

Appendix A: PROPOSED PROVISIONS IN TRACKED CHANGES – Whiskey Creek Private Plan Change

This document sets out amendments to the District Plan provisions proposed in the Whiskey Creek Private Plan Change request and recommended in the body of the s42A report.

Text that is in black font and underlined or ~~struck through~~ show the change sought in the Plan Change request. Text that is in black font and underlined or ~~struck through~~ show the changes sought in the Plan Change request. Text in red font and underlined or ~~struck through~~ show the modifications recommended in the s42A report.

Changes to the District Plan Maps

- a) The Plan Change requests changes to the District Planning Maps to zone the Whiskey Creek Residential Area part Residential Zone, part Conservation and Amenity Zone and part remaining as Rural Zone as shown on Plan B.

Assessment:

No modifications to this are proposed in the Planners s42A report. The basis of this recommendation is detailed within the Planners Section 42A report.

- b) The applicant has requested that the Flood Prone Overlay layer within the extent of land proposed to be rezoned to Residential Zone is removed from the District Planning Maps.

This is to be done via a placeholder annotation stating:

“The change to the Flood Prone Overlay shown here shall take effect once the earthworks authorised in Resource Consent XXXXXX have been fully implemented.”

Assessment:

The Planners s42A report recommends that this request is **rejected**. The basis of this recommendation is detailed within the Planners Section 42A report.

Section 4: DEFINITIONS

Amend definition for: Pressure Sewer Areas:

Means the following areas where pressure sewer systems must be utilised:

- *The Northeast Industrial Zone Extension Area as shown in Map 7.2*
- *The City West Area as shown in Map 9.2*
- *The area of land bound by Napier Road, Roberts Line, the remnant river terrace and MacPherson Grove (PT LOTS 2 3 SEC 418 TOWN OF PALMERSTON NORTH, LOT 10 DP 499783, LOT 1 DP 41671, PT LOT 1 DP 25691, LOT 1 DP 16031 BLK XI KAIRANGA SD, LOT 1 DP 456688 and LOT 5 DP 72405 LOT 2 DP 456688)*
- *Refer to map 7.8 – Map of Pressure Sewer System Areas*
- *The Whiskey Creek Residential Area as shown on Map 7A.3.*

Additional Definition: Whiskey Creek Residential Area:

means the Greenfield Residential Area shown in the Whiskey Creek Structure Plan ([Map 7A.3](#)).

Section 7A: GREENFIELD RESIDENTIAL AREAS

7A.1 Introduction

Subdivision is a process to enable the separate ownership of land and the registration of interests in land. Subdivision of land is defined by the Resource Management Act 1991.

This section enables greenfield development within:

- The Whakarongo Residential Area (Map 7A1)
- The Kikiwhenua Residential Area (Map 7A.2)
- The Whiskey Creek Residential Area (Map 7A.3)

These areas were identified for residential growth in the Palmerston North City Development Strategy 2017.

The provisions within this section require well designed, attractive and functional communities within the Greenfield Residential Areas. The Structure Plans for each Greenfield Residential Area will direct subdivision and provides for neighbourhood centres and public open spaces. A mix of activities and densities are provided for which will assist with achieving a variety of living choices and diverse communities.

7A.2 Resource Management Issues

The following resource management issues were identified with regard to subdivision within the Greenfield Residential Areas and apply in addition to the overarching issues identified in Section 7.2:

1. The need for subdivision to create a pleasant, attractive and safe residential neighbourhood.
2. The need to ensure that appropriate mitigation measures are put in place to support residential development in areas affected by natural hazards.
3. The risk of uncoordinated residential development.
4. The need for connectivity between staged development and adjacent urban neighbourhoods.
5. The need to cater for an aging population and changing housing demand through a variety of housing forms and densities.
6. The importance for well-located and accessible local services and community facilities within the neighbourhood centre.
7. The need for high-quality and coordinated streetscapes and public open space.
8. The effects of residential development on sites of significance to Rangitāne o Manawatū.
9. The effects of residential development on stormwater quantity and quality
10. The effects of development on the Lower Manawatu Drainage Scheme.

