

Appendix 2: Recommended amendments

Only provisions that have recommended amendments as a result of Variation 1 are included in the table below.

The text of these provisions is as recommended by the PDP Right of Reply report for the *Subdivision* chapter.

Text shown **blue** is that proposed in Variation 1.

Amendments are shown with insertions underlined and deletions struck through.

Rules

SUB-R1	Subdivision in the Residential Zones	
MRZ	<p>Activity status: CON</p> <p>5. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where:</p> <p>a. <u>For every site without an existing residential unit, either:</u></p> <p>i. <u>the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or</u></p> <p>ii. <u>the site has a dimension not less than 16m x 23m.¹</u></p> <p>And Where² this activity complies with the following rule requirements:</p> <p>SUB-REQ1 Site Area</p> <p>SUB-REQ2 Building Square</p> <p>SUB-REQ3 Outline Development Plan</p> <p>SUB-REQ4 Road Frontage Width³</p>	<p>Activity status when compliance not achieved:</p> <p>A. <u>When compliance with any of SUB-R1.5 is not achieved: DIS⁷</u></p> <p>8. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB-Rule Requirements.</p>

¹ V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

² C16 consequential change for grammar and consistency with Drafting Protocol

³ V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

⁷ V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

	<p>SUB-REQ6 Access</p> <p>SUB-REQ7 Walkable Blocks</p> <p>SUB-REQ8 Corner Splays</p> <p>SUB-REQ9 Water</p> <p>SUB-REQ10 Wastewater Disposal</p> <p>SUB-REQ11 Point Strips</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision</p> <p>SUB-REQ13 Development Areas</p> <p>Matters for control:</p> <p>6. The exercise of discretion control⁴ in relation to SUB-R1.5 is restricted to reserved over⁵ the following matters:</p> <ul style="list-style-type: none"> a. All matters set out in SUB – Matters for Control or Discretion. b. Where any vacant site is created:⁶ <ul style="list-style-type: none"> i. NH-MAT3 Geotechnical Considerations. <p>Notification:</p> <p>7. Any application arising from SUB-R1.5 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
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SUB-R12	Boundary Adjustments in All Zones	
MRZ	<p>Activity status: CON</p> <p>17. Boundary adjustment.</p> <p>Where:</p> <ul style="list-style-type: none"> a. There is no increase in the number of sites created as a result of the boundary adjustment. 	...

⁴ C16 amendment to reflect the status of the activity.

⁵ C16 amendment to reflect the status of the activity.

⁶ C16 amendment to reflect that SUB-R1.6.b is the start of a list.

	<p>b. For every site with <u>Where any site has</u>⁸ an existing residential unit, either:</p> <p>i. the boundary adjustment does not increase the degree of any non-compliance with MRZ-R2 Residential unit or other Principal Building; or</p> <p>ii. land use consent for the non-compliance has been granted.¹⁰</p> <p>c. <u>For every site without an existing residential unit, either:</u></p> <p>i. <u>the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or</u></p> <p>ii. <u>the site has a dimension not less than 16m x 23m.</u>¹¹</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SUB-REQ4 Road Frontage Width</u>¹²</p> <p>...</p> <p>Matters for control:</p> <p>18. The exercise of discretion <u>control</u>¹³ in relation to SUB-R12.17. is restricted to <u>reserved over</u>¹⁴ the following matters:</p>	
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Rule Requirements

SUB-REQ1	Site Area	
MRZ	13. For every site with <u>Where any site has</u> ¹⁵ an existing residential unit, either:	Activity status when compliance not achieved:

⁸ CI99(2)(b) amendment to follow changes recommended to SUB-R1, following V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

⁹ CI99(2)(b) amendment to follow changes recommended to SUB-R1, following V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

¹⁰ CI99(2)(b) amendment to follow changes recommended to SUB-R1, following V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

¹¹ CI99(2)(b) amendment to follow changes recommended to SUB-R1, following V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

¹² V1-0113.022 Kāinga Ora

¹³ CI16 amendment to reflect the status of the activity

¹⁴ CI16 amendment to reflect the status of the activity

¹⁵ CI16 amendment to improve grammar

	<p>a. the subdivision does not increase the degree of any non-compliance with MRZ-R2 Residential Unit or other Principal Building; or¹⁶</p> <p>b. land use consent for the non-compliance has been granted.¹⁷</p> <p>14. For every site without an existing residential unit, either:</p> <p>a. the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or</p> <p>b. the Every¹⁸ site:</p> <p>i. has a minimum net site area of 400m², and¹⁹</p> <p>ii. that is, or that is proposed to be as part of the application, subject to a legal mechanism restricting the number of residential units which may be erected on the site has a minimum net site²⁰</p> <p><u>The minimum net site area shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation</u>²¹</p>	<p>15. When compliance with any of SUB-REQ1.13 is not achieved: DIS <u>Refer to MRZ-R2 Residential Unit or other Principal Building</u>²³</p> <p>16. When compliance with any of SUB-REQ1.14 is not achieved: NC</p>
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¹⁶ V1-0067.003 Kevler

