improved to give better effect to the RESZ policies. We recommend accordingly.

3.4.2 **RESZ-MAT2 Building Coverage**

- [60] For the following submitter and their submission point we generally adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	195

[61] In terms of s32AA of the RMA, for this submission we are satisfied that Ms Lewes' recommendation to amend RESZ-MAT2.2 to refer to the extent to which the proposal is able to provide adequate outdoor living space is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[62] However, we consider that Kāinga Ora's requested amendment of RESZ-MAT2.1 is also appropriate and that it gives better effect to the RESZ policies. We recommend accordingly.

3.4.3 RESZ-MAT3 Height

[63] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0101	Chorus, Spark & Vodafone	044
DPR-0414	Kāinga Ora	196

[64] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of Kāinga Ora, amend RESZ-MAT3 to refer to '*topography, building location and orientation and planting*' as potential mitigating factors is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[65] However, we consider that Kāinga Ora's requested amendment of RESZ-MAT3.2 is also appropriate and that it gives better effect to the RESZ policies. We recommend accordingly.

3.4.4 RESZ-MAT5 Road Boundary Setback

[66] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0375	Waka Kotahi	181
DPR-0409	Hughes	018
DPR-0414	Kāinga Ora	198

[67] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to amend RESZ-MAT5.3 in response to the submission of Kāinga Ora is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[68] However, we consider that Kāinga Ora's requested amendment of RESZ-MAT5.2 is also largely appropriate and that it gives better effect to the RESZ policies. We recommend accordingly.

3.4.5 RESZ-MAT6 Internal Boundary Setback

[69] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0353	HortNZ	232

Sub #	Submitter	Submission Points
DPR-0409	Hughes	019
DPR-0414	Kāinga Ora	199
DPR-0458	KiwiRail	051

[70] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to:

- in response to the submission of Kāinga Ora, amend RESZ-MAT6 to recognise that effects created by infringements to the internal boundary setback need to be managed in respect of adjoining properties; and
- in response to the submission of KiwiRail, require the consideration of the effects of residential construction and maintenance activities on the railway corridor if a reduced setback is proposed

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[71] However, we consider that the wording of new RESZ-MAT6.6 can be improved and recommend accordingly.

3.4.6 RESZ-MAT7 Fences

[72] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	200
DPR-0456	Four Stars & Gould	005

[73] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of Kāinga Ora, amended RESZ-MAT7 to clarify the outcomes sought in relation to how development contributes to streetscape appearance, passive surveillance of the street and public open spaces, is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.4.7 RESZ-MAT14 Design of Small Site Development, Comprehensive Development, and Retirement Village

[74] For the following submitters and their submission points we generally adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0192	Merf Ag Services & Reed	006
DPR-0217	Summerset	034
DPR-0414	Kāinga Ora	207
DPR-0424	RVA	022, 023
DPR-0425	Ryman	022, 023

[75] RESZ-MAT14 as notified contained matters of discretion for the design of Small Site Development, Comprehensive Development and Retirement Villages. Submitters

Summerset, RVA and Ryman correctly, in our view, submitted that RESZ-MAT14 was essentially not fit for purpose for the assessment of a retirement village.

[76] Ms Lewes agreed and she recommended splitting out retirement villages from RESZ-MAT14 and inserting a new RESZ-MAT14i that would list matters of discretion more tailored to a retirement village. We agree that would improve the clarity and certainty of the PDP and be more useful for subsequent decision-makers. We also consider that, in terms of s32AA of the RMA, having a separate RESZ-MAT14i for retirement villages is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[77] However, having regard to the RESZ policies and the wording sought by the submitters, we consider that the wording of new RESZ-MAT14i can be simplified and improved. In that regard the evidence of Richard Turner recommended a more concise suite of matters. However, we did not find his wording to be sufficiently detailed in terms of providing scope for decision-makers to consider the potential adverse effects of a proposal.

[78] We note that the insertion of RESZ-MAT14i results in consequential amendments to three other rules in RESZ zones where that new RESZ-MAT14i is added to the listed matters of discretion:

- LRZ-R13.2.b
- GRZ-R13.2.b
- SETZ-R13.2.b

[79] Regarding a related matter (RESZ-MAT13), some submitters considered that it is not critical for a residential retirement village to be located near a town centre or to community facilities. In her answers to our written questions Ms Lewes advised:

Contrary to the position advanced by the various submitters, I do not consider that all residents of a retirement village would be incapable of walking short distances, nor would they wish to have their movements limited by the schedule of a shuttle. Rather, I consider that it is likely there are residents within retirement villages that would wish to retain their independence, to varying degrees. As I consider that not all retirement villages provide a complete range of facilities such that the residents do not need to leave the village, I consider that it is appropriate that consideration be given to the location of such activities, such that residents are not limited or restricted from maintaining their independence due to location. It is for these reasons that I consider it is appropriate to consider the location of retirement villages in relation to other facilities, such as shops, community facilities and public transport services should be a matter for consideration.

[80] We agree.

3.4.8 RESZ-MAT16 Non-Residential Activities

[81] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0375	Waka Kotahi	182
DPR-0414	Kāinga Ora	209

- [82] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of Waka Kotahi, amend RESZ-MAT16.3 so that it does not exclude a consideration of effects on roads other than 'local roads' is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.5 Large Lot Residential Zone

3.5.1 LLRZ-REQ3 Height

- [83] For the following submitter and their submission point we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	239

- [84] In terms of s32AA of the RMA, for this submission we are satisfied that Ms Lewes' recommendation to, in response to the submission of Kāinga Ora, amend amend LLRZ-REQ3 to allow a roof form exceedance of 1m (and to illustrate this with a new LLRZ-FIG1) in order to enable differing roof forms, is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

- [85] We note that Ms Lewes has recommended similar amendments in other RESZ zones for:

- LRZ-REQ3
- GRZ-REQ3
- SETZ-REQ3

- [86] We agree with and adopt those recommendations for the other RESZ zones and do not discuss them further, but record that for the above listed provisions we have adopted Ms Lewes recommendations for the following submitters and their submission points.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	203, 219, 278, 325. 373
DPR-0456	Four Stars & Gould	008

3.5.2 LLRZ-REQ5 Setback of buildings and structures

- [87] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0257	Clayton Fairbairn	001
DPR-0268	E J Smith	002
DPR-0353	HortNZ	234
DPR-0375	Waka Kotahi	183
DPR-0414	Kāinga Ora	241
DPR-0458	KiwiRail	050

- [88] We note that Kāinga Ora sought a number of amendments to the provision. Ms Lewes discussed the purpose of setbacks in her assessment of submissions on LRZ-REQ5. Referring to that assessment we note that:

- accessways are managed by TRAN-REQ7 and TRAN-TABLE3, with that table providing minimum legal widths for an accessway dependent on the number of sites that gain access from it;
- the Transport chapter Hearing Panel recommendations for TRAN-REQ7.15 enable six sites to be accessed from a shared accessway as a permitted activity, with consideration being provided through a non-publicly notified discretionary resource consent process for up to 10 sites to be accessed; and
- there is a need to maintain an adequate level of amenity along a shared accessway and to ensure that they are not dominated by buildings, and this can be achieved by imposing a setback for buildings and structures.

[89] Consequently, for the LLRZ where sites are large and a spacious planned urban form is envisaged, we consider that Ms Lewes' recommendation to impose a setback of 5m from a shared accessway is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.5.3 LLRZ-REQ6 Presentation to the street

[90] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0257	Clayton Fairbairn	002
DPR-0414	Kāinga Ora	242

[91] In terms of s32AA of the RMA, we are satisfied that Ms Lewes' recommendation to reject the submissions is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents. However, we note that she also recommended adding an advisory note clarifying where the provision is to be applied and how the percentage of glazing is to be calculated as a consequence of her assessment of submissions on GRZ-REQ8 Presentation to the Street. She considered that the calculation of glazing should:

- apply to all road frontages where a site had direct frontage to a road;
- on a corner site, apply LLRZ-REQ6 to both road frontages;
- exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end. The inclusion of these areas would distract from the intention of the provision to not capture these areas as habitable spaces and therefore would not provide an opportunity for passive surveillance.; and
- only refer to the area of glass, excluding window and door frames.

[92] We find that to be reasonable and note that for consistency we recommend that the same note is imposed on:

- LRZ-REQ8
- GRZ-REQ8
- SETZ-REQ8

3.6 Low Density Residential Zone

3.6.1 LRZ-R3 Minor Residential Unit

[93] For the following submitters and their submission points, other than the submission of Kāinga Ora, we depart from the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0030	Elizabeth Owen	002
DPR-0051	Prateek Sharma	003
DPR-0078	Ian Laurenson	007
DPR-0100	Annette Shankie	002
DPR-0285	AJ Bennett	003
DPR-0414	Kāinga Ora	248
DPR-0463	Katie Bootsma	002

[94] We are not persuaded that there is any need to amend the DIS status of activities unable to comply the requirements of the Minor Residential units PER rule. We therefore recommend that the above submissions, other than the submission of Kāinga Ora, are accepted. We agree with Ms Lewes that the recommendation of Kāinga Ora should be rejected.

3.6.2 LRZ-R6 Fencing

[95] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0005	Jessica Graham	003
DPR-0409	Hughes	022
DPR-0410	Urban Estates	008
DPR-0414	Kāinga Ora	251

[96] Ms Lewes identified two main issues arising from these submissions. The first being the height of fencing adjacent to a road and the second being the ability to provide for a higher fence on a corner site where there are two road boundaries.

[97] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to:

- permit road boundary fencing and fencing that is perpendicular to the road to be 1.2m in height;
- permit a 1.8m high fence on sites that have frontage to more than one road boundary, provided that the fence is at least 50% visually permeable, to facilitate a private outdoor living space;
- clarify LRZ-R6.1.b.ii.2 requires that at least 50% of that fence is visually permeable; and
- insert a diagram into the definition of 'visually permeable'

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[98] However, we consider that the recommended wording can be clarified and we recommend accordingly.