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7A.3 Objectives and Policies

Introduction

This section contains specific objectives and policies for the Greenfield Residential Areas that apply, in addition to the overarching objectives and policies in Section 7.3. These provisions recognise the importance of well-planned and coordinated greenfield residential growth in the City.

OBJECTIVE 1

Subdivision and development in the Greenfield Residential Areas occurs in a coordinated and integrated manner

POLICIES

1.1 To ensure that subdivision and development proceeds in a manner that provides for a logical, planned and integrated extension of the urban boundary within the Greenfield Residential Areas that have been specifically identified as suitable for that purpose and that achieves high quality urban design outcomes.

1.2 To ensure that subdivision and development is undertaken in general accordance with the area's relevant Structure Plan including setting aside at the earliest stage of subdivision those areas identified in the Structure Plan as public open space.

1.3 To require a Comprehensive Development Plan at each stage of development to ensure that the subdivision design, layout and servicing is in general accordance with the Structure Plan and does not restrict future development opportunities.

1.4 To ensure that all new lots have safe and adequate vehicle access from the roading network.

1.5 To require a safe interconnected transport network that provides a variety of routes for walking, cycling, passenger transport and motor vehicles.

1.6 To control the use of cul-de-sacs within the local roading network.

1.7 To provide for the installation of pressure sewer systems in Pressure Sewer Areas.

[1.8 To ensure that adequate supply of potable water is provided to the Whiskey Creek Residential Area](#)

OBJECTIVE 2

Subdivision and development in the Greenfield Residential Areas create a high-quality and diverse living environment.

POLICIES

2.1 To ensure subdivision and development meets the reasonable needs of future users whilst achieving the following design principles:

- Street design contributes to attractive and safe neighbourhoods
- Housing diversity and variety is achieved
- Visual dominance is avoided
- Allotments are shaped and designed to enable dwellings with good solar access and sufficient outdoor amenity and sunny private outdoor space
- Convenient and safe access for residents is provided to nearby public open spaces, neighbourhood centre and public transportation routes
- Intended building scale and form contributes to a distinctive sense of place that complements other subdivisions or developments
- Takes advantage of connections and significant views to the wider landscape
- The natural characteristics and contours of the site are worked with
- Safe walking and cycling is facilitated
- A high degree of connectivity within the local roading network is provided, and

- Crime Prevention Through Environmental Design (CPTED) ensures all streets and public spaces are overlooked or visible from adjacent activities.

2.2 To enhance and restore the natural features of the site, through sensitive integration of stormwater design.

2.3 To enhance the amenities of the natural and built environment following earthworks by requiring that road berms, new allotments, and public open spaces are formed, landscaped and planted to a level commensurate with the intended use and consistent with delivering a coordinated and coherent streetscape.

2.4 To ensure public open spaces meet the needs of the community by ensuring that these areas:

- are of a high quality
- have sufficient road frontage so that users are visible to the general public for safety reasons • are located so that they are easily accessible to the general public, and
- have a terrain and are of a type and size that is useable for a number of active and passive recreation activities.
- 2.5 To ensure neighbourhood centres meet the needs of the community by ensuring it:
 - has sufficient road frontage so that users are visible to the public
 - is located to ensure ready access by all users, and
 - is designed to create a high-quality environment and community focal point.

2.6 To control the development of land near roads and the railway line to ensure noise from transport infrastructure does not cause adverse effects on the amenity of noise sensitive activities, and that subdivision design prevents adverse impacts on the efficient use of roads and railway lines.

2.7 To ensure that subdivision in the Kikiwhenua Residential Area:

- Responds positively to and minimizes adverse effects on identified waahi tapu sites
- Facilitates pedestrian and cycle connections to the Longburn Shared Pathway and Manawatu Bridle Track
- Ensures any significant areas, such as Kikiwhenua, urupa, and current Rangitāne owned land are protected and safe public access to those areas are facilitated
- Creates a high amenity interface between the Kikiwhenua Residential Area, Pioneer Highway, Mangaone Stream, and Te Wanaka Road
- Public open space design is site specific, responding to vegetation and cultural significance.

