

Appendix 2 - Recommended Responses to Submissions

The recommended responses to the submissions made on the Residential and Commercial and Mixed Use zones are presented below.

Table B1- General Residential Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Fire and Emergency New Zealand	131.1	Definitions	Definitions	Emergency Services Facility	Supports the provision of a specific definition for emergency service facilities which includes fire stations and any ancillary facilities on a site. However request the note be removed.	Amend the definition of Emergency Services Facility as follows: <i>means fire stations, ambulance stations, police stations and associated ancillary facilities.</i> Note: this definition is a subset of 'Community Facility'.	Reject
Broughs Gully Development Limited	167.18	GRZ - General Residential Zone	Objectives	GRZ-O1 The purpose of the General Residential Zone	Considers GRZ-O1 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.62	GRZ - General Residential Zone	Objectives	GRZ-O1 The purpose of the General Residential Zone	Support the intent of the Objective, to predominantly enable residential activities within the Zone, whilst also enabling other activities to establish where appropriate. Minor amendments are suggested to reinforce the primary purpose of the Zone, being a residential environment.	Amend GRZ-O1 as follows: GRZ-O1 The purpose of the General Residential Zone <i>The General Residential Zone primarily provides for residential activities, <u>via</u> a mix of housing types, whilst enabling along with other complimentary activities <u>to establish within the Zone where appropriate</u> that support the wellbeing of residents.</i>	Accept in part
Ara Poutama Aotearoa, The Department of Corrections	239.18	GRZ - General Residential Zone	Objectives	GRZ-O1 The purpose of the General Residential Zone	Considers GRZ-O1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.	Accept in part
Broughs Gully Development Limited	167.19	GRZ - General Residential Zone	Objectives	GRZ-O2 Character and qualities of the General Residential Zone	Considers GRZ-O2 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.63	GRZ - General Residential Zone	Objectives	GRZ-O2 Character and qualities of the General Residential Zone	Oppose parts of the objective, which seek to retain a lower density residential character of the planned built form. Some matters, for example space around buildings, can be assessed on a case by case scenario and the provision of outdoor space on residential sites, may limit the achievable residential yield in some cases, where houses are severely needed. The Submitter also seeks to enable sites with greater density across General and Medium Density Zones, by enabling multiple units on sites, in order to address a shortage in housing supply.	Amend GRZ-O2 as follows: GRZ-O2 Character and qualities of the General Residential Zone <i>The character and qualities of the General Residential Zone comprise:</i> <i>1. a low to moderate building site coverage; and</i> <i>2. a built form of single and two-storey attached or detached buildings; and</i> <i>3. a mix of housing typologies;</i> 3. ample space around buildings; 4. a sufficient level of landscaping and outdoor living space around buildings; and 4. provision for on-site outdoor living areas; and 5. sites that incorporate plantings; and 6. a good level of sunlight access; and 7. a good level of privacy between properties.	Accept in part
The Retirement	230.5	GRZ - General	Objectives	GRZ-O2 Character and	Opposes objective GRZ-O2 in relation to retirement villages	Request a new planning framework for retirement village including new Objective,	Reject

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Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
The Retirement Villages Association of New Zealand Incorporated	230.6	GRZ - General Residential Zone	Policies	GRZ-P1 Residential activities	<p>Opposes policy GRZ-P1 in relation to retirement villages within the zone insofar as they result in the same issues as referred to in submission point 230.3.</p> <p>The submitter considers the two to three storied buildings specified in the Objective does not align with the intended outcomes of the NPSUD or the policy framework within the Enabling Housing Act, hence considers specific objectives and policies are needed to address the NPSUD and enable the provision of retirement housing and care options in the District.</p> <p>[see original submission for full reason]</p>	<p>Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <p>[Refer original submission for full relief sought]</p>	Reject
Ara Poutama Aotearoa, The Department of Corrections	239.19	GRZ - General Residential Zone	Policies	GRZ-P1 Residential activities	Considers GRZ-P1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.	Accept in part
Ministry of Education	106.18	GRZ - General Residential Zone	Policies	GRZ-P2 Appropriate non- residential activities	<p>Support this policy in principle as it enables non-residential activities, such as educational facilities, to meet the needs of local communities with convenient access.</p> <p>Seeks removal of the wording 'small scale' given this is unnecessarily restrictive, and cannot be quantified through a definition.</p>	<p>Amend GRZ-P2 Appropriate non-residential activities as follows:</p> <p><i>Enable home business, small-scale non-residential activities where:</i></p> <ol style="list-style-type: none"> <i>they are compatible with the character and qualities of the surrounding area; and</i> <i>any home-based business is ancillary to a residential activity; and they do not result in adverse effects on the amenity values of adjoining sites arising from the movement of people and vehicles associated with the activity that cannot be mitigated; and</i> <i>the hours of operation are compatible with residential amenity.</i> 	Reject
Waka Kotahi NZ Transport Agency	143.133	GRZ - General Residential Zone	Policies	GRZ-P2 Appropriate non- residential activities	The intent of the policy is generally supported. However, it is considered that there are adverse effects beyond amenity values from the movement of people and vehicles for non-residential activities. It is considered that the policy be amended to broaden the scope of adverse effects.	<p>Amend GRZ-P2 as follows:</p> <p><i>GRZ-P2 Appropriate non-residential activities</i></p> <p><i>Enable home business, small-scale non-residential activities where:</i></p> <p>[...]</p> <ol style="list-style-type: none"> <i>they do not result in adverse effects on the amenity values of adjoining sites arising from the movement of people and vehicles associated with the activity that cannot be mitigated; and</i> <p>[...]</p>	Accept in part
Kāinga Ora	229.65	GRZ - General Residential Zone	Policies	GRZ-P2 Appropriate non- residential activities	Support the policy as notified.	Retain as notified.	Accept in part
Kāinga Ora	229.66	GRZ - General Residential Zone	Policies	GRZ-P3 Retirement villages	Support the policy and recognise the importance of such facilities within the District. However, retirement villages are large-scale activities and require careful consideration so they don't detract from the intended planned built form of the Zone. Amendment sought to ensure retirement villages are appropriately designed and development to reflect the primary purpose of the Zone is for residential activities and enjoyment.	<p>Amend GRZ-P3 as follows:</p> <p><i>GRZ-P3 Retirement villages</i></p> <p><i>Recognise the benefits of, and provide for retirement villages, where:</i></p> <ol style="list-style-type: none"> <i>the scale, form and design of the village maintains the <u>planned</u> character, qualities and amenity values of the surrounding area; and</i> <i>on-site amenity for residents is provided that reflects the nature of and</i> 	Accept in part

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						<p><i>diverse needs of residents in the village; and</i></p> <p>3. <i>suitable and safe internal access is provided for emergency services; <u>and</u></i></p> <p>4. <i><u>the facilities are designed and developed to protect the amenity, privacy and general enjoyment of neighbouring residential activities.</u></i></p>	
The Retirement Villages Association of New Zealand Incorporated	230.3	GRZ - General Residential Zone	Policies	GRZ-P3 Retirement Villages	<p>The Submitter supports the wording of GRZ-P3 where it includes “to recognise the benefits of, and provide for, retirement villages” however opposes the wording under GRZ-P3.1 where retirement living options is to ‘maintains the character, qualities and amenity values’ as the approach does not recognise the functional and operational needs of retirement villages.</p> <p>[Refer original submission for full reason]</p>	<p>Request a new planning frame for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21).</p> <p>3. [Refer original submission for full relief sought]</p>	Accept in part
Ministry of Education	106.16	GRZ - General Residential Zone	Policies	GRZ-P4 Other non-residential activities and buildings	<p>Supports Policy GRZ-P4 as it allows for educational facilities to support the needs of the local communities, however, seeks a minor amendment to the wording of the policy to refer to ‘enable’. This aligns with the language used in the strategic directions of the Proposed District Plan.</p>	<p>Amend GRZ-P4 Other non-residential activities and buildings as follows:</p> <p><i>Only allow <u>Enable</u> other non-residential activities and buildings where:</i></p> <p><i>they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</i></p> <p><i>2. any adverse effects on the residential amenity values are avoided or minimised; and</i></p> <p><i>3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.</i></p>	Reject
Fire and Emergency New Zealand	131.17	GRZ - General Residential Zone	Policies	GRZ-P4 Other non-residential activities and buildings	<p>Supports in part GRZ-P4, but seeks that emergency services facilities be included in this objective as fire stations are an integral component of the urban environment to provide for the health, safety and wellbeing of people in the community.</p>	<p>Amend GRZ-P4 as follows:</p> <p><i>GRZ-P4 Other non-residential activities and buildings</i></p> <p><i>Only allow other non-residential activities and buildings where:</i></p> <p><i>1. they support the <u>health, safety and</u> wellbeing of residents in the area, or have a functional need to locate in the zone; and</i></p> <p><i>2. any adverse effects on the residential amenity values are avoided or minimised; and</i></p> <p><i>3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.</i></p>	Accept
Transpower New Zealand Limited	159.92	GRZ - General Residential Zone	Policies	GRZ-P4 Other non-residential activities and buildings	<p>The submitter outlines the technical needs of the National Grid and that the adverse effects of the National Grid cannot always be minimised. These characteristics of the National Grid are recognised in the Preamble to the NPSET. Considers that the PDP should acknowledge these characteristics by ensuring that there is a policy ‘pathway’ (as opposed to a policy that may have the effect of preventing the National Grid) for the operation, maintenance, upgrade and development of the National Grid in all zones.</p>	<p>Amend Policy GRZ-P4 Other non-residential activities and buildings as follows:</p> <p><i>Only allow other non-residential activities and buildings where:</i></p> <p><i>1. they support the wellbeing of residents in the area, or have a functional need <u>or operational need</u> to locate in the zone; and</i></p> <p><i>2. any adverse effects on the residential amenity values are avoided or minimised <u>to the extent practicable</u>; and</i></p> <p><i>3. <u>except where the activity is regionally significant infrastructure</u>, they maintain the anticipated character, qualities and purpose of the General Residential Zone.</i></p>	Accept in part
Kāinga Ora	229.67	GRZ - General Residential Zone	Policies	GRZ-P4 Other non-residential activities and buildings	<p>Support the policy, recognising the importance and benefit small-scale non-residential activities can play in the residential zone, while ensuring they avoid, remedy and mitigate adverse effects on surrounding residential activities.</p>	<p>Retain as notified.</p>	Accept in part

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Woolworths New Zealand Limited	242.17	GRZ - General Residential Zone	Policies	GRZ-P4 Other non- residential activities and buildings	Supports this policy with amendments to Rules GRZ-R14 and GRZ-R18 as the policy appropriately recognises that in some instances non-residential activities (including supermarkets) can and should be enabled where they have a functional need to locate in the zone.	Amend GRZ-P4 as follows: <i>GRZ-P4 Other non-residential activities and buildings</i> Only Allow <i>allow other non-residential activities and buildings where:</i> <i>1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</i> <i>2. any adverse effects on the residential amenity values are avoided or minimised; and</i> <i>3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.</i>	Reject
Waka Kotahi NZ Transport Agency	143.134	GRZ - General Residential Zone	Policies	GRZ-P5 Incompatible activities	It is considered that there are adverse effects beyond amenity values from the movement of people and vehicles for non-residential activities. Therefore, an amendment is sought to the policy to consider safety of the transport network to capture appropriate effects that can result from incompatible activities with the General Residential zone.	Amend GRZ-P5 as follows: <i>GRZ-P5 Incompatible activities</i> <i>Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General residential zone, unless:</i> <i>1. the activity is such a small scale that it will not have any adverse effects on residential amenity or <u>safety of the transport network</u>; or</i> <i>[...]</i>	Reject
Transpower New Zealand Limited	159.93	GRZ - General Residential Zone	Policies	GRZ-P5 Incompatible activities	The submitter notes that Policy GRZ-P5 includes a clause referencing Policy GRZ-P4 being 'complied with'. Transpower considers that this terminology is more appropriate in respect of rules and suggests that Policy GRZ-P5 be amended as a consequence.	Amend Policy GRZ-P5 as follows: <i>Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone, unless:</i> <i>[...]</i> <i>3. <u>The activity is consistent with</u> GRZ-P4 Other non-residential activities and buildings is complied with.</i>	Reject
Kāinga Ora	229.68	GRZ - General Residential Zone	Policies	GRZ-P5 Incompatible activities	Support the intent of the policy as notified. However, seeks amendments to enable greater flexibility in the assessment of non-residential activities in the Zone, where they are likely to have more notable effects on both the purpose of the Zone, and on new or existing residential activities.	Amend GRZ-P5 as follows: <i>GRZ-P5 Incompatible activities</i> <i>Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone. , unless:</i> <i>1. the activity is such a small scale that it will not have any adverse effects on residential amenity; or</i> <i>2. the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</i> <i>3. GRZ-P4 is complied with.</i>	Accept
Fire and Emergency New Zealand	131.18	GRZ - General Residential Zone	Policies	New	Seeks a new policy that ensures all land use activities in the General Residential Zone are adequately serviced, particularly in relation to firefighting water supply.	Add a new policy to GRZ General Residential Zone as follows: <u>GRZ-P6</u> <i><u>Ensure all land use activities and developments are connected to the public reticulated wastewater, stormwater, and water supply network unless an approved alternative system is available.</u></i>	Reject

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Fire and Emergency New Zealand	131.19	GRZ - General Residential Zone	Rules	General	<p>These activities do not require subdivision so will not be subject to subdivision servicing standard to provide a firefighting water supply. A new standard is requested in the GRZ - General Residential Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision. This new standard will better give effect to new proposed policy GRZ-P6 sought by Fire and Emergency.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 GRZ-R6, GRZ-R9 and GRZ-R11 be amended to require compliance with the new standard.</p> <p>[see submission on GRZ standards for the wording of new standard]</p>	<p>Amend GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R5, GRZ-R6, GRZ-R9 and GRZ-R11 to require compliance with new standard:</p> <p><i>Where the following conditions are met: Compliance with:</i></p> <p><i><u>x. GRZ-S12</u></i></p> <p><i>[...]</i></p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	Reject
Canterbury Regional Council (Environment Canterbury)	183.156	GRZ - General Residential Zone	Rules	General	Within the residential zones, many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of settlement character and the permitted baseline.	None specified.	Reject
Broughs Gully Development Limited	167.21	GRZ - General Residential Zone	Rules	GRZ-R1 Residential activity (not including buildings and not otherwise listed in this chapter)	Considers GRZ-R1 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.69	GRZ - General Residential Zone	Rules	GRZ-R1 Residential activity (not including buildings and not otherwise listed in this chapter)	Support the rule as notified.	Retain as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.20	GRZ - General Residential Zone	Rules	GRZ-R1 Residential activity (not including buildings and not otherwise listed in this chapter)	<p>Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ.</p> <p>Because residential accommodation activities provided for by the submitter are an important component of the rehabilitation and reintegration process for people under the submitters supervision.</p>	Retain as notified.	Accept
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.2	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Oppose the 1m height limitation in PER-1 and the required 45% of permeability as the submitter considers people want privacy.	<p>Amend GRZ-R10 Fences as follows:</p> <p>Activity status: Permitted Where:</p> <p><i>PER-1</i></p> <p><i>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i></p> <p><i>1. no higher than 1m above ground level; or</i></p>	Accept in part