- [99] We note that similar matters relating to fencing were raised by these and other submitters on the fencing rules in other RESZ zones. We also accept Ms Lewes recommendations for amendments to those provisions (GRZ-R6 and SETZ-R6) for the same reasons as above, and so for the submitters and submission points set out below we also adopt Ms Lewes recommendations and reasons.

Sub #	Submitter	Submission Points
DPR-0005	Jessica Graham	001, 004
DPR-0108	Jaclyn Phillott	006
DPR-0398	Fletcher	006
DPR-0410	Urban Estates	007
DPR-0414	Kāinga Ora	299, 300, 346
DPR-0442	CHCA	016
DPR-0449	BDL	008
DPR-0456	Four Stars & Gould	007, 020

- [100] However, as with LRZ-R6 we recommend improvements to the wording of GRZ-R6 and SETZ-R6. We also agree with Ms Lewes' recommended minor clarifying amendment to omit the word 'netting' from for GRZ-R6.4 that applies within the SCA-AD2.
- [101] Having made those findings we note that we heard from Alice Burnett for Hughes Developments Ltd. Amongst other things Ms Burnett sought to amend LLRZ-R6 such that internal fences could be 1.8m high. She provided photographic examples. We find it appropriate to enable internal fences in the LLRZ to be 1.8m high, provided the remaining elements of LLRZ-R6.1.b.ii and iii are retained. We recommend accordingly and we also recommend that DPR-0409.021 is accepted in part.

3.6.3 *LRZ-R11 Small site development*

- [102] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	059
DPR-0414	Kāinga Ora	256

- [103] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of SDC, include the rule requirement pertaining to the setback of garages in LRZ-R11 to ensure the setback of garages is managed in relation to small site development is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.
- [104] We note that similar or consequential amendments are made to rules:
- LRZ-R12 Comprehensive development
 - GRZ-R11 Small Site Development
 - GRZ-R12 Comprehensive development
 - SETZ-R11 Small Site Development
 - SETZ-R12 Comprehensive development

3.6.4 LRZ-R20 Community Corrections Activity

[105] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0300	Ara Poutama Aotearoa	007
DPR-0414	Kāinga Ora	265

[106] As noted by Ms Lewes, Ara Poutama Aotearoa submitted that LRZ-R20 was unnecessary as it was unlikely that they would look to locate such an activity within the LRZ because it would be inconsistent with the character and amenity of the zone. We note that the deletion of LRZ-R20 results in a discretionary status for the activity (by virtue of the catch all rule (LRZ-R30)), and Ara Poutama Aotearoa considered that to be appropriate.

[107] In terms of s32AA of the RMA, we are satisfied that the deletion of LRZ-R20 is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[108] Our same finding applies to SETZ-R20. We do not discuss that amendment further in this Report, but record that for SETZ-R20 we have adopted Ms Lewes recommendations for the following submitters and their submission points.

Sub #	Submitter	Submission Points
DPR-0300	Ara Poutama Aotearoa	010
DPR-0414	Kāinga Ora	369

3.6.5 LRZ-REQ4 Height in Relation to Boundary

[109] For the following submitter and their submission point we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	280

[110] In terms of s32AA of the RMA we are satisfied that, in response to the submission of Kāinga Ora, Ms Lewes' recommendation to amend APP3 to allow for solar panels or heating devices is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

[111] Having said that, we note that Mr Jefferies considered APP3 to be complicated. We agree, but consider that on a careful reading the provisions in APP3 are clear as to their meaning.

3.6.6 LRZ-REQ5 Setback of buildings

[112] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0268	E J Smith	003
DPR-0353	HortNZ	235
DPR-0414	Kāinga Ora	280
DPR-0458	KiwiRail	053

- [113] We discussed the matter of setbacks in relation to LLRZ-REQ5. In light of that discussion, in terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to:

- require a setback of 2m from any shared boundary or reserve, and
- 5m from any operational railway corridor

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.6.7 LRZ-REQ7 Setback of Accessory Buildings and/or Structures

- [114] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	051
DPR-0268	E J Smith	005
DPR-0414	Kāinga Ora	282
DPR-0458	KiwiRail	067

- [115] We discussed the matter of setbacks in relation to LLRZ-REQ5. In light of that discussion, in terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to reduce the setbacks required from shared accessways and reserves in respect of accessory buildings are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.6.8 LRZ-REQ9 Outdoor Living Space

- [116] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0410	Urban Estates	005
DPR-0414	Kāinga Ora	284

- [117] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of Kāinga Ora, enable more flexibility in location and provide guidance where outdoor living space is located above the ground floor level is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.6.9 LRZ-REQ11 Small Site Development

- [118] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	056
DPR-0409	Hughes	026
DPR-0414	Kāinga Ora	284

- [119] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to:

- in response to the submission of SDC, to delete the specific reference to the setback of garages to avoid the situation where a small setback for a garage is provided, which is neither on a boundary, nor setback a sufficient distance to enable any space between the boundary and the garage to be maintained;
- in response to the submission of SDC, clarify that no internal boundary setback is required where a building shares a common wall with another building;
- in response to the submission of Hughes, omit LRZ-REQ11.1.e.ii, iii and iv and replace them with a new clause e.ii, to improve design flexibility while still maintaining privacy by minimising opportunities for direct overlooking of habitable rooms and outdoor living space areas of adjoining properties

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

3.6.10 LRZ-REQ12 Comprehensive Development

- [120] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	062
DPR-0409	Hughes	027
DPR-0414	Kāinga Ora	287

- [121] In terms of s32AA of the RMA, and following on from our discussion of LRZ-REQ11, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of SDC, amend LRZ-REQ12.b to clarify that its intention is to avoid unintended and undesirable outcomes such as garages being sited 15cm from internal boundaries is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

3.6.11 LRZ-REQ13 Retirement Village

- [122] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	288
DPR-0424	RVA	025, 026
DPR-0425	Ryman	025, 026
DPR-0447	Barton Fields	006

- [123] In terms of s32AA of the RMA, and following on from our discussion of LRZ-REQ11, for these submissions we are satisfied that Ms Lewes' recommendations to:

- amend LRZ-REQ13.1.d.v and LRZ-REQ13.1.e.iii to respectively recognise that outdoor living space in retirement villages and waste management areas in those villages are generally provided on a communal basis; and
- amend the default for non-compliance with any of LRZ-REQ13.1 to RDIS and refer to new RESZ-MAT14i Design of Retirement Villages

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

3.7 General Residential Zone

3.7.1 GRZ-R3 Minor Residential Unit

[124] For the following submitters and their submission points, other than the submission of Kāinga Ora, we depart from the recommendations and reasons of the Section 42A Report author..

Sub #	Submitter	Submission Points
DPR-0030	Elizabeth Owen	003
DPR-0051	Prateek Sharma	001
DPR-0078	Ian Laurenson	009
DPR-0100	Annette Shankie	003
DPR-0204	JP Singh	020
DPR-0285	AJ Bennett	001
DPR-0414	Kāinga Ora	296
DPR-0463	Katie Bootsma	003

[125] We are not persuaded that there is any need to amend the DIS status of activities unable to comply the requirements of the Minor Residential units PER rule. We therefore recommend that the above submissions, other than the submission of Kāinga Ora, are accepted. We agree with Ms Lewes that the recommendation of Kāinga Ora should be rejected.

3.7.2 GRZ-R11 Small Site Development

[126] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0204	JP Singh	021
DPR-0207	SDC	058
DPR-0414	Kāinga Ora	305

[127] In terms of s32AA of the RMA, we note that the only amendment is to insert a reference to GRZ-REQ6 Setback of Garages as discussed in relation to LRZ-R11.

3.7.3 GRZ-R12 Comprehensive Development

[128] For the following submitters and their submission points we generally adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0204	JP Singh	023
DPR-0207	SDC	064
DPR-0414	Kāinga Ora	306

[129] In terms of s32AA of the RMA, we note that the recommended amendment is to insert a reference to GRZ-REQ6 Setback of Garages as discussed in relation to LRZ-R11. Ms Lewes also recommended, in relation to GRZ-R12.3 and the submission of JP Singh, that non-compliance with any rule requirement be amended to RDIS. However, we reject that advice because we are not persuaded that the consent activity status for non-compliance with the listed rule requirements is inappropriate.

3.7.4 GRZ-REQ4 Height in Relation to Boundary

- [130] For the following submitters and their submission point we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0271	Pete & Sonia Wakefield	006
DPR-0414	Kāinga Ora	326

- [131] In terms of s32AA of the RMA, we are satisfied that, in response to the submission of Kāinga Ora, Ms Lewes' recommendation to amend APP3 to allow for solar panels or heating devices is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.
- [132] We refer to our earlier comment in section 3.6.5 of this Report regarding Mr Jefferies' concern regarding APP3.

3.7.5 GRZ-REQ5 Setback of buildings

- [133] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0113	Gerrad Frater	001
DPR-0268	E J Smith	006
DPR-0271	Pete & Sonia Wakefield	001
DPR-0353	HortNZ	236
DPR-0398	Fletcher	002
DPR-0414	Kāinga Ora	327, 328
DPR-0458	KiwiRail	054

- [134] We discussed the matter of setbacks in relation to LLRZ-REQ5. In light of that discussion, in terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to require a setback of 2m from any shared boundary or reserve is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.
- [135] We note Ms Lewes' advice that in relation to the submission of KiwiRail, there are no locations in the GRZ where the rail corridor is not further separated from residential properties by either roads or natural features and so the amendment sought by KiwiRail is not necessary.