~~2.8 To ensure that subdivision in the Whiskey Creek Residential Area:~~

- ~~• Avoids, remedies or mitigates adverse effects on the Lower Manawatu Drainage Scheme~~
- ~~• Provides for restoration of the ephemeral tributary of Whiskey Creek as recreational reserve with quality recreational links.~~
- ~~• Provides appropriate setbacks of buildings from the natural gas pipeline that traverses part of the area and locates the pipeline within a public service corridor.~~
- ~~• Provides for vehicle access to both Benmore Avenue and Rangitikei Line.~~
- ~~• Has regard for the existing residential subdivision boundaries where it abuts Meadowbrook Drive.~~

2.8 To ensure that subdivision in the Whiskey Creek Residential Area ~~gives effect to has regard for~~ the following design principles which have been incorporated into the Structure Plan (Map 7A.3):

Stormwater and flooding

- ~~Avoid any more than minor~~ adverse effects on the Lower Manawatu Drainage Scheme ~~are avoided, remedied or mitigated.~~
- ~~Flooding risk on adjoining properties shall not be exacerbated.~~
- ~~Water Sensitive Design sustainable urban drainage solutions~~ either within the street network or within the reserve are provided.
- Design of the stormwater detention pond shall have regard to visual amenity and ecological benefits whilst achieving hydraulic neutrality.
- The feasibility of supplementing flows within Whiskey Creek with stormwater discharges is explored.

Open space and Reserves

- The design provides for:
 - Ecological restoration of the ephemeral tributary of Whiskey Creek as recreational reserve.
 - A dry formal equipped play area and a flat open space for informal recreation.

Gas pipeline

- Appropriate setbacks of buildings from the natural gas pipeline are provided and the pipeline is located within a public service corridor.

Streets and linkages

- ~~To provide safe~~ vehicle access ~~is provided~~ to Benmore Avenue/ Meadowbrook Drive intersection and a left in/left out access to Rangitikei Line.
- All streets shall interconnect with no cul-de-sacs.
- The cycle and pedestrian links shown on the Structure Plan are provided.
- ~~Street design and planting shall~~ be in accordance with the Council Engineering standards for appropriate road hierarchy. adopt the structure plan street cross sections Local and Local Collector Roads.

Subdivision design and integration

- For lots adjoining existing Meadowbrook Drive properties:
 - The subdivision design shall maximise alignment with existing lot boundaries for Nos. 7 to 31 Meadowbrook Drive.
 - A 1 storey height standard shall apply.
- A positive city edge is achieved by ensuring all lots adjoining the reserve enable dwellings fronting the reserve.
- Layout of the multi-unit housing area will achieve active frontages to road 1 and the flood plain reserve.
- The extent to which lots enabling dwellings fronting streets is maximised.
- The street and block layout provides for a fine grain walkable block structure and a predominant north-south street alignment as shown on the Structure Plan (Map7A.3).
- The location, dimensions and size of lots shall provide for a mix of conventional suburban lots, multi-unit residential development, open space, recreation and commercial activities that is generally consistent with mix of housing density and uses shown on the Structure Plan (Map 7A.3).

Typology and density

- Multi-Unit Housing is provided for enabled in the location shown on the Structure Plan,

allowing for development up to 11m in height while ensuring reasonable sunlight access to adjacent properties is maintained.

- Commercial activities are enabled in accordance with the Structure Plan (Map 7A.3) near the Benmore Ave connection that provide:
 - A positive relationship to the reserve and attenuation area
 - Amenities and services for the local neighbourhood
 - An active frontage at the street edge.

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R7A.5.2.1 Restricted Discretionary Activities

(d) Lot Size

- (i) Any subdivision within a Greenfield Residential Area must have an average lot size of 500m² - 550m², except for:
 - the Whiskey Creek Residential Area which must have an average lot size of 400m² – 500 m²
 - except for the multi-unit housing area identified on Whiskey Creek Residential Area Map 7.A.3 which must have an average lot size of 250 m² – 350 m².
- (ii) No single lot shall be less than 350m², except within the multi-unit housing area identified on Whiskey Creek Residential Area Map 7.A.3.
- (iii) No single lot shall exceed 1000m² (excluding except neighbourhood centre lots and balance lots).
- (iv) In calculating the lot sizes in (i) to (iii) above, no balance lot, public open space lot, or road parcel shall be included; and the lot sizes shall be exclusive of the acoustic setbacks required by the provisions of R10.6.1.5(e)(i) and (ii).