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						<p>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2 PER-1</p> <p>Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	
Steve Dale & Anthony Dale	54.5	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Considers the fencing requirements are too restrictive and may impact privacy of private open spaces.	<p>Amend GRZ-R10 Fences as follows:</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> no higher than 1m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and <p>PER-2</p> <p>[...]</p>	Accept in part
Milward Finlay Lobb	60.34	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Considers the fencing requirements are too restrictive.	<p>Amend GRZ-R10 Fences as follows:</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> no higher than 1m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and <p>[...]</p>	Accept in part
Bruce Speirs	66.31	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Considers the rule does not take account of personal privacy or safety issues of land owners.	<p>Amend GRZ-R10 Fences as follows:</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p>	Accept in part

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						<p>1.—no higher than 1m above ground level; or</p> <p>2.—no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p>	
Rooney Holdings Limited	174.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable. This is considered to result in a loss of privacy and make screening of outdoor storage difficult for landowners. Considers restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend GRZ-R10 as follows:</p> <p>GRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>no higher than 1m above ground level; or</p> <p>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>[...]</p>	Accept in part
GJH Rooney	191.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable. This is considered to result in a loss of privacy and make screening of outdoor storage difficult for landowners. Considers restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend GRZ-R10 as follows:</p> <p>GRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>no higher than 1m above ground level; or</p> <p>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>[...]</p>	Accept in part
Kāinga Ora	229.73	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Supports the rule with amendments to provide for fences at 1.2m in height and with no permeability along public reserves, walkways or cycleways as a permitted activity. This is to maintain a reasonably level privacy to neighbouring residential units, while also allowing for adequate passive surveillance of public spaces.	<p>Amend GRZ-R10 as follows:</p> <p>GRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p>	Accept

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						<p>1. no higher than 1.<u>2m</u> above ground level; or</p> <p>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	
Rooney Group Limited	249.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable. This is considered to result in a loss of privacy and make screening of outdoor storage difficult for landowners. Considers restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend GRZ-R10 as follows:</p> <p>GRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>no higher than 1m above ground level; or</p> <p>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>[...]</p>	Accept in part
Rooney Farms Limited	250.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable. This is considered to result in a loss of privacy and make screening of outdoor storage difficult for landowners. Considers restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend GRZ-R10 as follows:</p> <p>GRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>no higher than 1m above ground level; or</p> <p>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>[...]</p>	Accept in part

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Rooney Earthmoving Limited	251.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable. This is considered to result in a loss of privacy and make screening of outdoor storage difficult for landowners. Considers restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	Amend GRZ-R10 as follows: GRZ-R10 Fences Activity status: Permitted Where: PER-1 <i>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i> <i>no higher than 1m above ground level; or</i> <i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i> PER-2 [...]	Accept in part
Timaru Developments Limited	252.77	GRZ - General Residential Zone	Rules	GRZ-R10 Fences	Opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable. This is considered to result in a loss of privacy and make screening of outdoor storage difficult for landowners. Considers restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	Amend GRZ-R10 as follows: GRZ-R10 Fences Activity status: Permitted Where: PER-1 <i>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i> <i>no higher than 1m above ground level; or</i> <i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i> PER-2 [...]	Accept in part
Kāinga Ora	229.74	GRZ - General Residential Zone	Rules	GRZ-R11 Retirement village	Considers the importance of such facilities being established across the District, where appropriate. However, a Restricted Discretionary Activity Status is sought for all new retirement villages seeking to establish in the General Residential Zones, so that the activities is treated the same as any new residential development. Changes are also sought to the matters of discretion to enable an assessment of effects on neighbouring properties to be adequately undertaken. This would provide the Council the ability to assess resource consent applications more comprehensively and determine whether effects on neighbouring properties and compatibility with the Zone are acceptable or not.	Amend GRZ-R11 as follows: GRZ-R11 Retirement village Activity status: Controlled <u>Restricted Discretionary</u> Where: PER-1 <i>GRZ-S1, GRZ-S2, GRZ-S4, 25584 [insert correct reference to the Zone Standard or other applicable relief], GRZ-S5, <u>GRZ-S8</u> and GRZ-S9 are complied with.</i> Matters of control <u>discretion</u> are limited to: <i>1. the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and</i> <i>2. any adverse effects on the <u>planned</u> character, qualities and amenity values of the surrounding area <u>zone</u>; and</i> <i>3. on-site amenity for residents; and</i> <i>4. the ability of infrastructure to service the development-;<u>and</u></i>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><i>5. <u>adverse effects on surrounding residential activities.</u></i></p> <p>Activity status where compliance not achieved: Discretionary</p>	
The Retirement Villages Association of New Zealand Incorporated	230.12	GRZ - General Residential Zone	Rules	GRZ-R11 Retirement Village	<p>The submitter supports in principle the inclusion of retirement village specific rules of a permitted/restricted discretionary activity status.</p> <p>The submitter considers the matters of discretion should be guided by the Enabling Housing Act.</p> <p>The submitter further considers a public notification for retirement village is an overly cautious approach and considers public notification should be precluded and limited notification should be restricted for retirement villages.</p>	<p>Delete GRZ-R11;</p> <p>AND</p> <p>replace with proposed rules set out in appendix B of the original submission and outlined in submission point 230.11.</p>	Reject
Fire and Emergency New Zealand	131.20	GRZ - General Residential Zone	Rules	GRZ-R12 Emergency services facility	Supports in part GRZ-R12 as it provides for emergency service activities but requests they are permitted as new fire stations in the district may be necessary to continue to achieve emergency response times. It is noted that Fire and Emergency is not a requiring authority. A rule is therefore the best way to facilitate new fire stations.	Amend GRZ-R12 Emergency services facility to be a permitted activity subject to consequential amendments sought in this chapter.	Reject
Waka Kotahi NZ Transport Agency	143.137	GRZ - General Residential Zone	Rules	GRZ-R12 Emergency services facility	Supports the rule for emergency service facilities in the general rural zone, as it provides for matters of discretion that consider access and signage	Retain as notified.	Accept
Woolworths New Zealand Limited	242.18	GRZ - General Residential Zone	Rules	GRZ-R14 Activities not otherwise listed in this chapter	Considers the definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the GRZ would default to non-complying under GRZ-R18. Submitter seeks that the status of supermarkets be discretionary hence request amendments to GRZ-R14 & GRZ-R18 to capture this.	<p>Amend GRZ-R14 as follows:</p> <p>GRZ-R14 Activities not otherwise listed in this chapter <i>(including supermarkets)</i></p> <p>General Residential Zone Activity status: Discretionary</p> <p>Activity status where compliance not achieved: Not applicable</p>	Reject
Woolworths New Zealand Limited	242.19	GRZ - General Residential Zone	Rules	GRZ-R18 Large format retailing	Considers the definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the GRZ would default to non-complying under GRZ-R18. Submitter seeks that the status of supermarkets be discretionary hence request amendments to GRZ-R14 & GRZ-R18 to capture this.	<p>Amend GRZ-R18 as follows:</p> <p>GRZ- R18 Large Format Retailing <i>(excluding supermarkets)</i></p> <p>General Residential Zone Activity status: Non-Complying</p> <p>Activity status where compliance not achieved: Not applicable</p>	Accept
Milward Finlay Lobb	60.35	GRZ - General Residential Zone	Rules	GRZ-R19 Dismantling or repair of motor vehicles owned by people not living on-site including storage of those vehicles	Considers the rule unnecessary, as it will be impossible to enforce (i.e the rule would exclude a parent doing an oil change on their children's vehicle, if the child is not living at the parents address).	Delete GRZ-R19 Dismantling or repair of motor vehicles owned by people not living on-site including storage of those vehicles.	Accept
Waka Kotahi NZ Transport Agency	143.135	GRZ - General Residential Zone	Rules	GRZ-R2 Residential unit	The rule and the associated matters of discretion where PER-1 is not complied with are generally supported as they provide for consideration on the design of the access	Retain as notified.	Accept
Broughs Gully Development Limited	167.22	GRZ - General Residential Zone	Rules	GRZ-R2 Residential unit	Considers GRZ-R2 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.70	GRZ - General	Rules	GRZ-R2 Residential unit	Supports the rule as notified and the permitted provision of	Retain GRZ-R2 as notified.	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
		Residential Zone			up to two dwellings per site in the General Residential Zone.		
Ara Poutama Aotearoa, The Department of Corrections	239.21	GRZ - General Residential Zone	Rules	GRZ-R2 Residential unit	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ. Because accommodation activities provided for by the submitter are an important component of the rehabilitation and reintegration process for people under Ara Poutama's supervision.	Retain as notified.	Accept
Waka Kotahi NZ Transport Agency	143.136	GRZ - General Residential Zone	Rules	GRZ-R4 Home business	The rule is supported as it requires that home business requires compliance with GRZ-S11, which has consideration for traffic generation.	Retain as notified.	Accept
Ministry of Education	106.17	GRZ - General Residential Zone	Rules	GRZ-R5 Educational facilities	Supports GRZ-R5 in part to manage the operation of educational facilities. Considers it is unreasonable to limit education facilities within existing residential units, and to limit the maximum number of children. Considers the Discretionary activity status where compliance not achieved is too onus. [Refer original submission for full reason]	Amend GRZ-R5 Educational facilities as follows: Activity status: Permitted Where: PER-1 The educational facility is within an existing residential unit <u>The educational facility complies with GRZ-S1 - S6; and</u> PER-2 The maximum number of children attending at any one time is six, excluding any children who live there. The hours of operation are generally between 7am to 7pm Monday to Sunday. Activity status where compliance not achieved: Discretionary Restricted <u>discretionary Matters of discretion are restricted to:</u> <ol style="list-style-type: none"><u>the location and design of buildings and any proposed car parking and loading areas and access; and</u><u>hours of operation; and</u><u>noise, disturbance and loss of privacy of neighbours; and</u><u>screening and landscaping; and</u><u>waste treatment and disposal.</u>	Reject
Kāinga Ora	229.71	GRZ - General Residential Zone	Rules	GRZ-R6 Supported residential care activity	Supports the provision of providing for supported residential care within the General Residential Zone as a permitted activity. However, these are sensitive activities and best practice for these facilities is to remain as anonymous as possible, due to the nature of emergency accommodation they typically provide. These facilities need to remain discrete in order to protect their residents they cater to. Amendment therefore sought to increase the maximum occupancy from six to ten persons, to enable these facilities to house more people in desperate need if required and not have to proceed to a resource consent application in order to obtain approval.	Amend GRZ-R6 as follows: GRZ-R6 Supported residential care activity Activity status: Permitted Where: PER-1 <u>The supported residential care activity is within an existing residential unit; and</u> PER-2 <u>The maximum occupancy does not exceed six <u>ten</u> residents <u>other than staff members who don't typically reside onsite.</u></u>	Reject
Ara Poutama Aotearoa, The	239.22	GRZ - General Residential Zone	Rules	GRZ-R6 Supported residential care activity	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in	Retain as notified.	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Department of Corrections					GRZ and MRZ. Because accommodation activities provided for by Ara Poutama are an important component of the rehabilitation and reintegration process for people under the submitters supervision.		
Broughs Gully Development Limited	167.23	GRZ - General Residential Zone	Rules	GRZ-R9 Buildings and structures	Considers GRZ-R9 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.72	GRZ - General Residential Zone	Rules	GRZ-R9 Buildings and structures (excluding fences)	Support the rule, with a minor amendment for clarity.	Amend GRZ-R9 as follows: <i>GRZ-R9 Buildings and structures (excluding fences) Activity status: Permitted</i> <i>Where:</i> <i>PER-1</i> <i>The building or structure is associated with or ancillary to a permitted activity; and</i> <i>PER-2</i> <i>All the <u>applicable</u> Standards of this chapter are complied with.</i>	Reject
Kāinga Ora	229.75	GRZ - General Residential Zone	Rules	New	The submitter seeks the addition of rule, for a multi-unit residential development containing (three or more residential units in this instance) consenting pathway in the General Residential Zone, as a Restricted Discretionary Activity. The addition of this rule will enable greater residential density and development to be accommodated across Timaru where appropriate, to meet much needed housing demand. Matters of discretion are proposed to ensure effects on the surrounding area are appropriately considered, or otherwise avoid, remedy or mitigate adverse effects.	Amend the GRZ-General Residential Zone Chapter to include the following new rule: <i><u>GRZ-RX - Residential developments containing three or more residential units Activity status: Restricted Discretionary</u></i> <i>Matters of discretion are limited to:</i> <i><u>1. the effects on any infringements of the General Residential Zone Standards;</u></i> <i><u>2. the effects on neighbouring properties;</u></i> <i><u>3. building bulk and scale;</u></i> <i><u>4. appropriate privacy and amenity for on-site occupants;</u></i> <i><u>proximity of the site to communal or public outdoor space to mitigate a possible lack of private outdoor living space;</u></i> <i><u>6. accessibility to any commercial or mixed use zone or everyday commercial activities;</u></i> <i><u>The ability for the site to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and</u></i> <i><u>8. Any mitigation measures.</u></i>	Reject
Kāinga Ora	229.76	GRZ - General Residential Zone	Rules	New	The submitter seeks the addition of a rule, for the infringement of any applicable zone standard to an activity,	Amend the GRZ-General Residential Zone Chapter to include the following new rule:	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans and it's unjustified to enable a Discretionary Activity consenting pathway for a residential development, for example, in a residential zone. The submitter does support the matters of discretion listed against each Zone Standard as currently notified (other than noted below) and these may form the basis of an assessment, where that Standard is infringed.	<p><u>GRZ-RX - The infringement of any applicable Zone Standard to an activity Activity</u></p> <p><u>status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <p><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></p>	
Fire and Emergency New Zealand	131.21	GRZ - General Residential Zone	Standards	GRZ-S1 Height of buildings and structures	Supports GRZ-S1 to the extent that it provides a maximum height of 9m for any building, but seeks an exemption for towers and poles, for the reasons set out in submission point, GRZ-S2 Height in relation to boundary, below.	<p>Amend GRZ-S1 as follows:</p> <p><i>GRZ-S1 Height of buildings and structures General Residential Zone</i></p> <p><i>The maximum height of buildings and structures must not exceed 9m measured from ground level to the highest part.</i></p> <p><u>Note: In all instances, height is measured from the natural ground level. Towers and poles associated with emergency service facilities up to 15m in height are exempt from this rule.</u></p>	Accept in part
Brouchs Gully Development Limited	167.24	GRZ - General Residential Zone	Standards	GRZ-S1 Height of buildings and structures	Considers GRZ-S1 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.77	GRZ - General Residential Zone	Standards	GRZ-S1 Height of buildings and structures	Support the height limit of 9m within the General Residential Zone.	Retain as notified.	Accept in part
Fire and Emergency New Zealand	131.24	GRZ - General Residential Zone	Standards	GRZ-S10 Heavy vehicle storage	The submitter opposes in part this rule as stations will likely exceed one heavy vehicle per site due to operational requirements and seek that emergency service facilities are excluded from this rule.	<p>Amend GRZ-S10 as follows:</p> <p><i>GRZ-S10 Heavy vehicle storage</i></p> <p><i>General Residential Zone</i></p> <p><i>There must be no more than one heavy vehicle stored on a site in association with a permitted activity.</i></p> <p><u>Note: Emergency Service Facilities are excluded from this rule.</u></p>	Reject
Waka Kotahi NZ Transport Agency	143.138	GRZ - General Residential Zone	Standards	GRZ-S11 Home business	Supports the standards for home business with the matters of discretion that relate to traffic generation.	Retain as notified.	Accept
Fire and Emergency New Zealand	131.22	GRZ - General Residential Zone	Standards	GRZ-S2 Height in relation to boundary	Seeks an exclusion for hose drying towers associated with emergency service facilities to appropriately provide for the operational requirements of Fire and Emergency.	<p>Amend GRZ-S2 as follows:</p> <p><i>GRZ-S2 Height in relation to boundary General Residential Zone</i></p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><u>Note: Towers and poles associated with emergency service facilities up to 15m in height are exempt from this rule.</u></p>	Accept in part (refer to APP8)
Brouchs Gully Development Limited	167.25	GRZ - General Residential Zone	Standards	GRZ-S2 Height in relation to boundary	Considers GRZ-S2 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.78	GRZ - General Residential Zone	Standards	GRZ-S2 Height in relation to boundary	Support the inclusion of the height in relation to boundary standard as notified. However, seek a minor amendment to the Standard so that buildings sharing a common wall at the	<p>Amend GRZ-S2 as follows:</p> <p><i>GRZ-S2 Height in relation to boundary</i></p>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					boundary of a site are exempt from the Standard.	<p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><i><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></i></p> <p>[...]</p>	
Broughs Gully Development Limited	167.26	GRZ - General Residential Zone	Standards	GRZ-S3 Road setback	Considers GRZ-S3 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.79	GRZ - General Residential Zone	Standards	GRZ-S3 Road setback	Support the standard, but seek additions to include side and rear yard setbacks to enable better outcomes for neighbouring sites.	<p>Amend GRZ-S3 as follows:</p> <p><i>GRZ-S3 Road <u>and Yard</u> setbacks</i></p> <p><i>1. <u>Road boundary setback:</u></i></p> <p><i>Buildings other than:</i></p> <p><i>1. <u>a.</u> a garage ;or</i></p> <p><i>2. <u>b.</u> a carport</i></p> <p><i>for a single car parking space must be set back a minimum of 2m from any road boundary.</i></p> <p><i><u>Side and rear yard setback: Buildings must be setback a minimum of 1m from all side and rear yard boundaries, unless neighbouring dwellings share a common wall at the boundary.</u></i></p> <p><i>Matters of discretion are restricted to:</i></p> <p><i>1. landscaping; and</i></p> <p><i>2. openness, dominance and attractiveness when viewed from the street; and</i></p> <p><i>3. <u>dominance, privacy and overlooking towards neighbours; and</u></i></p> <p><i>4. mitigation measures.</i></p>	Accept in part
Broughs Gully Development Limited	167.27	GRZ - General Residential Zone	Standards	GRZ-S4 Façade length General Residential Zone	Considers GRZ-S4 is appropriate.	Retain as notified.	Accept
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury	31.3	GRZ - General Residential Zone	Standards	GRZ-S5 Coverage	Considers the maximum 40% of building coverage per site is too restrictive.	Amend GRZ-S5.1 Coverage to remove maximum 40% coverage and increase.	Reject