3.7.6 GRZ-REQ7 Setback of Accessory Buildings and/or Structures

- [136] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	052
DPR-0268	E J Smith	008
DPR-0414	Kāinga Ora	330
DPR-0456	Four Stars & Gould	010
DPR-0458	KiwiRail	068

- [137] We discussed the matter of setbacks in relation to LLRZ-REQ5. In light of that discussion, in terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to reduce the setbacks required from shared accessways and reserves in respect of accessory buildings, are the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.7.7 **GRZ-REQ9 Outdoor Living Space**

- [138] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0108	Jaclyn Phillott	002
DPR-0398	Fletcher	004
DPR-0409	Hughes	024
DPR-0410	Urban Estates	004
DPR-0414	Kāinga Ora	332
DPR-0456	Four Stars & Gould	012

- [139] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of Kāinga Ora, enable more flexibility in location and provide guidance where outdoor living space is located above the ground floor level, is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.7.8 **GRZ-REQ11 Small Site Development**

- [140] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0108	Jaclyn Phillott	004
DPR-0204	JP Singh	022
DPR-0207	SDC	055
DPR-0398	Fletcher	005
DPR-0414	Kāinga Ora	334
DPR-0456	Four Stars & Gould	014

- [141] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to:

- in response to the submission of SDC, to delete the specific reference to the setback of garages to avoid the situation where a small setback for a garage is provided, which is neither on a boundary, nor setback a sufficient distance to enable any space between the boundary and the garage to be maintained;
- in response to the submission of SDC, clarify that no internal boundary setback is required where a building shares a common wall with another building

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

- [142] Ms Lewes also recommended that we consider, as a consequential amendment, making the same changes to GRZ-REQ11.1.e that she recommended to LRZ-REQ11.1.e. We find that would be appropriate and recommend accordingly.

3.7.9 GRZ-REQ12 Comprehensive Development

- [143] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0108	Jaclyn Phillott	005
DPR-0204	JP Singh	024, 025
DPR-0207	SDC	061
DPR-0414	Kāinga Ora	335

- [144] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to:

- in response to the submission of JP Singh, amend the default for non-compliance with the standards to be RDIS instead of DIS, because non-compliance with the associated rule requirement relates to a narrow range of matters that are well understood and easily identifiable;
- in response to the submission of SDC, to delete the specific reference to the setback of garages to avoid the situation where a small setback for a garage is provided, which is neither on a boundary, nor setback a sufficient distance to enable any space between the boundary and the garage to be maintained; and
- in response to the submission of SDC, clarify that no internal boundary setback is required where a building shares a common wall with another building

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

3.7.10 GRZ-REQ13 Retirement Village

- [145] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0204	JP Singh	028, 029
DPR-0217	Summerset	030
DPR-0424	RVA	028, 032
DPR-0425	Ryman	028, 033
DPR-0447	Barton Fields	005
DPR-0456	Four Stars & Gould	013

- [146] In terms of s32AA of the RMA, and following on from our discussion of LRZ-REQ11, for these submissions we are satisfied that Ms Lewes' recommendations to:

- amend GRZ-REQ13.1.d.v and GRZ-REQ13.1.e.iii to respectively recognise that outdoor living space in retirement villages and waste management areas in those villages are generally provided on a communal basis;
- amend the default for non-compliance with any of GRZ-REQ13.1 to RDIS and refer to new RESZ-MAT14i Design of Retirement Villages

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

3.7.11 GRZ-REQ16 Castle Hill Specific Control Area – Alpine Design

- [147] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	067
DPR-0271	Pete & Sonia Wakefield	003, 004, 005
DPR-0442	CHCA	006, 008, 010, 013, 014

- [148] In terms of s32AA of the RMA, we are satisfied that Ms Lewes' recommendation to amend GRZ-REQ16.1.c.iv to remove reference to coloured corrugated metal sheeting is the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

3.8 Settlement Zone

3.8.1 SETZ-R3 Minor Residential Unit

- [149] For the following submitters and their submission points, other than the submission of Kāinga Ora, we depart from the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0030	Elizabeth Owen	004
DPR-0051	Prateek Sharma	004
DPR-0078	Ian Laurenson	010
DPR-0100	Annette Shankie	004
DPR-0285	AJ Bennett	004
DPR-0414	Kāinga Ora	343
DPR-0463	Katie Bootsma	004

- [150] We are not persuaded that there is any need to amend the DIS status of activities unable to comply the requirements of the Minor Residential units PER rule. We therefore recommend that the above submissions, other than the submission of Kāinga Ora, are accepted. We agree with Ms Lewes that the recommendation of Kāinga Ora should be rejected.

3.8.2 SETZ-REQ4 Height in Relation to Boundary

- [151] For the following submitter and their submission point we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	374

- [152] In terms of s32AA of the RMA we are satisfied that, in response to the submission of Kāinga Ora, Ms Lewes' recommendation to amend APP3 allow for solar panels or heating devices is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

- [153] We refer to our earlier comment in section 3.6.5 of this Report regarding Mr Jefferies' concern regarding APP3.

3.8.3 SETZ-REQ5 Setback of buildings

- [154] For the following submitters and their submission points we largely adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0268	E J Smith	009
DPR-0353	HortNZ	237
DPR-0414	Kāinga Ora	375
DPR-0449	BDL	006

- [155] We discussed the matter of setbacks in relation to LLRZ-REQ5. In light of that discussion, in terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to require a setback of 2m from any shared boundary or reserve is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.
- [156] We note Ms Lewes advice that in relation to the submission of KiwiRail, there are no locations in the SETZ where the rail corridor is not further separated from residential properties by either roads or natural features and so she considered that the amendment sought by KiwiRail was not necessary.
- [157] However, we received evidence from Michelle Grinlinton-Hancock who advised that there are a number of sites along Waddington Road where SETZ land immediately adjoins the KiwiRail designation. She acknowledged that the current rail line is separated from these properties, but that could not be guaranteed into the future and therefore she recommended that the setback of 5m should be applied in the Settlement Zone to sites adjoining the rail corridor.
- [158] In her Reply Report Ms Lewes recommended that SETZ-REQ5 and SETZ-REQ7 be amended, consistent with her recommendations made in the initial Section 42A Report in relation to LRZ-REQ5 and LRZ-REQ7. We find that to be appropriate and recommend accordingly.
- [159] Consequently, we recommend:

Sub #	Submitter	Submission Point	Recommendation
DPR-0458	KiwiRail	052	Accept

3.8.4 SETZ-REQ7 Setback of Accessory Buildings and/or Structures

- [160] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	053
DPR-0268	E J Smith	011
DPR-0414	Kāinga Ora	377
DPR-0458	KiwiRail	066

- [161] We discussed the matter of setbacks in relation to LLRZ-REQ5. In light of that discussion, in terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to reduce the setbacks required from shared accessways and reserves in

respect of accessory buildings are the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.8.5 **SETZ-REQ9 Outdoor Living Space**

[162] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0414	Kāinga Ora	379
DPR-0449	BDL	007

[163] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendation to, in response to the submission of Kāinga Ora, enable more flexibility in location and provide guidance where outdoor living space is located above the ground floor level, is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.8.6 **SETZ-REQ11 Small Site Development**

[164] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	057
DPR-0414	Kāinga Ora	381

[165] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to:

- in response to the submission of SDC, to delete the specific reference to the setback of garages to avoid the situation where a small setback for a garage is provided, which is neither on a boundary nor setback a sufficient distance to enable any space between the boundary and the garage to be maintained; and
- in response to the submission of SDC, clarify that no internal boundary setback is required where a building shares a common wall with another building

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

[166] Ms Lewes also recommended that we consider, as a consequential amendment, making the same changes to SETZ-REQ11.1.e that she recommended to LRZ-REQ11.1.e. We find that would be appropriate and recommend accordingly.

3.8.7 **SETZ-REQ12 Comprehensive Development**

[167] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0207	SDC	063
DPR-0414	Kāinga Ora	383

[168] In terms of s32AA of the RMA, for these submissions we are satisfied that Ms Lewes' recommendations to, in response to the submission of SDC:

- delete the specific reference to the setback of garages to avoid the situation where a small setback for a garage is provided, which is neither on a boundary nor setback a sufficient distance to enable any space between the boundary and the garage to be maintained; and
- clarify that no internal boundary setback is required where a building shares a common wall with another building

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents including the NPS-HPL 2022.

3.8.8 SETZ-REQ13 Retirement Village

[169] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0424	RVA	029, 030
DPR-0425	Ryman	029, 030
DPR-0447	Barton Fields	007

[170] In terms of s32AA of the RMA, and following on from our discussion of LRZ-REQ11, for these submissions we are satisfied that Ms Lewes' recommendations to:

- amend SETZ-REQ13.1.d.v and SETZ-REQ13.1.e.iii to respectively recognise that outdoor living space in retirement villages and waste management areas in those villages are generally provided on a communal basis;
- amend the default for non-compliance with any of SETZ-REQ13.1 to RDIS and refer to new RESZ-MAT14i Design of Retirement Villages

are the most appropriate options for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

3.9 SUB-R10 Subdivision to Facilitate Comprehensive Development

[171] For the following submitter and their submission point Ms Lewes initially recommended amending SUB-R10.1.a to refer to a net site area not exceeding 350m² (as notified the limit was 300m²). However, that differed from Ms Carruthers' recommendation for that same provision in her Section 42A Report for the Public Access, Subdivision and Development Area chapters of the PDP. We sought clarification from the officers.

[172] In response Ms Lewes and Ms Carruthers advised *"In this instance, submission point DPR-0367.102 Orion relates to when a proposed site should be subject to a minimum site size. Given Ms Lewes's recommendation that a minimum site size is not required for any site created in accordance with SUB-R10, Ms Carruthers no longer considers that the amendment requested by Orion is required because the outcome sought by Orion is provided for within Ms Lewes's recommendation."*

[173] That being the case we do not include SUB-R10 in Appendix 1 as it is included in the Recommendation Report on the Subdivision chapter where SUB-R10.1.a is recommended to be deleted.

[174] Consequently, we recommend.

Sub #	Submitter	Submission Points	Recommendation
DPR-0409	Hughes	007	Reject

[175] For completeness we note that at the hearing Ms Burnett¹⁰ presented evidence in support of the submission by Hughes that SUB-R9 be amended from 400m² to 351m². In her Reply Report Ms Lewes maintained her recommendation to retain SUB-R9 as notified. We find that to be appropriate.