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(f) Water Sensitive Design in the Kikiwhenua Residential Area and Whiskey Creek Residential Area

- (i) A Stormwater Management Plan must be prepared by a suitably qualified stormwater design consultant with experience in Water Sensitive Design concepts and elements. The Stormwater Management Plan must address the following:
 - a site-specific assessment of the likely changes in stormwater quantities created by the development for the 2-year, 5-year, 10-year, 20 year, 50-year and 100 year ARI events with storm durations appropriate for the relevant receiving system using the HIRDS database, taking into account climate change effects;
 - assessment of all internal stormwater infrastructure and how it will interact with the existing drainage system;
 - how the development will hydraulically relate to its surrounding environs, including assessment of overland flow paths and potential flood impacts;
 - how the stormwater management system will ensure that any changes in runoff from the site will be addressed;
 - Reduction in peak flow discharges by flow attenuation;
 - Reduction in discharge volumes by infiltration, soakage or other means appropriate for the site (i.e., the first 5 or 10mm of daily rainfall runoff from impervious areas may need to be retained on site in certain circumstances);

- The ability to use Water Sensitive Design to address stormwater runoff quality aspects; and
- assessment on the impact of development (including new infrastructure) on the existing stopbanks and what mitigation may be required so as to not exacerbate the risk of piping failure
- Within the Whiskey Creek Residential Area, the Stormwater Management Plan shall meet general requirements in the Engineering Standards for Land Development, including section 6.2.2, and demonstrate reductions in peak flow (hydraulic neutrality in accordance rule 7.5.2.2 (a)(xiii)) and also meet the following requirements:
 - Results for 200-year ARI (and including climate change) should be demonstrated but these do not need to achieve hydraulic neutrality (ie: full peak flow mitigation).
 - the assessment of post development flood risk should use a triangular design rainfall with a peak at 50% of the rainfall duration. Design rainfall durations of 1,2,6,12, 24 hours should be complied with and the outcomes for a rainfall duration of 48 hours demonstrated. [Note for Plan Users: this assessment method should be used in place of the alternative nest storm assessment method directed in the Engineering Standards for Land Development]
 - Sensitivity of the final design to the rectangular design rainfall (most conservative) should also be demonstrated for 24 and 48hr rainfall durations and 50-year ARI including climate change but hydraulic neutrality (i.e.: full peak flow mitigation) for the rectangular storm-based assessment should not be a requirement.

(g) Flood Management in the Whiskey Creek Residential Area

- i. Evidence that alternative development concepts encouraging flood flows to the west (rather than south) and improving (reducing) flood risks to Benmore Ave urban area are not feasible should be provided.
- ii. The base model for the regional flood analysis should be validated to ensure that it matches results from the Taonui regional model.
- iii. Local drainage and road inlets connected into the 900mm diameter Benmore Ave culvert should be modelled. A reasonable provision for rainfall on this local drainage should be included, with intensity matching one tenth of the regional ARI and a rain duration of 24 hours. This would be applied as constant local rainfall throughout the model simulation period.
- iv. Design input flows should be validated, with respect to both current rainfall statistics and climate change forecasts and at least qualitative discussion of their confidence and uncertainty provided.
- v. Opportunities to improve the model of the Mangaone stream and its tributaries upstream of the Flyers Line spillway should be scoped and realised (refer DHI 2007 modelling report, section 6.2).
- vi. The regional model should be updated to take advantage of modern and more accurate LiDAR input data
- vii. The Benmore Avenue stopbank system should be modelled reflecting the current top levels.
- viii. Regional flood conditions associated with a range of ARIs (such as 10/50/200/200+ future climate change) should be considered. Modelling may be waived for some scenarios if it can reasonably otherwise be shown without modelling that some scenarios will be less demanding and will not drive compliance.
- ix. Regional flood conditions associated with a range of event durations (such as current model (circa 6hr), three times shorter (circa 2hr) and a steady state model (continuous flooding) should be considered.