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Ltd							
Steve Dale & Anthony Dale	54.6	GRZ - General Residential Zone	Standards	GRZ-S5 Coverage	Considers the 40% building coverage restriction may prohibitively impact smaller section sizes and limit variability in types of buildings as required by GRZ-P1.	Amend GRZ-S5 Coverage as follows: 1. The building coverage of the net area of any site must not exceed 40%; and 2. <u>1.</u> For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.	Reject
Milward Finlay Lobb	60.36	GRZ - General Residential Zone	Standards	GRZ-S5 Coverage	Considers a building coverage rule does not lend itself to innovative modern design, resulting in dwellings all looking very similar and typically built on the maximum site coverage limit possible.	Amend GRZ-S5 Coverage as follows: 1. The building coverage of the net area of any site must not exceed 40%; and 2. <u>1.</u> For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.	Reject
Broughs Gully Development Limited	167.28	GRZ - General Residential Zone	Standards	GRZ-S5 Coverage	Considers GRZ-S5 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.80	GRZ - General Residential Zone	Standards	GRZ-S5 Coverage	Support the inclusion of a building coverage standard for the zone. However, seek that the permitted threshold be increased to 50% of the net site area, to enable greater opportunity for increasing residential density in the Zone.	Amend GRZ-S5 as follows: GRZ-S5 Coverage <u>1. The building coverage of the net area of any site must not exceed 40 50%; and</u> For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.	Reject
Steve Dale & Anthony Dale	54.7	GRZ - General Residential Zone	Standards	GRZ-S6 Gross floor area	Notes an issue with clarity/readability.	Amend GRZ-S6 Gross floor area as follows: The maximum gross floor area of any single building must be not exceed 550m ² .	Accept
Bruce Speirs	66.32	GRZ - General Residential Zone	Standards	GRZ-S6 Gross floor area	Grammatical error.	Amend GRZ-S6 Gross floor area as follows: The maximum gross floor area of any single building must shall be 550m ² .	Accept
Broughs Gully Development Limited	167.29	GRZ - General Residential Zone	Standards	GRZ-S6 Gross floor area	Considers GRZ-S6 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.81	GRZ - General Residential Zone	Standards	GRZ-S6 Gross floor area	Oppose the inclusion of a standard for gross floor area of buildings within the Zone, as it is unclear as to what the purpose of this specific Standard is, than what other Standards for the General Residential Zone seek to manage.	Delete GRZ-S6 .	Reject
Broughs Gully Development Limited	167.30	GRZ - General Residential Zone	Standards	GRZ-S8 Outdoor living space	Considers GRZ-S8 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.82	GRZ - General Residential Zone	Standards	GRZ-S8 Outdoor living space	Support a provision requiring residential units in the General Residential Zone to provide adequate outdoor living areas, for the amenity and enjoyment of residents. However, considers the required 50sqm living space is too onerous and different provisions should apply for units entirely above ground floor level.	Amend GRZ-S8 follows: GRZ-S8 Outdoor living space <u>1. Each residential unit with a habitable room at ground floor level must have an exclusive outdoor living space:</u> <u>a. of at least 50 30m² at ground level with a minimum dimension of 5 4m; and</u>	Accept in part

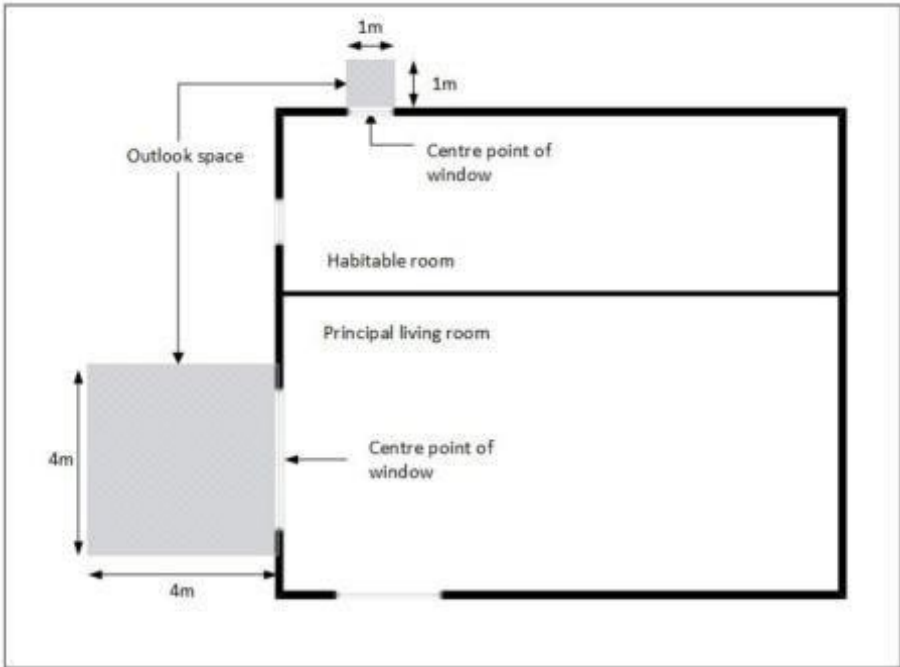
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><i>b. that is directly accessible from the residential unit; and</i></p> <p><i>c. is located to the north, west or east of the residential unit.</i></p> <p><i>2. <u>Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</u></i></p> <p><i><u>a) of at least 12m² , with a minimum dimension of 1.5m</u></i></p> <p><i><u>b) that is directly accessible from the residential unit; and</u></i></p> <p><i><u>c) is located to the north, west or east of the residential unit.</u></i></p> <p>[...]</p>	
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.4	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Considers now people don't live on sections with 30% landscaping coverage. They would utilise Council parks if needed.	Delete GRZ-S9 Landscaping .	Reject
Steve Dale & Anthony Dale	54.8	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Considers the proposed landscaping is excessive at 30% and may impact the ability to provide a diverse range of unit types and sizes as required by GRZ-01 & GRZ-P1.	Delete GRZ-S9 Landscaping .	Reject
Milward Finlay Lobb	60.37	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Considers the proposed landscaping is excessive at 30% of the site.	Delete GRZ-S9 Landscaping .	Reject
Bruce Speirs	66.33	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Considers that Council are not trying to specify what type of landscaping is appropriate, only that sufficient area be available for landscaping purposes.	Amend GRZ-S9 Landscaping as follows: <i>At least 30% of the site shall be <u>available to be</u> planted in grass, trees, shrubs or other vegetation.</i>	Reject
Fire and Emergency New Zealand	131.23	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Submitter opposes emergency service facilities being subject to this rule. Large hardstanding areas are required for the operation of the fire station therefore landscaping can restrict this.	Amend GRZ-S9 as follows: <i>GRZ-S9 Landscaping</i> <i>At least 30% of the site shall be planted in grass, trees, shrubs or other vegetation.</i> <i><u>Note: Emergency Service Facilities are excluded from this rule.</u></i>	Accept in part
Broughs Gully Development Limited	167.31	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Considers GRZ-S9 is appropriate.	Retain as notified.	Accept in part
Rooney Holdings Limited	174.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Opposes GRZ-S9 as this level of control is not required by the District Plan. Also requests that plan clarify if grassed landed areas also comply/qualify as outdoor living space.	Delete GRZ-S9 Landscaping .	Reject
GJH Rooney	191.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Opposes GRZ-S9 as this level of control is not required by the District Plan. Also requests that plan clarify if grassed landed areas also comply/qualify as outdoor living space.	Delete GRZ-S9 Landscaping .	Reject
Kāinga Ora	229.83	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Support the provision for landscaping across sites in the General Residential Zone. The Submitter seeks broader matters of discretion to enable a more comprehensive assessment of effects when the landscaping standard is infringed. Seek additions.	Amend GRZ-S9 as follows: <i>GRZ-S9 Landscaping</i> <i>Matters of discretion restricted to:</i>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<ol style="list-style-type: none"> 1. compatibility with the character of the area; and 2. balance between built form and open space-; <u>and</u> 3. <u>streetscape amenity; and</u> <u>effects on neighbours and residential amenity.</u> 	
Rooney Group Limited	249.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Opposes GRZ-S9 as this level of control is not required by the District Plan. Also requests that plan clarify if grassed landed areas also comply/qualify as outdoor living space.	Delete GRZ-S9 Landscaping .	Reject
Rooney Farms Limited	250.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Opposes GRZ-S9 as this level of control is not required by the District Plan. Also requests that plan clarify if grassed landed areas also comply/qualify as outdoor living space.	Delete GRZ-S9 Landscaping .	Reject
Rooney Earthmoving Limited	251.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Opposes GRZ-S9 as this level of control is not required by the District Plan. Also requests that plan clarify if grassed landed areas also comply/qualify as outdoor living space.	Delete GRZ-S9 Landscaping .	Reject
Timaru Developments Limited	252.78	GRZ - General Residential Zone	Standards	GRZ-S9 Landscaping	Opposes GRZ-S9 as this level of control is not required by the District Plan. Also requests that plan clarify if grassed landed areas also comply/qualify as outdoor living space.	Delete GRZ-S9 Landscaping .	Reject
Fire and Emergency New Zealand	131.25	GRZ - General Residential Zone	Standards	New	<p>The Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S3 that applies to the subdivision of new lots only and require a water supply. New standard is requested in the GRZ requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision rules.</p> <p>[see submission on GRZ rules for applicable rules]</p>	<p>Add new GRZ - General Residential Zone standard as follows:</p> <p><u>GRZ-S12 Servicing</u></p> <ol style="list-style-type: none"> 1. <u>All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u> 2. <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. This includes potable and firefighting water supply.</u> <p><u>Note: Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	Reject
Kāinga Ora	229.84	GRZ - General Residential Zone	Standards	New	Seek the addition of an outlook space requirement for all habitable rooms, into the General Residential Zone. With the intention to enable greater housing density in the Zone, such requirements are important factors to consider, to accommodate growth while also managing effects on neighbouring sites, such as privacy and overlooking.	<p>Add a new standard to the GRZ-General Residential Zone as follows:</p> <p><u>GRZ-SXX - Outlook space</u></p> <p><u>A separation distance is required of at least 6m from any window from a principal living room in a residential unit, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></p> <p><u>2. A separation distance is required of at least 3m between any other habitable room in</u></p> <p><u>These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p><u>Matters of discretion</u></p> <ol style="list-style-type: none"> 1. <u>Privacy, overlooking and dominance effects; and</u> 2. <u>residential amenity; and</u> 3. <u>any mitigation measures; and</u> 	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u>	