4 Other Matters

[176] Ivan Thomson tabled evidence on behalf of Manmeet Singh who sought to amend SUB-REQ1 Site Area such that if Mr Singh's 17.26 hectares of rural zoned land in Allendale Lane in south Lincoln was rezoned to LLRZ, the minimum average site size in SUB-REQ1 is amended from 5000m² to 2000m² and a minimum area of 1000m² is enabled. We addressed that submission and evidence in our Recommendation Report on the Public Access, Subdivision and Development Area chapters of the PDP and we do not repeat our assessment and conclusions here.

[177] The same relief was sought in the evidence tabled by Fiona Aston for McIraiths and Dally Family Trust for 40ha of land on Shands Road and Blakes Road and Stewart, Townsend and Fraser land at north west Lincoln on Springs Road and Tancreds Road. We make the same finding on those submissions as we did for the submission of Manmeet Singh.

[178] The recommended amendments to the PDP provisions contained in Appendix 1 are those that result from this Hearing Panel's assessment of submissions and further submissions. However, readers should note that further or different amendments to these provisions may have been recommended by:

- Hearing Panels considering submissions and further submissions on other chapters of the PDP;
- the Hearing Panels considering rezoning requests, and
- the Independent Hearing Panel (IHP) considering submissions and further submissions on Variation 1 to the PDP

[179] Any such further or different amendments are not shown in Appendix 1 of this Recommendation Report. However, the Chair¹¹ and Deputy Chair¹² of the PDP Hearing Panels have considered the various recommended amendments and have ensured that the overall final wording of the consolidated version of the amended PDP is internally consistent.

¹⁰ Evidence of Alice Burnett on behalf of DPR-0409 Hughes

¹¹ Who is also the Chair of the IHP.

¹² Who chaired one stream of hearings.

- [180] In undertaking that 'consistency' exercise, care was taken to ensure that the final wording of the consolidated version of the amended PDP did not alter the intent of the recommended amendments contained in Appendix 1 of this Recommendation Report.
- [181] No other matters were brought to our attention.

Appendix 1: Recommended Amendments

Note to readers: Only provisions that have recommended amendments are included below. All other provisions remain as notified. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.

Amendments to the PDP Maps

There are no amendments recommended to PDP Planning Maps arising from our recommendations on the submissions and further submissions covered by this Recommendation Report.

Amendments to the PDP Text



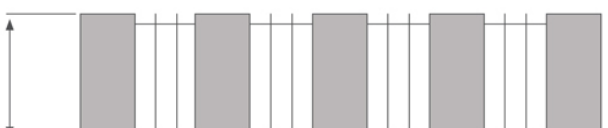
Part 1 – Introduction and General Provisions

Interpretation

Definitions	
SUPPORTED RESIDENTIAL ACCOMMODATION	The use of a residential unit(s) by people who live together and receive supervision, assistance, care and/or wellbeing respite support on a 24-hour basis or less to assist with their independent living. This definition does not include a retirement villages (and ancillary nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person ¹³ .
VISUALLY PERMEABLE	means the ability to clearly see through a fence, from one side to the other, and is determined by a comparison of the solid portion of the fence structure against any gaps provided within the structure, or between fence structures. <u>Examples of Visually Permeable Fencing</u> ¹⁴

¹³ DPR-0300.004 Ara Poutama Aotearoa

¹⁴ DPR-0409.022 Hughes and DPR-0410.008 Urban Estates

Definitions	
	
	
	

Part 3 – Area Specific Matters

Zones

RESZ – Residential Zones

RESZ-Objectives and Policies

RESZ-Objectives	
RESZ-O3	A wide range of housing typologies and densities are provided for to ensure choice for the community and to cater for population growth and changing demographics, <u>including an ageing population</u> . ¹⁵
RESZ-O4	Increased residential densities occur in close proximity to activity centres, <u>existing or planned active and</u> public transport routes, <u>community services</u> and public open spaces. ¹⁶

¹⁵ DPR-0424.015 RVA

¹⁶ DPR-0414.174 Kāinga Ora

RESZ-O5	Built form is of a high design standard and appearance <u>provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces</u> that responds to and reinforces positive aspects of the local environment. ¹⁷
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RESZ-Policies

Residential Activities

RESZ-P1	Enable a range of housing types and densities that achieve the residential character anticipated <u>planned urban form</u> ¹⁸ for each zone.
RESZ-P2	Vacant or underutilised land is developed in an efficient and co-ordinated manner to increase housing choice by providing opportunities for residential units at densities higher than but compatible with the amenity and character <u>planned urban form</u> ¹⁹ of the locality.

Residential Amenity

RESZ-P3	Maintain and enhance the character and amenity values <u>Achieve the planned urban form</u> ²⁰ of residential zones by <u>while</u> ensuring that all new buildings are: 1. ...
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Landscaping and Fences

RESZ-P6	Landscaping and fencing is provided that <u>contributes to attractive and safe streets and public open spaces</u> maintains and enhances the amenity values and attractiveness of the locality. ²¹
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Accessory building

RESZ-P7	Ensure that the use and placement of any accessory building does not adversely affect the privacy, amenity, ²² outlook of, or access to sunlight of adjacent properties.
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Relocated Building

RESZ-P11	Maintain residential amenity values by ensuring that relocated buildings are reinstated to an appropriate state of repair and within a reasonable timeframe. ²³
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¹⁷ DPR-0414.175 Kāinga Ora

¹⁸ DPR-0424.015 RVA and DPR-0425.015 Ryman

¹⁹ DPR-0424.016 RVA and DPR-0425.016 Ryman

²⁰ DPR-0414.180 Kāinga Ora, DPR-0424.017 RVA and DPR-0425.017 Ryman

²¹ DPR-0414.183 Kāinga Ora

²² DPR-0414.185 Kāinga Ora

²³ DPR-0414.189 Kāinga Ora

Supported Residential Accommodation and Retirement Village

RESZ-P12	<p>Enable supported residential accommodation and retirement villages that are:</p> <ol style="list-style-type: none"> 1. ... 2. sited and designed to promote interaction with <u>the surrounding other sections of the community</u>, without compromising privacy; 3. of a scale and appearance that reflects <u>is compatible with the planned urban form of residential zones</u> the residential style and character of the locality;²⁴ <p>...</p>
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Non-residential Activity and Community Facilities

RESZ-P15	<p>Provide for non-residential activities and community facilities that:</p> <ol style="list-style-type: none"> ... 2. are <u>compatible with the planned urban form of residential zones</u> consistent with the amenity values and character of the locality;²⁵ ...
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RESZ-Matters for Control or Discretion

RESZ-MAT1	Residential Design
	<ol style="list-style-type: none"> 1. Whether the design of the development is <u>compatible with the planned urban form</u> in keeping with, or complements, the scale and character of development anticipated for the residential zone for the surrounding area and <u>any</u> relevant significant natural, heritage, and cultural features <u>within that zone</u>. 2. Whether the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe, and attractive <u>by:</u> <ol style="list-style-type: none"> i. <u>providing doors, windows and/or balconies facing the street and public open spaces</u> ii. <u>designing large scale development to provide for variations in building form and/or façade design as viewed from streets and public open spaces.</u> 3. Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest. 3. The extent to which residential units: <ol style="list-style-type: none"> i. <u>orientate and locate windows to optimise privacy of adjacent residential units</u> ii. <u>optimise access to sunlight and daylight based on their orientation, window design and location, and depth of the residential unit floor space</u> iii. <u>provide secure and conveniently accessible storage for the number and type of occupants the residential unit is designed to accommodate.</u> iv. <u>provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces.</u> 4. Whether the development provides a high level of internal and external residential amenity for occupants and neighbours. 4. The extent to which outdoor living space: <ol style="list-style-type: none"> i. <u>provides for access to sunlight.</u> ii. <u>provides privacy from the street and for adjacent residential units on the same site.</u>

²⁴ DPR-0204.015 JP Singh, DPR-0217.028 Summerset, DPR-0447.001 Barton Fields and DPR-0414.190 Kāinga Ora

²⁵ DPR-0414.193 Kāinga Ora

	<p>iii. <u>when provided at ground level, is located on generally flat land or is otherwise functional.</u>²⁶</p> <p>5. Whether the development provides for good access and integration of space for parking and servicing.</p> <p>6. Whether the development incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.</p>
RESZ-MAT2	<p>Building Coverage</p> <p>1. Effects on visual amenity values, including dominance, and the compatibility with the receiving environment <u>the planned form of the residential zone.</u>²⁷</p> <p>2. Provision of <u>The extent to which the proposal is able to provide</u> adequate outdoor living space on <u>the site.</u>²⁸</p>
RESZ-MAT3	<p>Height</p> <p>1. ...</p> <p>2. Effects on visual amenity values, including dominance, and the compatibility with the receiving environment <u>planned form of the residential zone.</u>²⁹</p> <p>3. <u>The extent to which topography, building location and orientation, and planting can mitigate the effects of the additional height of the building or structure.</u></p> <p>4. <u>The extent to which the increase in height provides for the</u> Pprotection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</p> <p>5. <u>The extent to which the increase in height provides for the</u> Mmitigation of the effects of natural hazards³⁰.</p>
RESZ-MAT5	<p>Road Boundary Setback</p> <p>1. ...</p> <p>2. Effects on visual amenity values, including dominance, and the compatibility with the receiving environment <u>having regard to the planned urban form of the residential zone.</u></p> <p>3. <u>The extent to which the reduction in road boundary setback provides for the</u> ³¹protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</p>
RESZ-MAT6	<p>Internal Boundary Setback</p> <p>1. Effects on privacy, outlook, or shading on the affected property.</p> <p>2. Effects on <u>the visual amenity values of adjoining residential properties, including with regard to privacy, outlook and shading,</u> and the compatibility with the receiving environment.</p> <p>3. <u>The extent to which the reduction in the setback provides for the</u> protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</p>