- x. The modelling work should be comprehensively reported including presentation of change in flood levels at 20mm increments and supply of digital results and differencing data to support thorough peer review.
- xi. The maximum tolerable local changes in flood levels, if best practicable outcomes have been fully demonstrated, and if the extent of changes in flood levels are modest will be as follows;
- xii. The extent of changes in flood levels shall mean that the geographic area affected with quarter of the above tabulated increase in flood level is contained within an area with 1km diameter.
- xiii. Modelling requirements for some ARIs scenarios may be waived if it can reasonably otherwise be shown without modelling that some scenarios will be less demanding and will not drive compliance.
- xiv. Modelling requirements for some rainfall duration scenarios may be waived if it can reasonably otherwise be shown without modelling that some scenarios will be less demanding and will not drive compliance.
- xv. Modelling requirements may be reduced if the proposed concept results in reductions in flood levels
- xvi. All lots, excluding balance lots, within the Whiskey Creek Residential Area shall contain a building site for a dwelling that has a floor level, which includes a reasonable freeboard, above the 0.5% AEP (1 in 200 years) flood level

(h) Whiskey Creek Residential Area Potable Water Supply

All subdivisions in the Whiskey Creek Residential area shown on Map 7A.3 shall ensure that a water supply is able to be connected to, which at the time of subdivision is able to provide and maintain an adequate supply of potable water that:

- i. Makes provision for firefighting requirements for residential areas;
- ii. Accommodates the anticipated flows and demands on the supply and withstand the anticipated pressure and loads.
- iii. Is able to service each lot to be created;
- iv. Is compatible with other utility systems;
- v. Avoids the likelihood of potable water contamination;
- vi. Permits appropriate access for firefighting;
- vii. Has a design life of at least 70 years;
- viii. Avoids the likelihood of leakage.

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R7A.5.2.3 Assessment Criteria for Restricted Discretionary Activity:

(d) Subdivision design and layout within the Whiskey Creek Residential Area.

- (i) The extent to which the design and layout avoids, remedies or mitigates adverse effects on the Lower Manawatu Drainage Scheme.
- (ii) The extent to which the design and layout provides for restoration of the ephemeral tributary of Whiskey Creek as recreational reserve with quality recreational links.
- (iii) The extent to which the design and layout provides appropriate setbacks of buildings from the natural gas pipeline that traverses part of the area and locates the pipeline within a public service corridor.
- (iv) The extent to which the design and layout provides for vehicle access to both Benmore Avenue and Rangitikei Line.
- (v) The extent to which lot boundaries are consistent with the existing residential lots in Meadowbrook Drive where the lots abut those properties.

- (vi) The extent to which the development concept, including any necessary earthworks required to support the proposed subdivision reduce the impact of the development on the flood risk for residential properties outside of the Whiskey Creek Residential Area to the smallest amount reasonably practicable, including by directing flood water to west of Whiskey Creek rather than channelling flood waters to the south.

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7A.5.5 RULES: NON-COMPLYING ACTIVITIES

R7A.5.5.1 Non-complying activities

- (i) All subdivisions in the Whiskey Creek Residential Area shown on Map 7A.3, not complying with R7A.5.2.2 (h).