Table B2 - Medium Density Residential Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject								
Ministry of Education	106.20	MRZ - Medium Density Residential Zone	Rules	MRZ-R5 Educational facilities	Considers that educational facilities should be provided in this zone as they are considered essential social infrastructure. As such the submitter considers the rule is too restrictive in terms of: <ul style="list-style-type: none">operation hours;limitation to existing residential unitslimiting maximum number of childrenDiscretionary status where compliance is not achieved. [Refer original submission or full reason]	Amend MRZ-R5 Educational facilities as follows: Activity status: Permitted Where: PER-1 The activity is a childcare service; and <u>Where standards MRZ-S1, MRZ-S2, MRZ-S5, and MRZ-S6 are achieved.</u> PER-2 The educational facility is within an existing residential unit; and PER-3 The maximum number of children in attendance at any one time is 10, excluding any children who live there. Activity status where compliance is not achieved: Discretionary Restricted <u>discretionary Matters of discretion are restricted to:</u> <u>1. the location and design of buildings and any proposed car parking and loading areas and access; and</u> <u>2. hours of operation; and</u> <u>3. noise, disturbance and loss of privacy of neighbours; and</u> <u>4. screening and landscaping; and</u> <u>5. waste treatment and disposal.</u>	Accept in part								
The Retirement Villages Association of New Zealand Incorporated	230.18	MRZ - Medium Density Residential Zone	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 13 in relation to setbacks that align with the NPS-UD.	Add a new standard for a permitted activity to the MRZ-Medium Density Zone Chapter as follows: <u>MRZ-S# Setbacks</u> <u>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</u> <table><tr><td><u>Yard</u></td><td><u>Minimum depth</u></td></tr><tr><td><u>Front</u></td><td><u>1.5 metres</u></td></tr><tr><td><u>Side</u></td><td><u>1 metre</u></td></tr><tr><td><u>Rear</u></td><td><u>1 metre (excluded on corner sites)</u></td></tr></table> This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.	<u>Yard</u>	<u>Minimum depth</u>	<u>Front</u>	<u>1.5 metres</u>	<u>Side</u>	<u>1 metre</u>	<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>	Reject
<u>Yard</u>	<u>Minimum depth</u>														
<u>Front</u>	<u>1.5 metres</u>														
<u>Side</u>	<u>1 metre</u>														
<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>														
The Retirement Villages Association of New Zealand Incorporated	230.19	MRZ - Medium Density Residential Zone	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 16 in relation to outlook space that aligns with the NPS-UD.	Include the following provision as a permitted activity: <u>MRZ-S# Outlook space (per unit)</u> <u>1) An outlook space must be provided for each residential unit as specified in this clause.</u> <u>2) An outlook space must be provided from habitable room windows as</u>	Accept in part								

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><u>shown in the diagram below:</u></p>  <p>3) <u>The minimum dimensions for a required outlook space are as follows:</u></p> <p>a) <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</u></p> <p>b) <u>all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u></p> <p>4) <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></p> <p>5) <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p>6) <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi- storey building.</u></p> <p>7) <u>Outlook spaces may be under or over a balcony.</u></p> <p>8) <u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p>9) <u>Outlook spaces must—</u></p> <p>a. <u>be clear and unobstructed by buildings; and</u></p> <p>b. <u>not extend over an outlook space or outdoor living space required by another dwelling.</u></p> <p>And add:</p> <p>10) <u>For retirement units, clause 16(1) - (9) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u></p>	
The Retirement Villages Association of New Zealand Incorporated	230.20	MRZ - Medium Density Residential Zone	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 17 standard that align with the NPS-UD.	<p>Include the following provision as a permitted activity:</p> <p><u>MRZ-S# Windows to street</u></p> <p><u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p>	Reject
The Retirement Villages	230.21	MRZ - Medium Density	General	New	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 18 that aligns with the NPS-UD.	<p>Include the following provision as a permitted activity:</p>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Association of New Zealand Incorporated		Residential Zone				<u>MRZ-S# Landscaped area</u> 1) <u>A retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u> 2) <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each retirement unit.</u>	
Brouchs Gully Development Limited	167.32	MRZ - Medium Density Residential Zone	Objectives	MRZ-O1 Purpose of the Medium Density Residential Zone	Considers MRZ-O1 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.87	MRZ - Medium Density Residential Zone	Objectives	MRZ-O1 Purpose of the Medium Density Residential Zone	Support the objective as notified, with a minor amendment sought.	Amend MRZ-O1 as follows: <i>MRZ-O1 Purpose of the Medium Density Residential Zone</i> <i>The Medium Density Residential Zone primarily provides for <u>medium density</u> residential activities with a range of housing types and other compatible activities that support the wellbeing of residents.</i>	Reject
Ara Poutama Aotearoa, The Department of Corrections	239.23	MRZ - Medium Density Residential Zone	Objectives	MRZ-O1 Purpose of the Medium Density Residential Zone	Submitter requests that MRZ-O1 is retained. MRZ-O1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.	Accept
Brouchs Gully Development Limited	167.33	MRZ - Medium Density Residential Zone	Objectives	MRZ-O2 Character and qualities of the Medium Density Residential Zone	Considers MRZ-O2 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.88	MRZ - Medium Density Residential Zone	Objectives	MRZ-O2 Character and qualities of the Medium Density Residential Zone	Support the intent of the objective, but seeks amendments to ensure that the purpose of the zone, being a medium density residential zone, is better enforced through the objective itself.	Amend MRZ-O2 as follows: <i>MRZ-O2 Character and qualities of the Medium Density Residential Zone</i> <i>The character and qualities of the Medium Density Residential Zone comprise:</i> 1. <u>a moderate building site coverage predominantly medium density housing via a mix of typologies; and</u> 2. <i>two to three-storey well-articulated buildings that make a positive contribution to neighbouring properties and the streetscape; and</i> 3. <i>good quality on-site residential amenity; and</i> 4. <i>good quality amenity for adjacent sites; and</i> 5. <u>upgraded and</u> <i>attractive streetscapes.</i>	Accept in part
The Retirement Villages Association of New Zealand Incorporated	230.7	MRZ - Medium Density Residential Zone	Objectives	MRZ-O2 Character and qualities of the Medium Density Residential Zone	The submitter opposes objective MRZ-O2 in relation to retirement villages within the zone insofar as they result in the same issues as referred to in submission point 230.4. The submitter considers the direction of two to three storied buildings in the Objective does not align with the intended outcomes of the NPSUD or the policy framework within the Enabling Housing Act, hence considers specific objectives and policies are needed to address the NPSUD and enable the	Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21). [Refer original submission for full relief sought]	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					provision of retirement housing and care options in the District. [see original submission for full reason]		
Bidwill Trust Hospital	225.5	MRZ - Medium Density Residential Zone	Objectives	New	Seeks an amendment to include a new objective to acknowledge the significance of the submitters facilities and to provide for its ongoing operation, and its future development and redevelopment is proposed.	If the preferred relief of a new Special Purpose Hospital Zone is not granted, then: Amend the MRZ-Medium Density Zone chapter to include a new objective as follows: <u>MRZ-OX Future growth</u> <u>Support the future expansion of the hospital within this zone where it will enable the continues use and development of the hospital while maintaining the character of the residential area.</u>	Reject
Broughs Gully Development Limited	167.34	MRZ - Medium Density Residential Zone	Policies	MRZ-P1 Medium density residential development	Considers MRZ-P1 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.89	MRZ - Medium Density Residential Zone	Policies	MRZ-P1 Medium density residential development	Support the intent of this policy, but seeks a minor amendment to reinforce that the zone predominantly seeks to provide medium density residential intensification via a range of typologies and densities.	Amend MRZ-P1 as follows: <i>MRZ-P1 Medium density residential development</i> <i>Enable residential activities medium density residential development and a diverse range of residential unit types, densities and sizes where:</i> <ol style="list-style-type: none"> <i>1. they are compatible with the anticipated character and qualities of the Medium Density Residential Zone; and</i> <i>2. outdoor living areas:</i> <ol style="list-style-type: none"> <i>a. are of a size and dimension that provides for the needs of residents; and</i> <i>b. have an appropriate relationship between open space and buildings; and</i> <i>c. are functional and directly accessible from main living areas with access to sunlight; and</i> <i>3. residential units and accessory buildings are designed and located to:</i> <ol style="list-style-type: none"> <i>a. provide passive surveillance of the street; and</i> <i>b. mitigate adverse effects of building height, bulk and location including by adopting a design that provides visual interest; and</i> <i>c. provide for a reasonable level of on-site privacy, and access to sunlight and daylight; and</i> <i>d. maintain or incorporate, where possible, landscaping along the street frontage and site boundaries, and parking areas; and</i> <i>e. provide adequate outdoor storage space; and</i> <i>f. potential reverse sensitivity effects on any adjacent Commercial and mixed-use or General industrial zones are minimised.</i> 	Accept in part
The Retirement Villages Association of New Zealand Incorporated	230.8	MRZ - Medium Density Residential Zone	Policies	MRZ-P1 Medium density residential development	The submitter opposes policy MRZ-P1 in relation to retirement villages within the zone insofar as they result in the same issues as referred to in submission point 230.4. The submitter considers the direction of two to three story buildings in the Objective does not align with the intended outcomes of the NPSUD or the policy framework within the Enabling Housing Act, hence considers specific objectives and policies are needed to address the NPSUD and considers the NPSUD requirements to Tier 1 and 2.	Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21). [Refer original submission for full relief sought]	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					[see original submission for full reason]		
Ara Poutama Aotearoa, The Department of Corrections	239.24	MRZ - Medium Density Residential Zone	Policies	MRZ-P1 Medium density residential development	Submitter requests that MRZ-P1 is retained. MRZ P1 provides for residential activities, including supported accommodation activities, such as those provided for by the submitter i.e. people living in a residential situation, who are subject to support and/or supervision.	Retain as notified.	Accept in part
Broughs Gully Development Limited	167.35	MRZ - Medium Density Residential Zone	Policies	MRZ-P2 Streetscapes	Considers MRZ-P2 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.90	MRZ - Medium Density Residential Zone	Policies	MRZ-P2 Streetscapes	Support the policy in part, to the extent that it does impose onerous requirements on developers in the Medium Density Residential Zone to upgrade the streetscapes outside their developments directly.	Retain as notified.	Accept
Broughs Gully Development Limited	167.36	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 Innovative approaches	Considers MRZ-P3 is appropriate.	Retain as notified	Accept
Rooney Holdings Limited	174.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain as notified.	Accept
GJH Rooney	191.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain as notified.	Accept
Kāinga Ora	229.91	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 Innovative approaches	None specified.	Retain as notified.	Accept
Rooney Group Limited	249.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain MRZ-P3 innovative approaches as notified.	Accept
Rooney Farms Limited	250.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain MRZ-P3 innovative approaches as notified.	Accept
Rooney Earthmoving Limited	251.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain MRZ-P3 innovative approaches as notified.	Accept
Timaru Developments Limited	252.79	MRZ - Medium Density Residential Zone	Policies	MRZ-P3 innovative approaches	Supports MRZ-P3.	Retain MRZ-P3 innovative approaches as notified.	Accept
Waka Kotahi NZ Transport Agency	143.139	MRZ - Medium Density Residential Zone	Policies	MRZ-P4 Home business activities	Supported however, home business activities should consider effects beyond amenity values. It is recommended that the policy be amended to ensure that home business activities do not comprise the safety of pedestrians and cyclists or on the transport network	Amend MRZ-P4 as follows: <i>MRZ-P4 Home business activities</i> <i>Enable small-scale home business activities where:</i> <i>[...]</i> <i>8. does not compromise the safety of pedestrians, cyclists or on the transport network.</i>	Reject
Kāinga Ora	229.92	MRZ - Medium Density Residential Zone	Policies	MRZ-P4 Home business activities	Support the provision for small-scale home business in the Medium Density Residential Zone that do not detract from the amenity of neighbouring residential activities.	Retain as notified.	Accept
Kāinga Ora	229.93	MRZ - Medium	Policies	MRZ-P5 Retirement	Recognise the importance of such facilities being established	Amend MRZ-P5 as follows:	Accept in