²⁶ DPR-0414.194 Kāinga Ora

²⁷ ~~DPR-0414.195 Kāinga Ora~~

²⁸ DPR-0414.195 Kāinga Ora

²⁹ ~~DPR-0414.196 Kāinga Ora~~

³⁰ DPR-0414.196 Kāinga Ora

³¹ DPR-0414.198 Kāinga Ora

	<p>4. The extent to which the reduction in the setback provides for the mitigation of the effects of natural hazards.³²</p> <p>5. Reverse sensitivity effects.</p> <p>6. Whether a reduced setback from boundaries with the rail corridor will enable the construction and maintenance of buildings, balconies, or decks to be constructed or maintained undertaken without requiring access above, on, or over the railway corridor.³³</p>
RESZ-MAT7	Fences
	<p>1. The degree extent to which an open street scene is maintained and views passive surveillance opportunities are provided between the residential unit and the public space, private right of way, or shared access are retained street.</p> <p>2. The effects on the streetscape and whether adequate mitigation of adverse effects can be achieved through landscaping or alternative fencing design extent to which the visual appearance of the site from the street, or private right of way, or shared access over which the lot has legal use of any part, is dominated by garden planting and the residential unit, rather than front fencing.</p> <p>3. The extent to which the proposed fence is constructed out of the same materials as the residential unit and incorporates articulation and modulation, landscaping, or visually permeable elements.</p> <p>4. Where located in the Large Lot Residential Zone, in a way that the extent to which the fencing is compatible with the open and spacious character anticipated within this zone.³⁴</p> <p>...</p>
RESZ-MAT10	Relocated Building
	<p>1. The time period within which the building will be placed on its foundations.</p> <p>2. Identification of, and the time period to complete reinstatement works.</p> <p>3. Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond.³⁵</p>
RESZ-MAT14	Design of Small Site Development, and Comprehensive Development, and Retirement Village³⁶
	<p>1. Effects on character ...</p>

³² DPR-0414.199 Kāinga Ora

³³ DPR-0458.051 KiwiRail

³⁴ DPR-0414.200 Kāinga Ora

³⁵ DPR-0414.203 Kāinga Ora

³⁶ DPR-0424.022 RVA and DPR-0425.0220 Ryman

RESZ-MAT14i	Design of Retirement Village 1. <u>Compatibility with the planned form of the residential zone, having regard to:</u> a. <u>architectural design including glazing, cladding materials, and the colour of buildings and structures;</u> b. <u>fencing and boundary treatments, building orientation and setbacks, distribution of windows and balconies;</u> c. <u>landscaping and the location, orientation and screening of outdoor living, service/storage and waste management spaces;</u> d. <u>pedestrian and vehicular connectivity with adjacent streets and public open spaces;</u> e. <u>where relevant built form permitted activity standards are breached, the effect of the specific breach on residential units on adjacent sites in terms of overlooking, privacy, and shading.</u> 2. <u>The extent to which the development incorporates Crime Prevention Through Environment Design (CPTED) principles.</u> 3. <u>The extent to which the proposal provides for the protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</u> ³⁷
RESZ-MAT16	Non-Residential Activities In determining whether or not the scale of effects of non-residential activities is appropriate, particular regard shall be given to: ... 3. the effects generated by the buildings and activities on the safety and efficiency of the local <u>surrounding</u> ³⁸ transport network, including the extent to which the activities make efficient use of the transport network by minimising the need to travel;

LLRZ – Large Lot Residential Zone

LLRZ-Rules

LLRZ-Rule List	
LLRZ-R7	Relocated Building ³⁹
LLRZ-R6	Fencing Activity status: PER ... b. within 5m of <u>on</u> any internal boundary, it is: i. a maximum of 1.2m <u>1.8m</u> in height ⁴⁰

³⁷ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

³⁸ DPR-0375.182 Waka Kotahi

³⁹ DPR-0414.219 Kāinga Ora

⁴⁰ DPR-0409.021 Hughes

	ii. ...	
LLRZ-R7	Relocated Building⁴¹	
	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>Where:</p> <ul style="list-style-type: none"> a. the building is a garage or accessory building; and b. the building is being shifted from one position to another position within the same site; or c. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing. <p>And this activity complies with the following rule requirements:</p> <p>LLRZ-REQ1 Servicing</p> <p>LLRZ-REQ2 Building Coverage LLRZ-REQ3 Height</p> <p>LLRZ-REQ4 Height in Relation to Boundary</p> <p>LLRZ-REQ5 Setback of Buildings and Structures</p> <p>LLRZ-REQ6 Presentation to the Street</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LLRZ-R7.1. is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved:</p> <p>Refer to LLRZ Rule Requirements</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to LLRZ-R7.2. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. RESZ-MAT10 Relocated Building <p>Notification:</p> <p>5. Any application arising from LLRZ-R7.2. shall not be subject to public notification.</p>

LLRZ-Rule Requirements

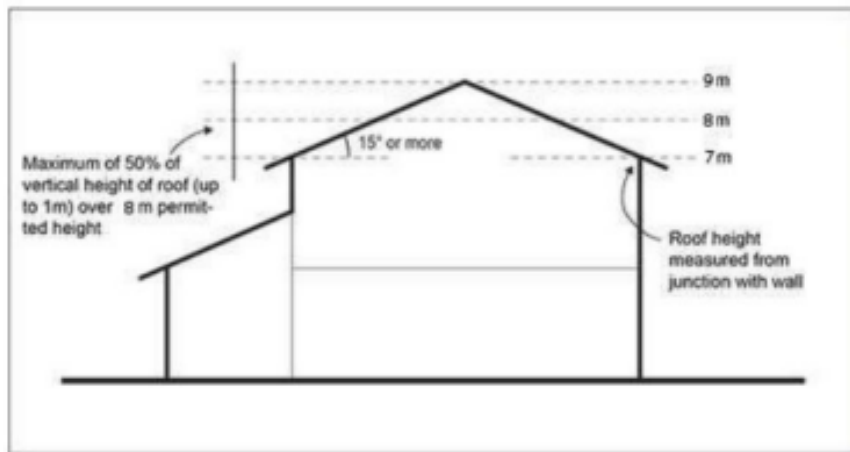
LLRZ-REQ3	Height	
	<p>1. The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in LLRZ-FIG1⁴².</u></p>	...

⁴¹ DPR-0414.219 Kāinga Ora

⁴² DPR-0414.239 Kāinga Ora

LLRZ-FIG1

Height



LLRZ-REQ5

Setback of Buildings and Structures

1. Any building or structure, excluding any ancillary structure or fence, shall be setback a minimum of:
- a. 10m from any road boundary, ~~shared accessway~~ or reserve; and
 - b. 5m from any internal boundary, or shared accessway.⁴³,
- ...

...

LLRZ-REQ6

Presentation to the Street

1. ...
- For clarification purposes, LLRZ-REQ61.b shall:
- a. apply to all road frontages where a site has direct frontage to a road.
On a corner site, this provision applies to both road frontages.
 - b. exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.
 - c. only refer to the area of glass, excluding window and door frames.⁴⁴

...

⁴³ DPR-0414.241 Kāinga Ora

⁴⁴ DPR-0398.003 Fletcher, DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

LRZ – Low Density Residential Zone

LRZ-Rules

LRZ-Rule List		
LRZ-R7	Relocated Building ⁴⁵	
LRZ-R20	Community Corrections Activity ⁴⁶	
LRZ-R6	Fencing Activity Status: PER 1. Any fence or freestanding wall Where: a. within 4m of any road boundary, is a maximum height of 1m i. <u>within 4m of the primary road boundary, a maximum height of 1.2m; and</u> ii. <u>within 4m of a secondary road boundary, a maximum height of 1.8m for the remaining length of the road boundary provided</u> at least 50% of the fence is visually permeable. b. a site shares a boundary with a reserve: ... 2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable <u>at least 50% of the fence is visually permeable.</u> ⁴⁷ ...	
LRZ-R7	Relocated Building ⁴⁸	Activity status when compliance not achieved: 3. When compliance with any of LRZ-R7.1. is not achieved: CON When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ-Rule Requirements Matters of control:

⁴⁵ DPR-0414.252 Kāinga Ora⁴⁶ DPR-0300.007 Ara Poutama Aotearoa⁴⁷ DPR-0005.003 Jessica Graham, DPR-0409.022 Hughes, DPR-0410.008 Urban Estates and DPR-0414.250 Kāinga Ora⁴⁸ DPR-0414.252 Kāinga Ora

	<p>the same site; or</p> <p>e. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or</p> <p>d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.</p> <p>And this activity complies with the following rule requirements:</p> <p>LRZ-REQ1 Servicing</p> <p>LRZ-REQ2 Building Coverage</p> <p>LRZ-REQ3 Height</p> <p>LRZ-REQ4 Height in Relation to Boundary</p> <p>LRZ-REQ5 Setback of Buildings and Structures</p> <p>LRZ-REQ6 Presentation to the Street</p>	<p>4. The exercise of control in relation to LRZ-R7.2. is restricted to the following matters:</p> <p>a. RESZ-MAT10 Relocated Building</p> <p>Notification:</p> <p>5. Any application arising from LRZ-R7.2. shall not be subject to public notification.</p>
LRZ-R11	Small Site Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LRZ-REQ6 Setback of Garages⁴⁹</u></p> <p>...</p>	...
LRZ-R12	Comprehensive Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LRZ-REQ6 Setback of Garages⁵⁰</u></p> <p>...</p>	...
LRZ-R13	Retirement Village	
	<p>...</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to LRZ-R13.1. is restricted to the following matters:</p>	...