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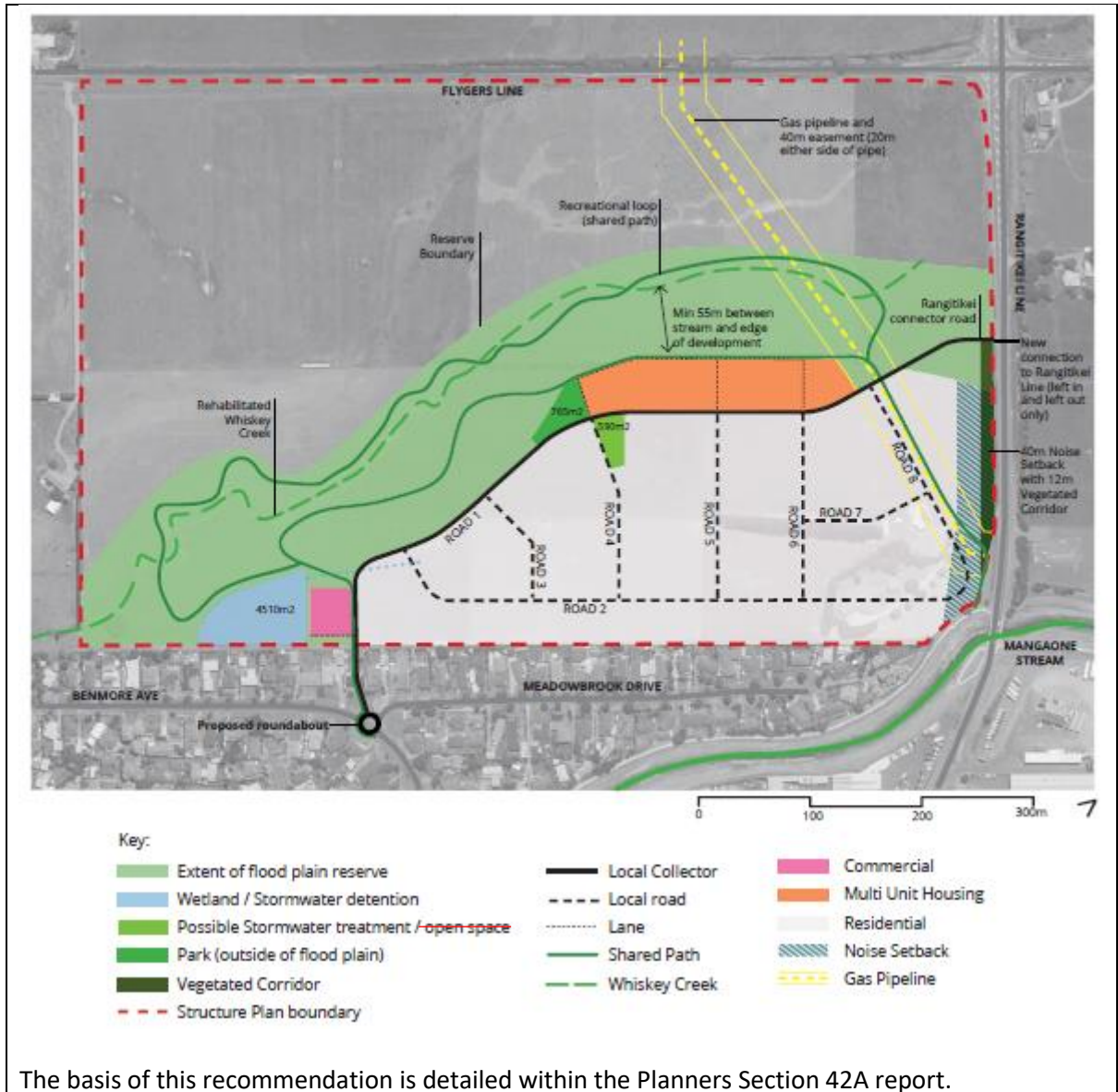
Plan Change request to insert – Map 7A.3.

Assessment:

The Planners s42A report recommends that this request is amended as detailed below.

Following amendments are recommended:

- *remove references to Open Space/ Parks or Recreation functions from any stormwater treatment reserves.*



Section 10: RESIDENTIAL ZONE

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10.3 Objectives and Policies

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OBJECTIVE 9

To encourage an environment within any Greenfield Residential Area that is an attractive, healthy and safe place in which to live with a diverse range of residential housing types and densities.

POLICIES

9.1 To control the height and scale of buildings to minimize adverse visual effects on adjoining residential properties and the scale and intensity of the surrounding residential environment.

9.2 To control the height and visual permeability of fencing on properties, particularly those directly adjoining streets and public open space, to ensure visual connectivity and social surveillance of the area.

9.3 To avoid garages that dominate the streetscape.

9.4 To encourage the design of building frontages that relate to the street and enhance perceptions of safety.

9.5 To encourage development that results in a distinctive, memorable and valued sense of place.

9.6 To encourage a mix of lot sizes, dwelling sizes, heights and types.

9.7 To enable **and encourage** multi-unit housing development within the Whiskey Creek Residential Area in accordance with the Structure Plan (Map 7A.3).