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
		Density Residential Zone		villages	across the District, where appropriate. But the PDP should ensure they are designed appropriately in order to protect the amenity of surrounding properties, as well as the purpose of the zone.	MRZ-P5 Retirement villages <i>Recognise the benefits of, and provide for, retirement villages where:</i> <ol style="list-style-type: none"> the scale, form and design of the village maintains the planned character, qualities and amenity values of the surrounding area; and on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and suitable and safe internal access is provided for emergency services-; and <u>effects on neighbouring properties are appropriately avoided, remedied or mitigated.</u> 	part
The Retirement Villages Association of New Zealand Incorporated	230.4	MRZ - Medium Density Residential Zone	Policies	MRZ-P5 Retirement Villages	The Submitter supports the wording of MRZ-P5 where it includes “to recognise the benefits of, and provide for, retirement villages” however opposes the wording under MRZ-P5.1 where retirement living options is to ‘maintains the character, qualities and amenity values’ as the approach does not recognise the functional and operational needs of retirement villages. [see submission for full reason]	Request a new planning framework work for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21). [Refer original submission for full relief sought]	Accept in part
Ministry of Education	106.19	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Supports this Policy GRZ-P4 as it allows for the educational facilities to support the needs of the local communities, however, seeks a minor amendment to the wording of the policy to refer to ‘enable’. This aligns with the language used in the strategic directions of Proposed District Plan. It is noted there is also a drafting error with reference to the General Residential Zone.	Amend MRZ-P6 Other non-residential activities as follows: <u>Only allow Enable</u> other non-residential activities and buildings where: <ol style="list-style-type: none"> they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and any adverse effects on the residential amenity values are avoided or minimised; and they maintain the anticipated character, qualities and purpose of the General Medium Density Residential Zone. 	Accept in part
Fire and Emergency New Zealand	131.26	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Supports MRZ-P6, as it enables certain non-residential activities that support the wellbeing of residents in the area or have a functional need to locate in the MRZ. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times.	Amend MRZ-P6 as follows: MRZ-P6 Other non-residential activities <i>Only allow other non-residential activities and buildings where:</i> <ol style="list-style-type: none"> they support the health, safety and wellbeing of residents in the area, or have a functional need to locate in the zone; and any adverse effects on the residential amenity values are avoided or minimised; and they maintain the anticipated character, qualities and purpose of the General Residential Zone Medium Density Residential Zone. 	Accept in part
Waka Kotahi NZ Transport Agency	143.140	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Supported however, non-residential activities should consider effects beyond amenity values. It is recommended that the policy be amended to ensure that home business activities do not compromise the safety of pedestrians and cyclists or on the transport network.	Amend MRZ-P6 as follows: MRZ-P6 Other non-residential activities <i>Only allow other non-residential activities and buildings where:</i> [...] <u>4. does not compromise the safety of pedestrians, cyclists or on the transport network.</u>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Transpower New Zealand Limited	159.94	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	The submitter outlines the technical needs of the National Grid and that the adverse effects of the National Grid cannot always be minimised. Considers that the PDP should acknowledge the characteristics of the National Grid by ensuring that there is a policy 'pathway' (as opposed to a policy that may have the effect of preventing the National Grid) for the operation, maintenance, upgrade and development of the National Grid in all zones.	Amend MRZ-P6 Other non-residential activities as follows: <i>Only allow other non-residential activities and buildings where:</i> <i>1. they support the wellbeing of residents in the area, or have a functional need <u>or operational need</u> to locate in the zone; and</i> <i>2. any adverse effects on the residential amenity values are avoided or minimised <u>to the extent practicable</u>; and</i> <i>3. <u>except where the activity is regionally significant infrastructure</u>, they maintain the anticipated character, qualities and purpose of the <u>General-Medium Density Residential Zone</u>.</i>	Accept in part
Broughs Gully Development Limited	167.37	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Notes MRZ-P6 refers to the GRZ, when it is presumed to reference should be to MRZ.	Amend MRZ-P6 by changing reference from GRZ to MRZ .	Accept
Kāinga Ora	229.94	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Support the Policy and the provision for non-residential activities in the zone where and if appropriate.	Amend MRZ-P6 as follows: MRZ-P6 Other non-residential activities <i>Only allow other non-residential activities and buildings where:</i> <i>1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</i> <i>2. any adverse effects on the residential amenity values are avoided, <u>or remedied or mitigated</u> minimised; and</i> <i>3. they maintain <u>and do not compromise</u> the anticipated character, qualities and purpose of the <u>General-Medium Density Residential Zone</u>.</i>	Accept in part
Woolworths New Zealand Limited	242.20	MRZ - Medium Density Residential Zone	Policies	MRZ-P6 Other non-residential activities	Seeks more appropriate wording relative to the discretionary activity status of MRZ-R15. Otherwise, this policy is supported as it appropriately recognises that in some instances non-residential activities (including supermarkets) can and should be enabled. However, amendments to Rules MRZ-R15 and MRZ-R17 are necessary. Contains incorrect reference to General Residential zone when this is a Medium Density Residential zone policy.	Amend MRZ-P6 as follows: MRZ-P6 Other non-residential activities Only Allow <i>allow other non-residential activities and buildings where:</i> <i>1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</i> <i>2. any adverse effects on the residential amenity values are avoided or minimised; and</i> <i>3. they maintain the anticipated character, qualities and purpose of the <u>General Residential Zone- Medium Density Residential Zone</u>.</i>	Accept in part
Waka Kotahi NZ Transport Agency	143.141	MRZ - Medium Density Residential Zone	Policies	MRZ-P7 Industrial and large format retail	The intent of the policy is generally supported. However, it is considered that there are adverse effects beyond amenity values from the movement of people and vehicles for non-residential activities. It is considered that the policy be amended to broaden the scope of adverse effects.	Amend MRZ-P7 as follows: MRZ-P7 Industrial and large format retail <i>Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the <u>General Medium Density</u> residential zone, unless:</i> <i>1. the activity is such a small scale that it will not have any adverse effects on residential amenity or <u>safety of the transport network</u>; or</i> <i>2. the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</i> <i>3. MRZ-P6 is complied with.</i>	Accept in part
Broughs Gully Development Limited	167.38	MRZ - Medium Density Residential Zone	Policies	MRZ-P7 Industrial and large format retail	Policy MRZ-P7 refers to the GRZ, when it is presumed the reference should be to MRZ.	Amend MRZ-P7 by changing reference from GRZ to MRZ .	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Transpower New Zealand Limited	159.95	MRZ - Medium Density Residential Zone	Policies	MRZ-P7 Industrial and large format retail activities	The Submitter notes that Policy MRZ-P7 includes a clause referencing Policy MRZ-P6 being 'complied with'. Transpower considers that this terminology is more appropriate in respect of rules and suggests that Policy MRZ-P7 be amended as a consequence.	Amend Policy MRZ-P7(3) Industrial and large format retail activities as follows: <i>Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General residential zone, unless:</i> [...] 3. <u>The activity is consistent with</u> MRZ-P6 is complied with .	Reject
Kāinga Ora	229.95	MRZ - Medium Density Residential Zone	Policies	MRZ-P7 Industrial and large format retail activities	Oppose the policy as worded, as incompatible activities within the Medium Density Residential Zone should be strictly avoided to ensure a well-functioning environment, with residential amenity being the key outcome. This is particularly important where density is being increased and the provision for residential amenity is a critical outcome. Non-compatible activities pose a risk to achieving an attractive residential environment and should be avoided in the first instance. Amendments sought.	Amend MRZ-P7 as follows: <i>MRZ-P7 Industrial and large format retail activities</i> <i>Avoid activities that are likely to be incompatible or inconsistent with the <u>planned</u> character, qualities and purpose of the General residential zone <u>Medium Density Residential Zone</u>, unless:</i> <i>1. —the activity is such a small scale that it will not have any adverse effects on residential amenity; or</i> <i>2. —the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</i> <i>MRZ-P6 is complied with.</i>	Accept in part
Bidwill Trust Hospital	225.6	MRZ - Medium Density Residential Zone	Policies	New	Seeks an amendment to include a new policy to acknowledge the significance of the facilities and to provide for its ongoing operation, and its future development and redevelopment is proposed.	If the preferred relief of a new Special Purpose Hospital Zone is not granted, then: Amend the MRZ-Medium Density Zone chapter to include a new policy as follows: <i>MRZ-PX Hospitals</i> <i>Recognise the benefits of, and provide for the continued use and development of existing hospitals where the scale, form and design of the hospital maintains the character, qualities and amenity values of the surrounding residential area.</i>	Accept in part
Fire and Emergency New Zealand	131.27	MRZ - Medium Density Residential Zone	Rules	General	Supports subject to the inclusion of a new standard MRZ-S11 that requires these activities to provide a firefighting water supply. The submitter requests that MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-R5 and MRZ-R9 be amended to require compliance with the new standard. [see submission on MRZ standards for the wording of new standard]	Amend MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-R5 and MRZ-R9 to require compliance with the new standard: Where the following conditions are met: Compliance with: <u>x. MRZ-S11</u> [...]	Reject
Canterbury Regional Council (Environment Canterbury)	183.157	MRZ - Medium Density Residential Zone	Rules	General	Within the residential zones, many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of settlement character and the permitted baseline.	None specified.	Reject
Broughs Gully Development Limited	167.39	MRZ - Medium Density Residential Zone	Rules	MRZ-R1 Residential activity (not otherwise listed in this chapter)	Considers Rule MRZ-R1 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.96	MRZ - Medium Density Residential Zone	Rules	MRZ-R1 Residential activity (not otherwise listed in this chapter)	None specified.	Retain as notified.	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Ara Poutama Aotearoa, The Department of Corrections	239.25	MRZ - Medium Density Residential Zone	Rules	MRZ-R1 Residential activity (not otherwise listed in this chapter)	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ. Because accommodation activities provided for by the submitter are an important component of the rehabilitation and reintegration process for people under the submitters supervision.	Retain as notified.	Accept
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.5	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	Considers the rule is too restrictive and is not what people want.	Amend MRZ-R10 Fences as follows: Activity status: Permitted Where: PER-1 <i>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i> 1. no higher than 1m above ground level; or 2. 1. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and PER-2 [...]	Accept in part
Steve Dale & Anthony Dale	54.9	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	Considers the proposed fencing requirements are restrictive and may impact privacy of private open spaces.	Amend MRZ-R10 Fences as follows: Activity status: Permitted Where: PER-1 <i>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i> <i>1. no higher than 1m above ground level; or</i> <i>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i> PER-2 [...]	Accept in part
Milward Finlay Lobb	60.38	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	Considers the rule is too restrictive and is not what people want.	Amend MRZ-R10 Fences as follows: Activity status: Permitted Where: PER-1 <i>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p>1. no higher than 1m above ground level; or</p> <p>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>[...]</p>	
Bruce Speirs	66.34	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	Considers the rule does not take account of personal privacy or safety issues of land owners.	<p>Amend MRZ-R10 Fences as follows:</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>1. no higher than 1m above ground level; or</p> <p>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p>	Accept in part
Rooney Holdings Limited	174.80	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	The submitter opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable as it is considered it will result in a loss of privacy and provide screening of outdoor storage difficult for landowners. It is submitted that such restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend MRZ-R10 Fences.</p> <p>MRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>1. no higher than 1m above ground level; or</p> <p>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>[...]</p>	Accept in part
GJH Rooney	191.80	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	The submitter opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable as it is considered it will result in a loss of privacy and provide screening of outdoor storage difficult for landowners. It is submitted that such restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend MRZ-R10 Fences.</p> <p>MRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>1. no higher than 1m above ground level; or</p> <p>2. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						[...]	
Kāinga Ora	229.101	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	Support the rule with amendments to provide for fences at 1.2m in height and with no permeability along public reserves, walkways or cycleways as a permitted activity. This is to maintain a reasonably level privacy to neighbouring residential units from busy public spaces, as well as providing passive surveillance to public spaces.	<p>Amend MRZ-R10 Fences as follows:</p> <p>MRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> no higher than 1.2m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and <p>[...]</p>	Accept
Rooney Group Limited	249.80	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	The submitter opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable as it is considered it will result in a loss of privacy and provide screening of outdoor storage difficult for landowners. It is submitted that such restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend MRZ-R10 Fences.</p> <p>MRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>no higher than 1m above ground level; or</p> <p>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2</p> <p>[...]</p>	Accept in part
Rooney Farms Limited	250.80	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	The submitter opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable as it is considered it will result in a loss of privacy and provide screening of outdoor storage difficult for landowners. It is submitted that such restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend MRZ-R10 Fences.</p> <p>MRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>no higher than 1m above ground level; or</p> <p>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p>PER-2</p> <p>[...]</p>	
Rooney Earthmoving Limited	251.80	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	The submitter opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable as it is considered it will result in a loss of privacy and provide screening of outdoor storage difficult for landowners. It is submitted that such restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend MRZ-R10 Fences.</p> <p>MRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p><i>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i></p> <p><i>no higher than 1m above ground level; or</i></p> <p><i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i></p> <p>PER-2</p> <p>[...]</p>	Accept in part
Timaru Developments Limited	252.80	MRZ - Medium Density Residential Zone	Rules	MRZ-R10 Fences	The submitter opposes PER-1 limiting the height of a road boundary fence or a fence adjoining a walkway or cycleway to 1m or 45% visually permeable as it is considered it will result in a loss of privacy and provide screening of outdoor storage difficult for landowners. It is submitted that such restrictions should be left to developers to impose through covenants if considered necessary, and not apply to the entire zone.	<p>Amend MRZ-R10 Fences.</p> <p>MRZ-R10 Fences</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p><i>Any fence within 2m of a sites road boundary or a boundary shared with a public reserve, walkway or cycleway is:</i></p> <p><i>no higher than 1m above ground level; or</i></p> <p><i>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</i></p> <p>PER-2</p> <p>[...]</p>	Accept in part
Kāinga Ora	229.102	MRZ - Medium Density Residential Zone	Rules	MRZ-R11 Convenience store on corner sites or in buildings previously used for commercial purposes	<p>Support the provision of small-scale commercial activities in residential zones that support the day-to-day needs of the neighbourhood.</p> <p>Amendments are sought to the Rule, to ensure it is clear and enforceable, as well as adequately protecting residential amenity of the surrounding neighbourhood.</p>	<p>Amend MRZ-R11 as follows:</p> <p>MRZ-R11 Convenience store on corner sites or in buildings previously used for commercial purposes</p> <p>Activity Status: Permitted Where:</p> <p>PER-1</p> <p><i>The retail area is no greater than 75m²; and</i></p> <p>PER-2</p> <p><i>The hours of operation for the business are limited to 7.00am to 8.00pm; and</i></p> <p>PER-3</p> <p><i>All the <u>applicable</u> Standards of this chapter <u>and district-wide rules</u> are complied with-; and</i></p> <p>PER-4</p> <p><i>The activity does not involve an offensive trade or hazardous facility.</i></p>	Reject