¹⁷ V1-0067.003 Kevler

¹⁸ C199(2)(b) amendment to improve grammar

¹⁹ V1-0029.029 G & S Burgess, V1-0032.006 Eliot Sinclair

²⁰ V1-0029.029 G & S Burgess, V1-0032.006 Eliot Sinclair, V1-0055.005 AgResearch, V1-0112.014 Hughes

²¹ V1-0029.029 G & S Burgess, V1-0032.006 Eliot Sinclair

²² V1-0092.012 The Council

²³ V1-0067.003 Kevler

SUB-REQ3			Outline Development Plan
All Zones			1. If the Where ²⁴ a site is within an area that is ²⁵ subject to an operative ²⁶ Outline Development Plan within the District Plan, ²⁷ the subdivision complies with that Outline Development Plan.
DEV			A. <u>Where an area is shown on an outline development plan as a Neighbourhood Centre, any site within that area shall be subject to the provisions of the NCZ.</u>
Activity status when compliance not achieved:			2. When compliance with any of SUB-REQ3.1 is not achieved: DIS
Activity status when compliance not achieved:			B. <u>When compliance with any of SUB-REQ3.A is not achieved: DIS</u>
SUB-REQ4			Road Frontage Width
MRZ			3. For every site without an existing residential unit, either: a. the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or b. Every site, excluding any rear site, has a road frontage width not less than 10m. ²⁸
Activity status when compliance not achieved:			4. When compliance with any of SUB-REQ4.3 is not achieved: RDIS ²⁹
Matters for discretion:			5. The exercise of discretion in relation to SUB-REQ4.4 is restricted to the following matters: a. Any adverse effects on amenity values. ³⁰
SUB-REQ7			Walkable Blocks
LRZ MRZ GRZ SETZ CMUZ			1. Blocks shall achieve all the following maximum perimeter lengths, unless precluded by an existing pattern of development ³¹ : a. Average perimeter not more than 800m; b. Maximum perimeter not more than 1000m; and c. Maximum length of any one side of a block not more than 250m
Activity status where compliance not achieved:			2. When compliance with any of SUB-REQ7.1. is not achieved: RDIS
Matters for discretion:			3. The exercise of discretion in relation to SUB-REQ7.2. is restricted to consideration of:

²⁴ Cl16 amendment to improve consistency with other lines of SUB-REQ3

²⁵ Cl16 amendment to improve consistency with other lines of SUB-REQ3

²⁶ Cl16 amendment to improve consistency with other lines of SUB-REQ3

²⁷ Cl16 amendment to improve consistency with other lines of SUB-REQ3

²⁸ V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

²⁹ V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

³⁰ V1-055.009 AgResearch, V1-0067.005 Kevler, V1-0092.013 The Council, V1-0113.026 Kāinga Ora

³¹ Cl99(2)(b) amendment to better separate the assessment of compliance from the assessment of appropriateness, following from V1-0114.102 CSI & RWRL. See also SUB-REQ7.3.b

	Block perimeters shall be measured by the shortest distance which it is possible to walk entirely around on publically <u>publicly</u> ³² accessible land.	<p>a. Whether the proposal would achieve a high <u>an acceptable</u>³³ level of walkability through the area.</p> <p>b. <u>The constraints of the site or surrounding area which limit the perimeter length of blocks.</u>³⁴</p>
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Matters of control or discretion

SUB-MAT1	Size and Shape
LLRZ LRZ GRZ SETZ	<p>3. Where any proposed site has a net area equal to, or larger than, twice the size required by SUB-REQ1.1. Site Area:</p> <ul style="list-style-type: none"> a. the maximum number of sites that could be developed in the area subject to the application, in accordance with SUB-REQ1.1. Site Area; and b. the nature and appropriateness of any ongoing legal mechanism(s) to ensure that the eventual residential density of the area subject to the application does not exceed the number in SUB-MAT1.3.a.
RESZ	<p>4. The extent to which the proposal provides a variety of site sizes that are in keeping with the recognised or anticipated character of the area.</p> <p>5. Whether the shape and alignment of sites relate well to existing roads, public spaces, and surrounding or neighbouring residential areas.</p> <p>6. <u>The extent to which</u> Whether³⁵ the shape and alignment of sites enable all of:</p> <ul style="list-style-type: none"> a. the best <u>and</u>³⁶ appropriate location of: <ul style="list-style-type: none"> i. the principal entrance to a residential unit; ii. outdoor living space; and iii. service areas for a residential unit; iv. car parking; and v. a vehicle crossing; b. energy efficiency and solar orientation; c. privacy for residents; d. passive surveillance; and e. place activation and a coherent street scene.

³² CI16 amendment to correct spelling

³³ CI99(2)(b) amendment to better separate the assessment of compliance from the assessment of appropriateness, following from V1-0114.102 CSI & RWRL

³⁴ CI99(2)(b) amendment to better separate the assessment of compliance from the assessment of appropriateness, following from V1-0114.102 CSI & RWRL. See also SUB-REQ7.1

³⁵ V1-0114.014 CSI & RWRL, V1-0115.021 RIDL

³⁶ V1-0114.014 CSI & RWRL, V1-0115.021 RIDL