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R10.6.1.5 Dwellings & Accessory Buildings in the Greenfield Residential Areas

Any dwelling and/or Accessory Building in any Greenfield Residential Area is a Permitted Activity provided it complies with the Performance Standards detailed in Clauses(a) – (h).

Performance Standards

a) Access and Parking Compliance with R10.6.1.1(g) (Access and Parking).

b) Maximum Building Height, Height Recession Planes and Overlooking

- i. Compliance with R10.6.1.1(a) and (b).
- ii. No building within the Kikiwhenua Residential Area fronting Te Wanaka Road opposite the following lots may exceed a maximum height of 4m.
 - LOT DP 477332
 - LOT 2 DP 477332
 - LOT 1 DP 27043 BLK XIV KAIRANGA SD
 - PT LOT 12 8486 BLK XIV KAIRANGA SD
 - LOT 1 DP 90735

- iii. No building within the Whiskey Creek Residential Area on lots that abut existing residential boundaries on Meadowbrook Drive shall exceed a maximum height of 5 m.

c) Separation Distances

- i. Compliance with R10.6.1.1(c).
- ii. Any accessory buildings in a Greenfield Residential Area shall be located a minimum of:
- 4m from the road boundary;
 - 1m from all other boundaries.
- iii. Any building other than an accessory building shall be located a minimum of 20 m from the Gas Pipeline located within the Whiskey Creek Residential Area and shown on Map 7A.3.

(d) Site Area and Coverage

- iv. Site Area
- a) A maximum net site area of 1000m² for each dwelling unit, provided that the areas shall be exclusive of the acoustic setbacks required by the provisions of R10.6.1.5(e), (i) and (ii).
- b) Compliance with R10.6.1.1(d)(i) in the Kikiwhenua Residential Area.
- v. Site Coverage
- a) Compliance with R10.6.1.1(d)(ii).
- b) At least 30% of the net site area for each dwelling unit in the Kikiwhenua Residential Area shall be permeable.
- c) Dwelling units in the Whiskey Creek Residential Area (Map 7A.3) shall have the following permeable areas:
- 25% of the net site area for each dwelling where this is between 171m² and 366m²
 - 30% of the net site area for each dwelling where this is between 367m² and 449m²
 - 35% of the net site area for each dwelling where this between 450m² and 561m²
 - 40% of the net site area for each dwelling where this between 562m² and 1050m²

(e) Acoustic Insulation and Setbacks for the Whakarongo Residential Area and Whiskey Creek Residential Area.

- Any building (other than accessory buildings) containing a noise sensitive activity constructed within 80 metres of the nearest carriageway edge of State Highway 3 shall be designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced acoustical engineer stating that the design as proposed will achieve compliance with an internal noise level of 40dB LAeq(24hr) in habitable rooms.
Provided that no such building is to be located within 40 metres of the nearest carriageway edge of State Highway 3.
- iv. Any building (other than an accessory building) containing a noise sensitive activity constructed within 70 metres of the nearest edge of the railway track shall be

designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced acoustical engineer stating that the design as proposed will achieve compliance with an internal noise level of 40dB LAeq(1hr) in living rooms and 35dB LAeq (1hr) in bedrooms. Provided that no such building is to be located within 25m of the nearest edge of the Palmerston North – Gisborne railway track.

- v. Where bedrooms with openable windows are proposed in buildings requiring acoustic insulation, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.
- vi. For all other developments, compliance shall be achieved with the satisfactory design guidelines given in AS/NZS 2107:2000: Acoustics – recommended design sound level and reverberation times for building interiors.