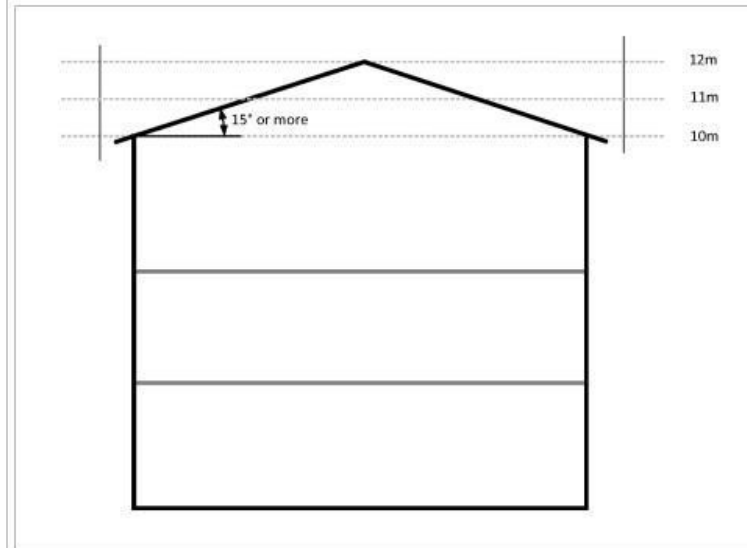
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						Note: Any associated building and structure must be constructed in accordance with MRZ-R9.	
Kāinga Ora	229.103	MRZ - Medium Density Residential Zone	Rules	MRZ-R12 Retirement villages	Support the provision for retirement villages in the Medium Density Residential Zone as a Restricted Discretionary Activity, with minor amendments as raised in this submission.	Amend MRZ-R12 as follows: MRZ-R12 Retirement villages Activity status: Restricted Discretionary Matters of discretion are restricted to: 1. the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and 2. any adverse effects on the <u>planned</u> character, qualities and amenity values of the surrounding area; and 3. on-site amenity for residents; and 4. the ability of infrastructure to service the development-; <u>and</u> 5. <u>adverse effects on surrounding residential activities</u> .	Accept in part
The Retirement Villages Association of New Zealand Incorporated	230.13	MRZ - Medium Density Residential Zone	Rules	MRZ-R12 Retirement villages	The Submitter supports in principle the inclusion of retirement village specific rules of a permitted/restricted discretionary activity status. The submitter considers the matters of discretion should be guided by the Enabling Housing Act. The submitter further considers a public notification for retirement village is an overly cautious approach and considers public notification should be precluded and limited notification should be restricted for retirement villages.	Delete MRZ-R12 ; AND replace with proposed rules set out in submission point 230.11 and within appendix B of the original submission.	Accept in part
Fire and Emergency New Zealand	131.28	MRZ - Medium Density Residential Zone	Rules	MRZ-R14 Emergency services facilities	Opposes MRZ-R14 being a restricted discretionary activity as fire stations need to be provided for in the MRZ to achieve emergency response times. It is noted that Fire and Emergency is not a requiring authority, and therefore do not have the ability to designate land for the purposes of fire stations.	Amend the activity status of MRZ-R14 Emergency services facilities from Restricted Discretionary to a Permitted Activity.	Reject
Waka Kotahi NZ Transport Agency	143.144	MRZ - Medium Density Residential Zone	Rules	MRZ-R14 Emergency services facilities	Supports the rule for emergency service facilities in the general rural zone, as it provides for matters of discretion that consider access and signage	Retain as notified.	Accept
Woolworths New Zealand Limited	242.21	MRZ - Medium Density Residential Zone	Rules	MRZ-R15 Activities not otherwise listed in this chapter	The proposed definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the MRZ would default to non-complying under MRZ-R17. Submitter seeks that the status of supermarkets be discretionary and proposes amendments to MRZ-R15 and MRZ-R17 to capture this.	Amend MRZ-R15 as follows: MRZ-R15 Activities not otherwise listed in this chapter (<u>Including supermarkets</u>) General Residential Zone Activity status: Discretionary Activity status where compliance not achieved: Not applicable	Reject
Woolworths New Zealand Limited	242.22	MRZ - Medium Density Residential Zone	Rules	MRZ-R17 Large format retail	The proposed definition of large format retail means any individual retail tenancy with a GFA greater than 450 sq.m in the MRZ would default to non-complying under MRZ-R17. Submitter seeks that the status of supermarkets be discretionary and proposes amendments to MRZ-R15 and MRZ-R17 to capture this.	Amend MRZ-R17 as follows: MRZ-R17 Large format retail (<u>excluding supermarkets</u>) General Residential Zone Activity status: Non-Complying	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						Activity status where compliance not achieved: Not applicable	
Heritage New Zealand Pouhere Taonga	114.38	MRZ - Medium Density Residential Zone	Rules	MRZ-R2 Residential units	Concerned about the cumulative impact of permitted intensification in the vicinity of a heritage item. Further thought is required as to the impact of intensification adjacent to historic heritage items, and an alternative approach considered which enables development where appropriate but does not diminish Timaru’s valuable heritage resources.	Requests further consideration as to the impact of intensification adjacent to historic heritage items, and promote an alternative approach which provides relevant controls to enable development where appropriate without diminishing Timaru’s valuable heritage resources.	Reject
Waka Kotahi NZ Transport Agency	143.142	MRZ - Medium Density Residential Zone	Rules	MRZ-R2 Residential units	The rule and the associated matters of discretion where PER-1 is not complied with are generally supported as they provide for consideration on the design of the access.	Retain as notified.	Accept
Broughs Gully Development Limited	167.40	MRZ - Medium Density Residential Zone	Rules	MRZ-R2 Residential units	Considers MRZ-R2 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.97	MRZ - Medium Density Residential Zone	Rules	MRZ-R2 Residential units	Support the rule as notified and the permitted provision of up to three residential units per site as a permitted activity in the Medium Density Residential Zone.	Retain as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.26	MRZ - Medium Density Residential Zone	Rules	MRZ-R2 Residential units	Supports the permitted activity status of residential activity, residential unit and supported residential care activities in GRZ and MRZ. Because accommodation activities provided for by Ara Poutama are an important component of the rehabilitation and reintegration process for people under the submitters supervision.	Retain as notified.	Accept
Waka Kotahi NZ Transport Agency	143.143	MRZ - Medium Density Residential Zone	Rules	MRZ-R4 Home business	The rule is supported as it requires that home businesses require compliance with MRZ-S8, which considers the maximum number of vehicle trips and traffic generation.	Retain as notified.	Accept in part
Kāinga Ora	229.98	MRZ - Medium Density Residential Zone	Rules	MRZ-R4 Home business	Support the provision for home businesses at a small-scale level to be provided that they do not detract from the general residential amenity of the area or for neighbours. Minor amendments sought to ensure the Rule is clear and enforceable. Limiting the amount of floor area appears impractical and it is unclear as to what effect this seeks to manage in relation to home businesses. The definition of a “home business” includes the requirement for the business to be incidental to a residential activity. Therefore, this may conflict with the person to provide appropriately sized residential units.	Amend as follows: MRZ-R4 Home business Activity status: Permitted Where: PER-1 The maximum floor area occupied by the home business is no more than 30m²; and PER-2 1 The home business does not involve an offensive trade; and PER-3 2 MRZ-S8 is complied with. Note: Any associated building and structure must be constructed in accordance with MRZ-R9.	Accept
Kāinga Ora	229.99	MRZ - Medium Density Residential Zone	Rules	MRZ-R6 Supported residential care activity	Support the provision of supported residential care in the Medium Density Residential Zone.	Retain MRZ-R6 as notified.	Accept
Ara Poutama	239.27	MRZ - Medium	Rules	MRZ-R6 Supported	Supports the permitted activity status of residential activity,	Retain as notified.	Accept