⁴⁹ DPR-207.059 SDC

⁵⁰ DPR-207.065 SDC

	<p>a. ...</p> <p>b. RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village <u>RESZ-MAT14i Design of Retirement Village</u> ⁵¹</p> <p>c. ...</p>	
LRZ-R20	Community Corrections Activity ⁵²	
	<p>Activity status: PER</p> <p>1. Any community corrections activity-</p> <p>Where:</p> <p>a. the hours of operation are between 0700 and 1900.</p> <p>And this activity complies with the following rule requirements:</p> <p>LRZ-REQ10 Landscaping</p> <p>LRZ-REQ15 Outdoor Storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LRZ-R20.1. is not achieved: DIS</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ Rule Requirements</p>

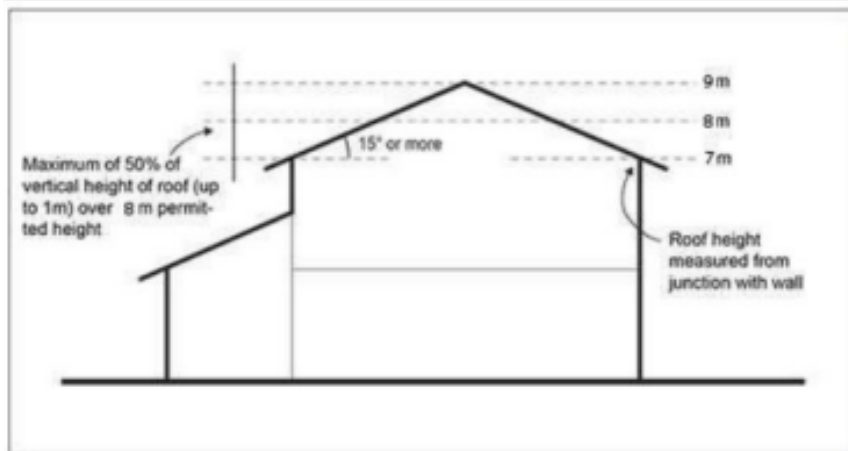
LRZ-Rule Requirements

LRZ-REQ3	Height	
	<p>1. The maximum height of any building or structure, when measured from ...</p> <p>ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in LRZ-FIG2.</u>⁵³</p>	

⁵¹ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

⁵² DPR-0300.007 Ara Poutama Aotearoa

⁵³ DPR-0414.278 Kāinga Ora

LRZ-FIG2 **Height**

LRZ-REQ5	Setback of Buildings	
	<p>1. Any residential unit or principal building shall be setback a minimum of: ...</p> <p>a. 4m from any road boundary, shared accessway or reserve,⁵⁴ and</p> <p>b. 2m from any <u>shared accessway, reserve or</u>⁵⁵ internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary; <u>and</u></p> <p>c. 5m from any <u>operational railway corridor boundary</u>.⁵⁶</p>	
LRZ-REQ7	Setback of Accessory Buildings and/or Structures	
	<p>1. Any accessory building shall, where the wall length is greater than 7m, be setback: ...</p> <p>a. 4m from any road boundary, shared accessway or reserve⁵⁷; and</p> <p>b. 2m from any <u>shared accessway or reserve or</u>⁵⁸ internal boundary.</p> <p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p>	

⁵⁴ DPR-0414.280 Kāinga Ora

⁵⁵ DPR-0414.280 Kāinga Ora

⁵⁶ DPR-0458.053 KiwiRail

⁵⁷ DPR-0414.282 Kāinga Ora

⁵⁸ DPR-0414.282 Kāinga Ora

	<p>a. 2m from any road boundary shared accessway or reserve; ⁵⁹and</p> <p>b. 1m from any <u>shared accessway or reserve</u> or ⁶⁰internal boundary, <u>or</u></p> <p>c. 2m from any <u>operational railway corridor boundary</u>.⁶¹</p> <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p>	
LRZ-REQ8	Presentation to the Street	
	<p>1. ...</p> <p>For clarification purposes, LRZ-REQ8.1.b shall:</p> <p><u>a. apply to all road frontages where a site has direct frontage to a road.</u></p> <p><u>On a corner site, this provision applies to both road frontages.</u></p> <p><u>b. exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.</u></p> <p><u>c. only refer to the area of glass, excluding window and door frames.</u> ⁶²</p>	...
LRZ-REQ9	Outdoor Living Space	
	<p>1. Every residential unit shall be provided with an area of outdoor living space that:</p> <p>...</p> <p><u>f. Where part of the required outdoor living space is provided in the form of a deck, balcony or roof terrace located above ground floor level, the area shall be:</u></p> <p><u>i. directly accessible from any habitable room;</u></p> <p><u>ii. have a minimum area of 10m²; and</u></p> <p><u>iii. have a minimum depth of 1.5m.</u> ⁶³</p>	...
LRZ-REQ11	Small Site Development	
	<p>1. Any small site development shall:</p> <p>a. ...</p> <p>b. be setback a minimum of:</p> <p>...</p> <p>iii. where a garage door faces a road or shared accessway, the garage shall</p>	...

⁵⁹ DPR-0414.282 Kāinga Ora

⁶⁰ DPR-0414.282 Kāinga Ora

⁶¹ DPR-0458.067 KiwiRail

⁶² DPR-0398.003 Fletcher, DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

⁶³ DPR-0414.284 Kāinga Ora

	<p>be setback a minimum of 5.5m from that boundary;⁶⁴</p> <p>iv. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m where a building shares a common wall with another building;⁶⁵</p> <p>...</p> <p>e. only locate windows at first floor level or above that:</p> <p>i. face a road boundary or an internal boundary shared with a reserve; or</p> <p>ii. are set back a minimum of 10m from an internal boundary; or</p> <p>iii. have a sill height of at least 1.6m above internal floor level; or</p> <p>iv. are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway;</p> <p>ii. is are to be glazed in fixed, opaque glass to a height of at least 1.6m, or have a sill height of at least 1.6m, above the internal floor level;⁶⁶</p> <p>...</p>	
LRZ-REQ12	Comprehensive Development	
	<p>1. Any comprehensive development shall:</p> <p>...</p> <p>b. be setback a minimum of:</p> <p>i. ...</p> <p>iv. no internal <u>boundary</u> setback is required where a building shares a common wall with another building within the comprehensive development;</p> <p>v. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary;</p> <p>vi. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;</p> <p>...</p>	...
LRZ-REQ13	Retirement Village	
	<p>1. Any retirement village shall:</p> <p>a. ...</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LRZ-REQ13.1. is not achieved: DIS<u>RD</u>IS</p>

⁶⁴ DPR-0207.056 SDC

⁶⁵ DPR-0207.056 SDC

⁶⁶ DPR-0409.026 Hughes

<p>d. provide each residential unit with an outdoor living space that:</p> <ul style="list-style-type: none"> i. is directly accessible from the main living space; ii. has a minimum horizontal dimension of 2.5m; and iii. has a minimum area of 10m² for residential units with no separate bedrooms; or iv. has a minimum area of 25m² for one bedroom residential units; or v. has a minimum area of 30m² for two or more bedroom residential units; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u> <p>e. provide each residential unit with one or more bedrooms at ground floor level with an additional service, storage, and waste management area that:</p> <ul style="list-style-type: none"> i. is located behind the front façade of the residential unit; ii. has a minimum horizontal dimension of 1.5m; and iii. has a minimum area of 12.5m²; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u>⁶⁷ <p>...</p>	<p><u>Matters for discretion:</u></p> <p><u>3. The exercise of discretion in relation to LRZ-REQ13.1. is restricted to the following matters:</u></p> <p><u>a. RESZ-MAT14i Design of Retirement Village</u>⁶⁸</p>
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GRZ – General Residential Zone

GRZ-Rules

GRZ-Rule List	
GRZ-R7	Relocated Building ⁶⁹
GRZ-R6	Fencing
<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. within 4m of any road boundary, is a maximum height of 1m</p> <p>i. <u>within 4m of the primary road boundary, a maximum height of 1.2m; and</u></p>	

⁶⁷ DPR-0424.026 RVA, DPR-0425.026 Ryman and DPR-0447.006 Barton Fields

⁶⁸ DPR-0217.034 Somerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

⁶⁹ DPR-0414.301 Kāinga Ora

	<p>ii. <u>within 4m of a secondary road boundary, a maximum height of 1.8m for the remaining length of the road boundary provided</u> at least 50% of the fence is visually permeable.</p> <p>...</p> <p>b. a site shares a boundary with a reserve:</p> <p>...</p> <p>2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable <u>at least 50% of the fence is visually permeable.</u>⁷⁰</p> <p>c. any other fence or freestanding wall, is a maximum height of 1.8m.</p> <p>...</p>	
SCA-AD2	<p>Activity Status: PER</p> <p>4. Any fence or freestanding wall</p> <p>Where:</p> <p>a. it is a temporary netting⁷¹ fence erected to contain stock, pets or children; or</p>	
GRZ-R7	<p>Relocated Building⁷²</p> <p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>Where:</p> <p>a. the building is a garage or accessory building; and</p> <p>b. the building is being shifted from one position to another position within the same site; or</p> <p>c. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or</p> <p>d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-R7.1. is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved:</p> <p>Refer to GRZ Rule Requirements</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to GRZ-R7.2. is restricted to the following matters:</p> <p>a. RESZ-MAT10 Relocated Building</p> <p>Notification:</p> <p>5. Any application arising from GRZ-R7.2. shall not be subject to public notification.</p>

⁷⁰ DPR-0005.001 Jessica Graham, DPR-0108.006 Jaclyn Phillott, DPR-0398.006 Fletcher, DPR-0409.021, DPR-0410.007 Urban Estates, DPR-0414.299 Kāinga Ora and DPR-0456.020 Four Stars & Gould

⁷¹ DPR-0456.007 Four Stars & Gould

⁷² DPR-0414.301 Kāinga Ora

	<p>And this activity complies with the following rule requirements:</p> <p>GRZ-REQ1 Servicing</p> <p>GRZ-REQ2 Building Coverage</p> <p>GRZ-REQ3 Height</p> <p>GRZ-REQ4 Height in Relation to Boundary</p> <p>GRZ-REQ5 Setback of Buildings and Structures</p> <p>GRZ-REQ6 Presentation to the Street</p>	
GRZ-R11	Small Site Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GRZ-REQ6 Setback of Garages</u>⁷³</p> <p>...</p>	...
GRZ-R12	Comprehensive Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GRZ-REQ6 Setback of Garages</u>⁷⁴</p> <p>...</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ12.1 is not achieved: DIS</p> <p>RDIS⁷⁵</p> <p>3. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to GRZ-Rule Requirements ...</u></p>
GRZ-R13	Retirement Village	
	<p>...</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to GRZ-R13.1. is restricted to the following matters:</p> <p>a. ...</p> <p>b. RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village <u>RESZ-MAT14i Design of Retirement Village</u>⁷⁶</p> <p>c. ...</p>	...