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R10.6.3.3 Multi-unit residential development in the multi-unit housing areas identified on Maps 10.6.3.3(a)-(g) and Map 7.A.3 is a Restricted Discretionary Activity with regard to:

- Effects on the surrounding residential environment and streetscape
- Design, scale and appearance
- Site layout
- On-site landscaping
- Privacy across boundary and within the development
- The safe and efficient operation of the roading network , and internal circulation and manoeuvring areas
- Natural hazards
- For developments within the Hokowhitu Lagoon Residential Area, the effects on the Manawatu Golf Club

Performance Standards

i. Notional Site Area for Each Unit

- a) No minimum notional site area applies if the development site is located within Areas A or C;
- b) A minimum notional site area of 150m² applies if the development site is located within Areas B, D, ~~or~~ G or the multi-unit housing area shown on Map 7A.3.

ii. Minimum Unit Size

- a) Each unit must have a gross floor area greater than 45m², if the site is located within Areas A or C;
- b) Each unit must have a gross floor area greater than 60m², if the site is located within Areas B or D, ~~or~~ G or the multi-unit housing area shown on Map 7A.3.

iii. Site Coverage

A maximum site coverage of 40% applies to the development site.

iv. On-site Amenity

- a) Each unit shall be provided with a private outdoor amenity area within the notional site which can meet the following requirements:
- A minimum open area of 30m² free of driveways, parking spaces, buildings and manoeuvring area.
 - Is able to accommodate a circle of 4 metres in diameter.
 - Has direct contact with a main living area for a length of not less than 2 metres.
 - Is orientated to the east, west or north of the unit.
- b) Each dwelling unit located on the first floor, which does not have connection at ground level, shall be provided with a private outdoor amenity area which can meet the following requirements:
- Is accessed directly off the living, dining or kitchen areas, and located at the same level,
 - A minimum of 8m² is area,
 - Is orientated to the north, west or east.

v. Access and Parking

Compliance with R10.6.1.1(g) (Access and Parking).

vi. Compliance with R10.6.1.1(a), R10.6.1.1(b), R10.6.1.1(c)(i).

The performance standards of 10.6.1.1(a), 10.6.1.1(b), 10.6.1.1(c)(i) apply only to the exterior boundaries of the development site.

In the Whiskey Creek Residential Area multi-unit housing area identified on Map 7A.3 the following applies:

- (i) No building may exceed a height of 11 m
- (ii) All parts of a building shall be contained within a 60-degree plane commencing at 3 metres above ground level inclined inwards at right angles in plan.
- (iii) Front yard fences shall not exceed a height of 0.9 metres.
- (iii) Where a fence is erected along a property boundary directly adjoining public open space it shall not exceed 0.9 m.

vii. Stormwater Design

A plan must be submitted to identify appropriate stormwater design for the development, and:

- demonstrate how peak run-off volume is to be mitigated
- how low impact development principles are applied
- identify a secondary flow path.

viii. Additional setback requirements in the Hokowhitu Lagoon Residential Area

- No setback is required from the street edge boundary of lanes identified in Map 7.7.2.7.
- On corner sites a 3m setback applies to a nominated street interface boundary. The other interfaces can be treated as side boundaries where a minimum 1.5 setback applies.
- Where a building on a corner site is set back between 1.5m and 3m from a road boundary which is to be treated as a side boundary, as per 10.6.3.3(viii)(ii), at least 10% of the surface area of the side boundary wall that fronts the road must be glazed.

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R10.7.3.5 Commercial Activity

Any commercial activity, including the construction, alteration or addition to a building or structure within an allotment shown in a Comprehensive Development Plan in accordance with R7A.5.2.2 for use for commercial activity where an application for resource consent is made for the particular commercial activity **and the application is included as part of the application for subdivision consent** to give effect to the Comprehensive Development Plan is a Restricted Discretionary Activity in respect of:

- Effects on nearby residential activities and residential amenity
- Effects on viability and choice of local business activities
- Public safety
- Visual amenity
- External design and appearance
- Building mass and height
- Relation to streets and other public spaces
- Site Layout
- Parking
- Cycle Parking
- Landscape amenity
- The provision of car parking
- The safe and efficient operation of the roading network
- Efficient, convenient and safe access

Assessment:

The Plan Change requests the deletion of the phrase **'and the application is included as part of the application for subdivision consent'** from Rule R10.7.3.5.

Planners s42A report recommends that this request is **rejected**.

The basis of this recommendation is detailed within the Planners Section 42A report.