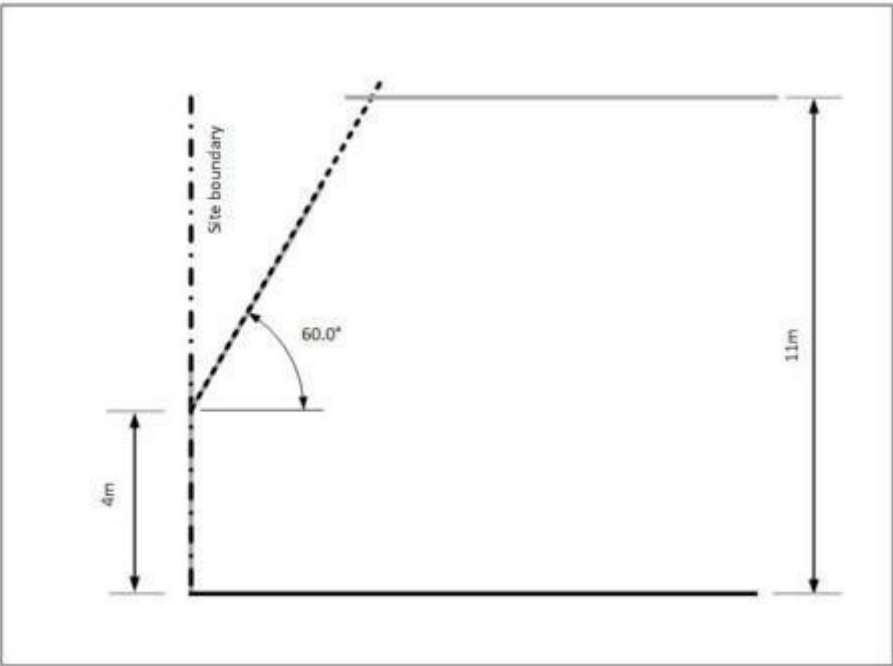
Table B2 - Medium Density Residential Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Aotearoa, The Department of Corrections		Density Residential Zone		residential care activity	residential unit and supported residential care activities in GRZ and MRZ. Because accommodation activities provided for by Ara Poutama are an important component of the rehabilitation and reintegration process for people under the submitters supervision.		
Broughs Gully Development Limited	167.41	MRZ - Medium Density Residential Zone	Rules	MRZ-R9 Buildings and structures (excluding fences)	Considers MRZ-R9 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.100	MRZ - Medium Density Residential Zone	Rules	MRZ-R9 Buildings and structures (excluding fences)	Support the rule, with a minor amendment for clarity.	Amend MRZ-R9 as follows: MRZ-R9 Buildings and structures (excluding fences) Activity status: Permitted Where: PER- 1 <i>The building or structure is associated with or ancillary to a permitted activity; and</i> PER-2 <i>All the <u>applicable</u> Standards of this chapter are complied with.</i>	Reject
Rooney Holdings Limited	174.81	MRZ - Medium Density Residential Zone	Rules	MRZ-S6 Landscaping	The submitters oppose MRZ-S6. The level of control is not required by the District Plan. Most owners of residential sections provide landscaping on their own accord.	Delete MRZ-R6 Landscaping .	Reject
GJH Rooney	191.81	MRZ - Medium Density Residential Zone	Rules	MRZ-S6 Landscaping	The submitters oppose MRZ-S6. The level of control is not required by the District Plan. Most owners of residential sections provide landscaping on their own accord.	Delete MRZ-R6 Landscaping .	Reject
Rooney Group Limited	249.81	MRZ - Medium Density Residential Zone	Rules	MRZ-S6 Landscaping	The submitters oppose MRZ-S6. The level of control is not required by the District Plan. Most owners of residential sections provide landscaping on their own accord.	Delete MRZ-R6 Landscaping .	Reject
Rooney Farms Limited	250.81	MRZ - Medium Density Residential Zone	Rules	MRZ-S6 Landscaping	The submitters oppose MRZ-S6. The level of control is not required by the District Plan. Most owners of residential sections provide landscaping on their own accord.	Delete MRZ-R6 Landscaping .	Reject
Rooney Earthmoving Limited	251.81	MRZ - Medium Density Residential Zone	Rules	MRZ-S6 Landscaping	The submitters oppose MRZ-S6. The level of control is not required by the District Plan. Most owners of residential sections provide landscaping on their own accord.	Delete MRZ-R6 Landscaping .	Reject
Timaru Developments Limited	252.81	MRZ - Medium Density Residential Zone	Rules	MRZ-S6 Landscaping	The submitters oppose MRZ-S6. The level of control is not required by the District Plan. Most owners of residential sections provide landscaping on their own accord.	Delete MRZ-R6 Landscaping .	Reject
Bidwill Trust Hospital	225.4	MRZ - Medium Density Residential Zone	Rules	New	The submitter notes that under the current MRZ-R13, there is provision as a restricted discretionary status for community facilities, the definition of which includes the 'health' which may mean the defined term 'health care facility' which does not include hospitals. This lack of clarity created uncertainty for the submitter in terms of future operational capacity at the site. A new rule which provides for existing hospitals as permitted activity is sought. The submitter provides the reasons why a permitted activity status is appropriate including its long established nature, its normal working hour operation, its not for emergency	If the preferred relief of a new Special Purpose Hospital Zone is not granted, then: Amend the MRZ-Medium Density Zone chapter to include a new rule for existing hospitals as a permitted activity. Add also, if compliance is not met then the activity status to default to Controlled, with control restricted to: <ol style="list-style-type: none"> 1. scale, form and design of buildings; and 2. the scale of activity; and 3. site layout; and 4. landscaping; and 5. traffic generation and impact on the transport network; and 	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					<p>services, there are no complaints from adjoining residential activities.</p> <p>[Refer to original submission for full reason].</p>	<p>6. the location and design of any proposed car parking and loading areas and access; and</p> <p>7. design and layout of on-site pedestrian connections; and</p> <p>8. noise, disturbance and loss of privacy of neighbours; and</p> <p>9. hours of operation; and</p> <p>10. location, size and numbers of signs.</p>	
Kāinga Ora	229.104	MRZ - Medium Density Residential Zone	Rules	New	Seeks the addition of rule providing a consent pathway as a Restricted Discretionary Activity, for multi-unit residential developments containing four or more residential units in the Medium Density Residential Zone. The addition of this rule will enable greater residential density and development to be accommodated across Timaru where appropriate, to meet much needed housing demand. Matters of discretion are proposed to ensure effects on the surrounding area are appropriately considered, or otherwise avoid, remedy or mitigate adverse effects.	<p>Add new rule to the MRZ-Medium Density Zone Chapter as follows:</p> <p><u>MRZ-RXX - Residential developments containing four or more residential units</u></p> <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <p><u>1. the effects on any infringements of the Medium Density Residential Zone Standards;</u></p> <p><u>2. the extent to which the activity is compatible with the anticipated character and qualities of the Medium Density Residential Zone;</u></p> <p><u>3. the design, layout and size of the site, buildings and residential units to provide appropriate privacy and amenity to occupants on site;</u></p> <p><u>4. building bulk and scale;</u></p> <p><u>5. the effects on neighbouring properties; and</u></p> <p><u>6. streetscape amenity.</u></p>	Reject
Kāinga Ora	229.105	MRZ - Medium Density Residential Zone	Rules	New	Seeks the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans and the Submitter views it's unjustified to enable a Discretionary Activity consenting pathway for a residential development in a residential zone. The Submitter does support the matters of discretion listed against each Zone Standard as currently notified (other than noted below) and these may form the basis of an assessment, where that Standard is infringed.	<p>Add new rule to the MRZ-Medium Density Zone Chapter as follows:</p> <p><u>MRZ-RX - The infringement of any applicable Zone Standard to an activity Activity</u></p> <p><u>status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <p><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></p>	Reject
Bruce Speirs	66.35	MRZ - Medium Density Residential Zone	Standards	MRZ-R9 Buildings and structures (excluding fences)	Considers that Council are not trying to specify what type of landscaping is appropriate, only that sufficient area be available for landscaping purposes.	<p>Amend MRZ-S6 Landscaping as follows:</p> <p><i>At least 25% of the site shall be <u>available to be</u> planted in grass, trees, shrubs or other vegetation.</i></p>	Reject
Broughs Gully Development Limited	167.47	MRZ - Medium Density Residential Zone	Standards	MRZ-R9 Buildings and structures (excluding fences)	Considers MRZ-S6 is appropriate.	Retain as notified.	Accept
Fire and Emergency New Zealand	131.29	MRZ - Medium Density Residential Zone	Standards	MRZ-S1 Height of buildings and structures	Submitter considers that an exemption for towers and poles is required to enable crucial operational activities such as drying hoses, communication and training.	<p>Amend MRZ-S1 as follows:</p> <p><u>MRZ-S1 Height of buildings and structures</u></p> <p><i>The maximum height of buildings and structures must not exceed 12m measured from ground level to the highest part of the building or structure.</i></p> <p><u>Note: In all instances, height is measured from the natural ground level. Towers</u></p>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<u>and poles associated with emergency service facilities up to 15m in height are exempt from this rule.</u>	
Broughs Gully Development Limited	167.42	MRZ - Medium Density Residential Zone	Standards	MRZ-S1 Height of buildings and structures	Considers MRZ-S1 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.106	MRZ - Medium Density Residential Zone	Standards	MRZ-S1 Height of buildings and structures	Support the height limit of up to 12m within the Medium Density Residential Zone, to provide for buildings up to three storeys in height as a permitted activity.	Retain as notified.	Accept in part
The Retirement Villages Association of New Zealand Incorporated	230.14	MRZ - Medium Density Residential Zone	Standards	MRZ-S1 Height of buildings and structures	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 11 in relation to Building Height.	<p>Amend MRZ-S1 to align with the RMA, Schedule 3A, Clause 11 as follows:</p> <p>MRZ-S1 <u>Building Height</u> Height of buildings and structures</p> <p><u>Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</u></p>  <p><u>The maximum height of buildings and structures must not exceed 12m measured from ground level to the highest part of the building or structure.</u></p>	Accept in part
Rooney Holdings Limited	174.82	MRZ - Medium Density Residential Zone	Standards	MRZ-S10 Noise mitigation measures	Opposes MRZ-S10 as this standard is contrary to the conditions of Subdivision Consent 101.2021.79.1 granted to Timaru Developments Ltd on 14.4.22. The subdivision consent only requires a 2-metre-high acoustic fence, not 4 metres. MRZ-S10.2 and 3 are addressed in the subdivision consent conditions and by the consent itself.	Delete MRZ-S10 Noise mitigation measures.	Accept
GJH Rooney	191.82	MRZ - Medium Density Residential Zone	Standards	MRZ-S10 Noise mitigation measures	Opposes MRZ-S10 as this standard is contrary to the conditions of Subdivision Consent 101.2021.79.1 granted to Timaru Developments Ltd on 14.4.22. The subdivision consent only requires a 2-metre-high acoustic fence, not 4 metres. MRZ-S10.2 and 3 are addressed in the subdivision consent conditions and by the consent itself.	Delete MRZ-S10 Noise mitigation measures.	Accept
Rooney Group Limited	249.82	MRZ - Medium Density Residential Zone	Standards	MRZ-S10 Noise mitigation measures	Opposes MRZ-S10 as this standard is contrary to the conditions of Subdivision Consent 101.2021.79.1 granted to Timaru Developments Ltd on 14.4.22. The subdivision consent	Delete MRZ-S10 Noise mitigation measures.	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					only requires a 2-metre-high acoustic fence, not 4 metres. MRZ-S10.2 and 3 are addressed in the subdivision consent conditions and by the consent itself.		
Rooney Farms Limited	250.82	MRZ - Medium Density Residential Zone	Standards	MRZ-S10 Noise mitigation measures	Opposes MRZ-S10 as this standard is contrary to the conditions of Subdivision Consent 101.2021.79.1 granted to Timaru Developments Ltd on 14.4.22. The subdivision consent only requires a 2-metre-high acoustic fence, not 4 metres. MRZ-S10.2 and 3 are addressed in the subdivision consent conditions and by the consent itself.	Delete MRZ-S10 Noise mitigation measures.	Accept
Rooney Earthmoving Limited	251.82	MRZ - Medium Density Residential Zone	Standards	MRZ-S10 Noise mitigation measures	Opposes MRZ-S10 as this standard is contrary to the conditions of Subdivision Consent 101.2021.79.1 granted to Timaru Developments Ltd on 14.4.22. The subdivision consent only requires a 2-metre-high acoustic fence, not 4 metres. MRZ-S10.2 and 3 are addressed in the subdivision consent conditions and by the consent itself.	Delete MRZ-S10 Noise mitigation measures.	Accept
Timaru Developments Limited	252.82	MRZ - Medium Density Residential Zone	Standards	MRZ-S10 Noise mitigation measures	Opposes MRZ-S10 as this standard is contrary to the conditions of Subdivision Consent 101.2021.79.1 granted to Timaru Developments Ltd on 14.4.22. The subdivision consent only requires a 2-metre-high acoustic fence, not 4 metres. MRZ-S10.2 and 3 are addressed in the subdivision consent conditions and by the consent itself.	Delete MRZ-S10 Noise mitigation measures.	Accept
Fire and Emergency New Zealand	131.30	MRZ - Medium Density Residential Zone	Standards	MRZ-S2 Height in relation to boundary	Submitter considers that an exemption for towers and poles is required to enable crucial operational activities such as drying hoses, communication and training.	Amend MRZ-S2 as follows: MRZ-S2 Height in relation to boundary [...] <i>Note: Towers and poles associated with emergency service facilities up to 15m in height are exempt from this rule.</i>	Accept in part (refer to APP8)
Brouchs Gully Development Limited	167.43	MRZ - Medium Density Residential Zone	Standards	MRZ-S2 Height in relation to boundary	Considers MRZ-S2 is appropriate.	Retain as notified.	Accept
Kāinga Ora	229.107	MRZ - Medium Density Residential Zone	Standards	MRZ-S2 Height in relation to boundary	Support the inclusion of the height in relation to boundary standard as notified. However, seek a minor amendment so that buildings sharing a common wall are exempt from complying with the Standard.	Amend MRZ-S2 as follows: MRZ-S2 Height in relation to boundary <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone.</i> <i>The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i> <i>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</i> [...]	Reject
The Retirement Villages Association of New Zealand Incorporated	230.15	MRZ - Medium Density Residential Zone	Standards	MRZ-S2 Height in relation to boundary	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 12 in relation to Height in relation to boundary. In addition to the points set out in Clause 12, the submitter seeks to include an addition point to (2)	Amend MRZ-S2 to align with the RMA, Schedule 3A, Clause 12 as follows: <i>MRZ-S2 Height in relation to boundary</i> <i>(1) Buildings and structures must not project beyond a 60° be contained within a building envelope defined by recession planes measured from a points-4m</i>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p>vertically 3.5m above ground level along all at the boundaries, as shown on the following diagram. of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian accessway.</p> <p>The method for determining recession planes and any permitted projection is described in APP8– Recession Planes.</p> <p>Relief/ Decision Sought Summary</p>  <p>(2) This standard does not apply to—</p> <p>(a) a boundary with a road:</p> <p>(b) existing or proposed internal boundaries within a site:</p> <p>(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p> <p>(d) boundaries adjoining open space and recreation zones, rural zones, commercial and mixed use zones, industrial zones and [add other zones as relevant to each plan, eg special purpose zones].</p>	
Broughs Gully Development Limited	167.44	MRZ - Medium Density Residential Zone	Standards	MRZ-S3 Outdoor living space	Considers MRZ-S3 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.108	MRZ - Medium Density Residential Zone	Standards	MRZ-S3 Outdoor living space	Support the standard in part, which seeks to provide for adequate outdoor living spaces for differing units sizes and types in the Medium Density Residential Zone. Minor amendments sought for practicality in implementing the standard for developers.	<p>Amend MRZ-S3 as follows:</p> <p>MRZ-S3 Outdoor living space</p> <p>Each residential unit must have an exclusive outdoor living space:</p> <p>1. for units with common living space at ground floor level, of at least 20m² with a</p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p>minimum dimension of 3m; and</p> <p>2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and</p> <p>3. which is located on the north, west or east side of the residential unit; and</p> <p>4. which is readily accessible from the common living space of the residential unit.</p> <p>Note: <u>This standard does not apply to residential units in a retirement village.</u></p> <p>Matters of discretion are restricted to:</p> <p>1. adequacy of the proposed private open outdoor space; and</p> <p>2. design and provision of useable outdoor space; and</p> <p>3. accessibility and convenience for residents; and</p> <p>4. alternative provision of public outdoor space, in close proximity to meet resident’s needs; and</p> <p>5. the need to retain mature on-site vegetation <u>where appropriate.</u></p>	
The Retirement Villages Association of New Zealand Incorporated	230.16	MRZ - Medium Density Residential Zone	Standards	MRZ-S3 Outdoor living space	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 15 in relation to outdoor living space that aligns with the NPS- UD. The Submitters seeks to include an additional clause relating to retirement villages.	<p>Amend MRZ-S3 to align with the RMA, Schedule 3A, Clause 15:</p> <p>MRZ-S3 Outdoor living space</p> <p><u>Each residential unit must have an exclusive outdoor living space:</u></p> <p>1. for units with common living space at ground floor level, of at least 20m² with a minimum dimension of 3m; and</p> <p>2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and</p> <p>3. which is located on the north, west or east side of the residential unit; and</p> <p>4. which is readily accessible from the common living space of the residential unit.</p> <p>Note: <u>This standard does not apply to residential units in a retirement village.</u></p> <p>1) <u>A residential unit at ground floor level must have an outdoor living space that is at least</u> <u>20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</u></p> <p>a) <u>where located at ground level, has no dimension less than 3 metres; and</u></p> <p>b) <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>c) <u>is accessible from the residential unit; and</u></p> <p>d) <u>may be—</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location;</u> <u>or</u></p> <p>ii. <u>located directly adjacent to the unit; and</u></p> <p>e) <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <p>2) <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</u></p> <p>a) <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>b) <u>is accessible from the residential unit; and</u></p> <p>c) <u>may be—</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location,</u> <u>in which case it may be located at ground level; or</u></p>	Accept in part