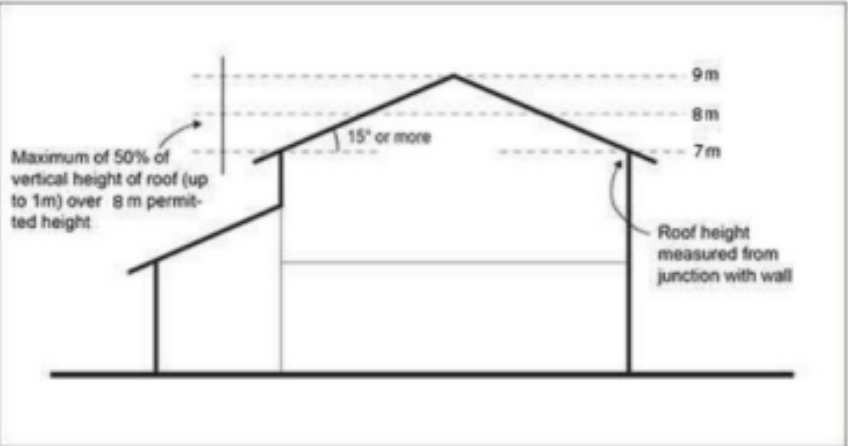
⁷³ DPR-0207.059 SDC

⁷⁴ DPR-0207.065 SDC

⁷⁵ DPR-0207.059 SDC

⁷⁶ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

GRZ-Rule Requirements

GRZ-REQ3	Height
	<p>1. The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in GRZ-FIG2</u>⁷⁷</p> <p>...</p>
GRZ-FIG2	Height
	 <p>Diagram illustrating the height measurement for a building with a sloped roof. The main roof height is 8m. The height of the roof section with a slope of 15° or more is measured vertically from the junction of the wall and roof. The diagram shows the maximum height of 50% of the vertical height of the roof (up to 1m) over the 8m permitted height. The total height of the building is 9m. The diagram also shows a 7m height measurement for the main roof section.</p>
GRZ-REQ5	Setback of Buildings
	<p>1. Any residential unit or principal building shall be setback a minimum of:</p> <ul style="list-style-type: none"> a. 4m from any road boundary, shared accessway or reserve,⁷⁸ and b. 2m from any <u>shared accessway, reserve or</u>⁷⁹ internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary. <p>...</p>

⁷⁷ DPR-0414.325 Kāinga Ora

⁷⁸ DPR-0398.002 Fletcher and DPR-0414.327 Kāinga Ora

⁷⁹ DPR-0398.002 Fletcher and DPR-0414.327 Kāinga Ora

GRZ-REQ7	Setback of Accessory Buildings and/or Structures
	<p>1. Any accessory building shall, where the wall length is greater than 7m, be setback:</p> <p>a. 4m from any road boundary, shared accessway or reserve⁸⁰; and</p> <p>b. 2m from any shared accessway or reserve or⁸¹ internal boundary.</p> <p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p> <p>a. 2m from any road boundary shared accessway or reserve; ⁸² and</p> <p>b. 1m from any shared accessway or reserve or⁸³ internal boundary.</p> <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p>
GRZ-REQ8	Presentation to the Street
	<p>1. ...</p> <p>For clarification purposes, GRZ-REQ8.1.b shall:</p> <ul style="list-style-type: none"> • <u>apply to all road frontages where a site has direct frontage to a road. On a corner site, this provision applies to both road frontages.</u> • <u>exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.</u> • <u>only refer to the area of glass, excluding window and door frames.</u>⁸⁴
GRZ-REQ9	Outdoor Living Space
	<p>1. Every residential unit shall be provided with an area of outdoor living space ... that:</p> <p>...</p> <p><u>f. Where part of the required outdoor living space is provided in the form of a deck, balcony or roof terrace located above ground floor level, the area shall be:</u></p> <p><u>i. directly accessible from any habitable room;</u></p> <p><u>ii. have a minimum area of 10m²; and</u></p> <p><u>iii. have a minimum depth of 1.5m.</u>⁸⁵</p>

⁸⁰ DPR-0414.330 Kāinga Ora

⁸¹ DPR-0414.330 Kāinga Ora

⁸² DPR-0414.330 Kāinga Ora

⁸³ DPR-0414.330 Kāinga Ora

⁸⁴ DPR-0398.003 Fletcher, DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

⁸⁵ DPR-0414.284 Kāinga Ora

GRZ-REQ11	Small Site Development	
	<p>1. Any small site development shall:</p> <p>a. ...</p> <p>b. be setback a minimum of:</p> <p>...</p> <p>iii. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5.5m from that boundary;⁸⁶</p> <p>iv. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m where a building shares a common wall with another building;⁸⁷</p> <p>...</p> <p>e. only locate windows at first floor level or above that:</p> <p>i. face a road boundary or an internal boundary shared with a reserve; or</p> <p>ii. are set back a minimum of 10m from an internal boundary; or</p> <p>iii. have a sill height of at least 1.6m above internal floor level; or</p> <p>iv. are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway;</p> <p>ii. is are to be glazed in fixed, opaque glass to a height of at least 1.6m, or have a sill height of at least 1.6m, above the internal floor level;⁸⁸</p> <p>...</p>	...
GRZ-REQ12	Comprehensive Development	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ12.1. is not achieved: DIS<u>SRDIS</u>⁹⁰</p>

⁸⁶ DPR-0207.056 and 059 SDC

⁸⁷ DPR-0207.056 SDC

⁸⁸ Consequential to DPR-0409.026 Hughes

⁹⁰ DPR-0204.025 JP Singh

	<p>v. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary;</p> <p>vi. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;⁸⁹</p> <p>...</p>	
GRZ-REQ13	Retirement Village	
	<p>1. Any retirement village shall:</p> <p>a. ...</p> <p>d. provide each residential unit with an outdoor living space that:</p> <p>i. is directly accessible from the main living space;</p> <p>ii. has a minimum horizontal dimension of 2.5m; and</p> <p>iii. has a minimum area of 10m² for residential units with no separate bedrooms; or</p> <p>iv. has a minimum area of 25m² for one bedroom residential units; or</p> <p>v. has a minimum area of 30m² for two or more bedroom residential units; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u></p> <p>e. provide each residential unit with one or more bedrooms at ground floor level with an additional service, storage, and waste management area that:</p> <p>i. is located behind the front façade of the residential unit;</p> <p>ii. has a minimum horizontal dimension of 1.5m; and</p> <p>iii. has a minimum area of 12.5m²; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u>⁹¹</p> <p>...</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ13.1. is not achieved: DIS<u>SRDIS</u></p> <p><u>Matters for discretion:</u></p> <p><u>3. The exercise of discretion in relation to LRZ-REQ13.1. is restricted to the following matters:</u></p> <p><u>a. RESZ-MAT14i Design of Retirement Village</u>⁹²</p>
GRZ-REQ16	Castle Hill Specific Control Area – Alpine Design	
	<p>1. The exterior of any building or structure shall:</p> <p>...</p> <p>c. comprise of at least 80% wall cladding (by area excluding glazing) that consists of:</p> <p>...</p>	...

⁸⁹ DPR-0207.061 SDC

⁹¹ DPR-0217.030 Summerset, DPR-0424.028 RVA, DPR-0425.028 Ryman and DPR-0447.005 Barton Fields

⁹² DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

	iii. stone in a natural and unworked form; and/or iv. coloured corrugated metal sheeting , ⁹³	
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SETZ – Settlement Zone

SETZ-Rules

SETZ-Rule List		
SETZ-R7	Relocated Building ⁹⁴	
SETZ-R20	Community Corrections Activity ⁹⁵	
SETZ-R6	Fencing Activity Status: PER 1. Any fence or freestanding wall Where: a. within 4m of any road boundary, is a maximum height of i. within 4m of the primary road boundary, <u>a maximum height of 1.2m</u> ; and ii. <u>within 4m of a secondary road boundary, a maximum height of 1.8m for the remaining length of the road boundary provided</u> at least 50% of the fence is visually permeable. b. a site shares a boundary with a reserve: ... 2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable at least 50% of the fence is visually permeable. ⁹⁶ c. any other fence or freestanding wall, is a maximum height of 1.8m. ...	
SETZ-R7	Relocated Building ⁹⁷	
	Activity status: PER	Activity status when compliance not achieved:

⁹³ DPR-0207.067 SDC and DPR-0442.010 CHCA⁹⁴ DPR-0414.374 Kāinga Ora⁹⁵ DPR-0300.010 Ara Poutama Aotearoa⁹⁶ DPR-0005.004 Jessica Graham, DPR-0414.346 Kāinga Ora, and DPR-0449.008 BDL⁹⁷ DPR-0414.374 Kāinga Ora

<p>1. The placement of a relocated building onto land</p> <p>Where:</p> <ul style="list-style-type: none"> e. the building is a garage or accessory building; and f. the building is being shifted from one position to another position within the same site; or g. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or h. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing. <p>And this activity complies with the following rule requirements:</p> <p>SETZ-REQ1 Servicing</p> <p>SETZ-REQ2 Building Coverage</p> <p>SETZ-REQ3 Height</p> <p>SETZ-REQ4 Height in Relation to Boundary</p> <p>SETZ-REQ5 Setback of Buildings and Structures</p> <p>SETZ-REQ6 Presentation to the Street</p>	<p>3. When compliance with any of SETZ R7.1. is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ Rule Requirements</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to SETZ R7.2. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. RESZ-MAT10 Relocated Building <p>Notification:</p> <p>5. Any application arising from SETZ R7.2. shall not be subject to public notification.</p>
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SETZ-R11	Small Site Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SETZ-REQ6 Setback of Garages</u>⁹⁸</p> <p>...</p>	...
SETZ-R12	Comprehensive Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SETZ-REQ6 Setback of Garages</u>⁹⁹</p> <p>...</p>	...
SETZ-R13	Retirement Village	
	<p>...</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SETZ-R13.1. is restricted to the following matters:</p> <p>a. ...</p> <p>b. RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village <u>RESZ-MAT14i Design of Retirement Village</u>¹⁰⁰</p> <p>c. ...</p>	...
SETZ-R20	Community Corrections Activity ¹⁰¹	
	<p>Activity status: PER</p> <p>1. Any community corrections activity-</p> <p>Where:</p> <p>a. the hours of operation are between 0700 and 1900.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p>SETZ-REQ10 Landscaping</p> <p>SETZ-REQ15 Outdoor Storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ R20.1. is not achieved: DIS</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ Rule Requirements</p>

⁹⁸ DPR-0207.060 SDC

⁹⁹ DPR-0207.066 SDC

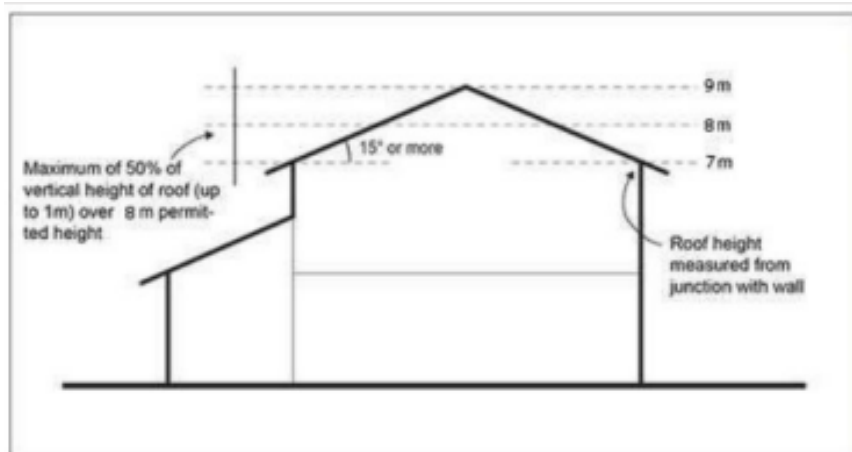
¹⁰⁰ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

¹⁰¹ DPR-0300.010 Ara Poutama Aotearoa

SETZ-Rule Requirements

SETZ-REQ3	Height
	1. The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in SETZ-FIG2.</u> ¹⁰²

SETZ-FIG2	Height
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¹⁰² DPR-0414.373 Kāinga Ora

SETZ-REQ5	Setback of Buildings	
	<p>1. Any residential unit or principal building shall be setback a minimum of: ...</p> <p>a. 4m from any road boundary, shared accessway or reserve,¹⁰³ and</p> <p>b. 2m from any <u>shared accessway, reserve or</u>¹⁰⁴ internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary; <u>and</u></p> <p>c. <u>5m from any operational railway corridor boundary</u>¹⁰⁵</p>	
SETZ-REQ7	Setback of Accessory Buildings and/or Structures	
	<p>1. Any accessory building shall, where the wall length is greater than 7m, be setback: ...</p> <p>a. 4m from any road boundary, shared accessway or reserve¹⁰⁶; and</p> <p>b. 2m from any <u>shared accessway or reserve or</u>¹⁰⁷ internal boundary.</p> <p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p> <p>a. 2m from any road boundary shared accessway or reserve; ¹⁰⁸and</p> <p>b. 1m from any <u>shared accessway or reserve or</u>¹⁰⁹ internal boundary; <u>or</u></p> <p>c. <u>2m from any operational railway corridor boundary</u>.¹¹⁰</p> <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p>	
SETZ-REQ8	Presentation to the Street	
	<p>1. ...</p> <p>For clarification purposes, SETZ-REQ8.1.b shall:</p> <ul style="list-style-type: none"> • <u>apply to all road frontages where a site has direct frontage to a road. On a corner site, this provision applies to both road frontages.</u> • <u>exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.</u> 	...

¹⁰³ DPR-0414.375 Kāinga Ora and DPR-0449.006 BDL

¹⁰⁴ DPR-0414.375 Kāinga Ora and DPR-0449.006 BDL

¹⁰⁵ DPR-0458.052 KiwiRail

¹⁰⁶ DPR-0414.377 Kāinga Ora

¹⁰⁷ DPR-0414.377 Kāinga Ora

¹⁰⁸ DPR-0414.377Kāinga Ora

¹⁰⁹ DPR-0414.377Kāinga Ora

¹¹⁰ DPR-0458.066 KiwiRail

	<ul style="list-style-type: none"> only refer to the area of glass, excluding window and door frames.¹¹¹ 	
SETZ-REQ9	Outdoor Living Space 1. Every residential unit shall be provided with an area of outdoor living space that: <u>f. Where part of the required outdoor living space is provided in the form of a deck, balcony or roof terrace located above ground floor level, the area shall be:</u> <u>i. directly accessible from any habitable room;</u> <u>ii. have a minimum area of 10m²; and</u> <u>iii. have a minimum depth of 1.5m.¹¹²</u>	...
SETZ-REQ11	Small Site Development 1. Any small site development shall: a. ... b. be setback a minimum of: ... iii. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5.5m from that boundary; iv. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m where a building shares a common wall with another building¹¹³; ... e. only locate windows at first floor level or above that: i. face a road boundary or an internal boundary shared with a reserve; or ii. are set back a minimum of 10m from an internal boundary; or iii. have a sill height of at least 1.6m above internal floor level; or iv. are obscure glazed, and either non-opening or top hinged, and associated with a bathroom, toilet, or hallway; <u>ii. is are to be glazed in fixed, opaque glass to a height of at least 1.6m, or have a sill height of at least 1.6m, above the internal floor level;¹¹⁴</u>	...

¹¹¹ DPR-0398.003 Fletcher, DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

¹¹² DPR-0414.379 Kāinga Ora

¹¹³ DPR-0207.057 SDC

¹¹⁴ Consequential to DPR-0409.026 Hughes

	
SETZ-REQ12	Comprehensive Development	
	<p>1. Any comprehensive development shall:</p> <p>...</p> <p>b. be setback a minimum of:</p> <p>i. ...</p> <p>iv. no internal <u>boundary</u> setback is required where a building shares a common wall with another building within the comprehensive development;</p> <p>v. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary;</p> <p>vi. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;¹¹⁵</p> <p>...</p>	...
SETZ-REQ13	Retirement Village	
	<p>1. Any retirement village shall:</p> <p>a. ...</p> <p>d. provide each residential unit with an outdoor living space that:</p> <p>i. is directly accessible from the main living space;</p> <p>ii. has a minimum horizontal dimension of 2.5m; and</p> <p>iii. has a minimum area of 10m² for residential units with no separate bedrooms; or</p> <p>iv. has a minimum area of 25m² for one bedroom residential units; or</p> <p>v. has a minimum area of 30m² for two or more bedroom residential units; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u></p> <p>e. provide each residential unit with one or more bedrooms at ground floor level with an additional service, storage, and waste management area that:</p> <p>i. is located behind the front façade of the residential unit;</p> <p>ii. has a minimum horizontal dimension of 1.5m; and</p> <p>iii. has a minimum area of 12.5m²;</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ-REQ13.1. is not achieved: DIS<u>RDIS</u></p> <p><u>Matters for discretion:</u></p> <p><u>3. The exercise of discretion in relation to SETZ-REQ13.1. is restricted to the following matters:</u></p> <p><u>a. RESZ-MAT14i Design of Retirement Village</u> ¹¹⁷</p>

¹¹⁵ DPR-0207.063 SDC

¹¹⁷ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

	except that this area may be grouped cumulatively in locations that are <u>communally accessible;</u> ¹¹⁶ ...	
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Part 4 – Appendices

APP3 - Height in Relation to Boundary

...

Any height in relation to boundary provisions do not apply to:

- ...
- antennas, aerials and satellite dishes (less than 1m in diameter), chimneys, flues, solar panels or heating devices¹¹⁸ and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary angle by more than 3m measured vertically.

¹¹⁶ DPR-0424.029 RVA, DPR-0425.029 Ryman and DPR-0447.007 Barton Fields

¹¹⁸ DPR-0414.379 Kāinga Ora

Appendix 2: List of Appearances and Tabled Evidence

Hearing Appearances

Sub #	Submitter	Author	Role
DPR-0084	Jason Hardy	Self	
DPR-0296	House Movers Section of the New Zealand Heavy Haulage Association Inc	Jonathan Bhana-Thomson	Representative
DPR-0409	Hughes Developments Limited	Alice Burnett	Planning
DPR-0414	Kāinga Ora - Homes & Communities	Lauren Semple Joe Jeffries	Counsel Planning
DPR-0424	Retirement Villages Association of New Zealand Incorporated (RVA)	John Collyns Richard Turner	Representative Planning
DPR-0458	KiwiRail	Michelle Grinlinton-Hancock	Representative

Tabled Evidence

Sub #	Submitter	Author	Role
DPR-0209	Manmeet Singh	Sarah Everleigh Ivan Thomson	Counsel Planning
DPR-0300	Ara Poutama Aotearoa the Department of Corrections	Maurice Dale	Planning
DPR-0367	Orion	Melanie Foote	Planning
DPR-0448	Mcraith and Dally Family Trust, Stewart, Townsend and Fraser	Fiona Aston	Planning