Table B2 - Medium Density Residential Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><i>ii. <u>located directly adjacent to the unit.</u></i></p> <p><i>And add the following:</i></p> <p><i>3) <u>For retirement units, clause 15(1) and (2) apply with the following modifications:</u></i></p> <p><i>a) <u>The outdoor living space may be in whole or in part grouped cumulatively in 1 or more community accessible location(s) and/or located directly adjacent to each retirement unit; and</u></i></p> <p><i>b) <u>A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u></i></p> <p>Or otherwise amend standard so that it applies to retirement units.</p>	
Broughs Gully Development Limited	167.45	MRZ - Medium Density Residential Zone	Standards	MRZ-S4 Service and storage spaces	Considers MRZ-S4 is appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.109	MRZ - Medium Density Residential Zone	Standards	MRZ-S4 Service and storage spaces	Supports the provision of both indoor and outdoor storage areas for all residential units, particularly in multi-unit developments. Amendments are sought to the Standard, so that the provision of service and storage space can be provided for multi-unit developments. Where developers choose not to provide it, a wider assessment is provided against that consent trigger.	<p>Amend MRZ-S4 as follows:</p> <p><i>MRZ-S4 Service and storage spaces</i></p> <ol style="list-style-type: none"> <i>Each residential unit must have an outdoor or indoor service space of at least 3m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins.</i> <i>The required spaces can be provided either individually or within a communal space <u>at ground floor level</u> for multiple units.</i> <i><u>Where a unit is located entirely above ground floor level, an internal storage unit for the sole use by that unit must be provided that is a minimum size of 1.5m² and have a minimum dimension of 1m. Internal storage spaces in a multi-unit development may be provided in a communal area located at ground floor level, to ensure that each space is secure.</u></i> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> provision of useable service and storage space; and accessibility and convenience for residents-; <u>and</u> <u>visual and residential amenity effects; and</u> <u>alternative arrangements for waste and recycling storage and management; and</u> <u>alternative arrangements for residents to store equipment where their unit is located entirely above ground floor level.</u> 	Accept in part
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.6	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage	Opposes the maximum building coverage of 50% per site as considers modern building requires more coverage ability with smaller sections and modern design.	Delete MRZ-S5 Building coverage.	Reject
Steve Dale & Anthony Dale	54.10	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage	Considers the 50% building coverage limitation may restrict the objectives and policies of medium density design as set out in MRZ-02, MRZ-P1 and MRZ-P3 to provide diverse unit types and sizes and innovative approaches.	Delete MRZ-S5 Building coverage.	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Kāinga Ora	229.110	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage	Support the inclusion of a building coverage standard for the zone. However, seek that the permitted threshold be increased to 60% of the net site area, to enable greater opportunity for increasing residential density in the Zone.	Amend MRZ-S5 as follows: MRZ-S5 Building coverage <i>The building coverage of the net site area of any site must not exceed 50% 60%. [...]</i>	Reject
The Retirement Villages Association of New Zealand Incorporated	230.17	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage	The submitter seeks that the standard match that within RMA Schedule 3A, Clause 14 in relation to building coverage standards that align with the NPS-UD.	Amend MRZ-S5 to align with the RMA, Schedule 3A, Clause 14: MRZ-S5 Building coverage <i>The building coverage of the net site area of any site must not exceed 50%. The maximum building coverage must not exceed 50% of the net site area.</i>	Reject
Milward Finlay Lobb	60.39	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage Medium Density Residential Zone	Considers a building coverage rule does not lend itself to innovative modern design, resulting in dwellings all looking very similar and typically built on the maximum site coverage limit possible.	Delete MRZ-S5 Building coverage .	Reject
Brouchs Gully Development Limited	167.46	MRZ - Medium Density Residential Zone	Standards	MRZ-S5 Building coverage Medium Density Residential Zone	Considers MRZ-S5 is appropriate.	Retain as notified.	Accept
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.7	MRZ - Medium Density Residential Zone	Standards	MRZ-S6 Landscaping	Considers the landscaping requirement of 25% of plantation cover is too restrictive.	Delete MRZ-S6 Landscaping .	Reject
Steve Dale & Anthony Dale	54.11	MRZ - Medium Density Residential Zone	Standards	MRZ-S6 Landscaping	Oppose, as the proposed landscaping is excessive at 30% and limits opportunity for diverse design as described by MRZ- 01 and MRZ-P1.	Delete MRZ-S6 Landscaping .	Reject
Milward Finlay Lobb	60.40	MRZ - Medium Density Residential Zone	Standards	MRZ-S6 Landscaping	Considers the landscaping requirement of 25% of plantation cover is too restrictive.	Delete MRZ-S6 Landscaping .	Reject
Kāinga Ora	229.111	MRZ - Medium Density Residential Zone	Standards	MRZ-S6 Landscaping	Support the provision for landscaping across sites in the General Residential Zone. However, Kāinga Ora seeks broader matters of discretion to enable a more comprehensive assessment of effects when the landscaping standard is infringed.	Amend MRZ-S6 as follows: MRZ-S6 Landscaping <i>At least 25% of the site shall be planted in grass, trees, shrubs or other vegetation.</i> Matters of discretion are restricted to: 1. compatibility with the character of the area; and 2. balance between built form and open space; and 3. location and design of landscaped areas-; and 4. streetscape amenity; and 5. effects on neighbours and residential amenity	Accept in part
Fire and Emergency New Zealand	131.31	MRZ - Medium Density Residential Zone	Standards	MRZ-S7 Heavy vehicle storage	Oppose one heavy vehicle being stored on site as fire stations will store more than one heavy vehicle on site. Emergency Service activities are restricted discretionary	Amend MRZ-S7 as follows: MRZ-S7 Heavy vehicle storage	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					however has been requested to be a permitted activity.	<i>There must be no more than one heavy vehicle stored on a site in association with a permitted activity.</i> <i><u>Note: Emergency Service vehicles are exempt from this standard.</u></i>	
Waka Kotahi NZ Transport Agency	143.145	MRZ - Medium Density Residential Zone	Standards	MRZ-S8 Home business	Supported as it sets out appropriate standards for the maximum number of vehicle trips for a home business per site. It also sets out that traffic generation is a matter of discretion, which ensures that transport effects can be considered when the standard is not achieved.	Retain as notified.	Accept
Fire and Emergency New Zealand	131.32	MRZ - Medium Density Residential Zone	Standards	MRZ-S9 Outdoor storage	Requests amendments so that the screening of outdoor storage areas required by this standard will not obscure emergency or safety signage obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities.	Amend MRZ-S9 as follows: <i>MRZ-S9 Outdoor storage</i> <i>[...]</i> <i><u>Note: Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></i>	Reject
Fire and Emergency New Zealand	131.33	MRZ - Medium Density Residential Zone	Standards	New	Activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S3 that applies to the subdivision of new lots only and require a water supply. A new standard is requested in the MRZ, requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. [see submission on MRZ rules for applicable rules]	Add new MRZ - Medium Density Residential Zone standard as follows: <i>MRZ-S11 Servicing</i> <i><u>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u></i> <i><u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u></i> <i><u>Note: Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></i>	Reject
Kāinga Ora	229.112	MRZ - Medium Density Residential Zone	Standards	New	Seeks the addition of an outlook space requirement for all habitable rooms, into the Medium Density Residential Zone. With the provision to enable more housing in the Zone, such requirements are required to effectively manage growth while also managing effects on neighbouring sites, such as privacy and overlooking.	Add new standard to the MRZ-Medium Density Zone Chapter as follows: <i>Standard MRZ-SX - Outlook space</i> <i><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></i> <i><u>A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of another principal bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></i> <i><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></i> <i><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></i> <i>Matters of discretion</i>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<u>1. Privacy, overlooking and dominance effects; and</u> <u>2. Residential amenity; and</u> <u>3. any mitigation measures; and</u> <u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u>	
Kāinga Ora	229.113	MRZ - Medium Density Residential Zone	Standards	New	Seeks the addition of a standard requiring minimum sizes for all residential units in the Medium Density Residential Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	Add new standard to the MRZ-Medium Density Zone Chapter as follows: <u>Standard MRZ-SX - Minimum residential unit sizes</u> <u>Every residential unit must have a net floor area of at least:</u> <u>1. 35m² for a residential unit only containing one habitable room; or</u> <u>2. 45m² for a residential unit containing more than one habitable room.</u> <u>Matters of discretion:</u> <u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u>	Accept in part
Kāinga Ora	229.85	Planning Maps	Medium Density Residential Zone		Support the proposed rezoning of sites across the District, from the Residential 1 Zone under the Operative District Plan, to the Medium Density Residential Zone under the PDP. Also supports retaining zoning across the District of sites currently zoned Residential 2 Zone under the Operative District Plan, to the Medium Density Residential Zone under the Proposed District Plan.	Retain the Planning Map for areas zoned as Medium Density Residential Zone as notified.	Accept in part
Timaru District Council	42.72	Planning Maps	Specific Control Area	Grey Road/ Arthur Street - Potential Large Scale Retail, Specific Control Area	The PDP mistakenly includes within the maps the Specific Control Area over a site on Grey Road/Arthur Street in central Timaru. This area is not required and does not feature within the PDP provisions.	Delete the Grey Road/Arthur Street - Potential Large-Scale Retail, Specific Control Area from the map.	Accept
Kāinga Ora	229.86	Planning Maps	Specific Control Area - Potential Large Scale Retail	Grey Road/Arthur Street	Oppose this Specific Control Area as this block of land has a proposed underlying zone of Medium Density Residential and it would be inappropriate to add a control over these sites, limiting their potential for medium density residential development. The submitter noted that this area is not listed in <i>SCHE16B - Schedule of Specific Control Areas Layer</i> . Therefore, considers this is potentially a mapping error.	Delete the Grey Road / Arthur Street - Potential Large Scale Retail Specific Control Area from the Proposed District Plan Maps.	Accept

Table B3 - Commercial and Mixed Use Zones

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
The Retirement Villages Association of New Zealand Incorporated	230.22	Commercial and Mixed Use Zones	General	New	The submitter opposes the lack of provision for retirement villages in the Commercial and Mixed-Use Zones.	Request a new planning frame for retirement village including new Objective, Policies, Rules, standards and definitions be added in Commercial and Mixed Use Zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21)	Reject

Table B4 - Neighbourhood Centre Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Woolworths New Zealand Limited	242.23	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O1 The purpose of the Neighbourhood Centre Zone	Considers that neighbourhood Centres should be designed to serve passers-by as well as their immediate residential neighbourhood.	Amend NCZ-O1 as follows: <i>NCZ-O1 The Purpose of the Neighborhood Centre Zone</i> <i>The Neighbourhood Centre Zone provides for small-scale commercial activities that serve the day- to-day convenience needs of the surrounding residential neighbourhood <u>and passers-by</u>, and do not undermine the purpose, function and amenity values of the City Centre Zone and Local Centre Zones.</i>	Accept
Ministry of Education	106.31	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O2 Character and qualities of the Neighbourhood centre zone	Supports this objective as it allows for the educational facilities to support the needs of the local communities.	Retain as notified.	Accept in part
Waka Kotahi NZ Transport Agency	143.157	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O2 Character and qualities of the Neighbourhood centre zone	Supported as it ensures that Neighbourhood Centres are established in locations that are easily accessible by walking and cycling, and that there are well designed parking areas that are easily accessible from the road network. However, it should also recognise that these connections must be safe.	Amend NCZ-O2 as follows: <i>NCZ-O2 Character and qualities of the Neighbour Zone</i> <i>The character and qualities of the Neighbourhood centre zone comprise: [...]</i> <i>4. well-designed parking areas that are easily accessible <u>and safe</u> from the road network and integrate with the design of the site.</i>	Accept in part
Waka Kotahi NZ Transport Agency	143.158	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P1 Commercial activities	Supportive of the policy , which seeks to enable a range of small-scale commercial activities, that serve the surrounding neighbourhood but are of a scale that do not detract from the Local Centre or City Centre Zones. The Neighbourhood Centre zone promotes walkable catchments and promotes multi- modal transport.	Retain as notified.	Accept
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.84	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P2 Residential Activities	Considers that with the absence of any other policy addressing this matter, the policy should be amended to seek that reverse sensitivity effects should be minimised through residential development. [Refer original submission for full reason]	Amend NCZ-P2 Residential Activities as follows: <i>Enable new residential activities where:</i> <i>a. they are located above ground floor level; and with an</i> <i>b. <u>there is</u> appropriate area of outdoor living space; <u>and</u></i> <i>c. <u>they are designed to minimise potential reverse sensitivity effects on existing non- residential activities.</u></i>	Reject
Ministry of Education	106.32	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P4 Other activities	Supports this policy as it allows for the educational facilities to support the needs of the local communities. However, it seeks a minor amendment to the wording of the policy to refer to 'enable' rather than 'only allow'. This aligns with the language used in the strategic directions of the Proposed District Plan.	Amend NCZ-P4 Other activities as follows: <i>NCZ-P4 Other activities</i> <i>Only allow</i> <i>Enable</i> <i>other activities to establish within the Neighbourhood Centre Zone where they are:</i> <i>1. consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and</i> <i>2. compatible with use and amenity values of adjoining sites and the surrounding residential area; and</i>	Reject

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						3. of a scale and nature that would not undermine the purpose, function and amenity values of the Local Centre Zone or City Centre Zone.	
Woolworths New Zealand Limited	242.24	NCZ - Neighbourhood Centre Zone	Rules	NCZ-R1 Commercial activities	The submitter seeks consistency with the other CMUZ and proposes an amendment which would make supermarket activities with a gross floor area of over 300m ² permitted rather than exempt under PER-2 (noting that consent as a restricted discretionary activity would still be required under an amended version of NCZ-R3).	<p>Amend NCZ-R1 as follows:</p> <p>NCZ-R1 Commercial Activities Activity status: Permitted Where:</p> <p>PER-1PER-2 Any commercial activity does not exceed 300m² in gross floor area, <u>except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or café</u>; and</p> <p>PER-2PER-1 The commercial activity is not a licensed premise, an office or a service station; and</p> <p>PER-3 NCZ-S5 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with NCZ-R3. [...]</p>	Reject
Woolworths New Zealand Limited	242.25	NCZ - Neighbourhood Centre Zone	Rules	NCZ-R3 Buildings and structures	Submitter seeks consistency with the other CMUZ in terms of an approach to consenting buildings within the zone and as such proposes an amendment which would make supermarket buildings restricted discretionary as they would require consent for infringing PER-5.	<p>Amend NCZ-R3 as follows:</p> <p>NCZ-R3 Buildings and Structures Activity status: Permitted</p> <p>[...]</p> <p>PER-5 <u>The total gross floor area of any new building or buildings is less than 300m²; [...]</u></p> <p>Activity status where compliance not achieved with PER-5: Restricted</p> <p>Discretionary Matters of discretion are restricted to:</p> <p><u>1. the extent to which the development:</u></p> <p><u>a. recognises and reinforces the Neighbourhood Centre Zone purpose, character and qualities; and</u></p> <p><u>b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces taking in to account operational and functional requirements; and</u></p> <p><u>c. is sympathetic to nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; and</u></p> <p><u>d. provides a human scale and minimises building bulk through the provision of articulation and modulation, while having regard to the functional needs of the activity; and</u></p> <p><u>e. is designed to incorporate APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and</u></p> <p><u>f. incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</u></p> <p><u>g. provides safe, legible, and efficient access for all transport modes; and</u></p> <p><u>h. includes landscaping and fencing of storage and waste areas that are designed and located to minimise the adverse visual and amenity effects of</u></p>	Reject

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						<u>the development on any adjoining Residential Zone or Open Space and Recreation Zone.</u>	
Ministry of Education	106.33	NCZ - Neighbourhood Centre Zone	Rules	New	<p>Considers a new rule is required to provide educational facilities in the Neighbourhood Centre Zone, particularly early childhood centres and schools, where there is potential for a population to support them as they are considered essential social infrastructure and will support active modes of transport and reduce trip lengths and times.</p> <p>Accordingly, requests an activity status of Permitted and Restricted Discretionary for educational facilities in the Neighbourhood Centre Zone.</p>	<p>Add a new rule as follows:</p> <p><u>NCZ-R* Education facility Activity status: Permitted Where:</u></p> <p><u>PER-1</u></p> <p><u>All the Standards of this chapter are complied with.</u></p> <p><u>Activity status where compliance not achieved with PER-1:</u></p> <p><u>Restricted discretionary</u></p> <p><u>Matters of control are restricted to:</u></p> <ol style="list-style-type: none"> <u>the location and design of buildings and any proposed car parking and loading areas and access; and</u> <u>hours of operation; and</u> <u>noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal.</u> 	Reject
Fire and Emergency New Zealand	131.70	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S1 Height of buildings and structures	Supports NCZ-S1 to the extent that it provides a maximum height of 10m for any building, however they seek an exemption for towers and poles, for the reasons set out in submission point NCZ-S2 Height in relation to Boundary.	<p>Amend NCZ-S1 as follows:</p> <p><u>NCZ-S1 Height of buildings and structures</u></p> <p><i>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level.</i></p> <p><u>Note:</u> Height shall be measure from the existing ground level prior to any works commencing.</p> <p><u>Towers and poles associated with emergency service facilities up to 15m in height are exempt from this rule.</u></p>	Reject
Fire and Emergency New Zealand	131.71	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S2 Height in relation to boundary	Considers that an exemption for towers and poles is needed for crucial operations such as hose drying, communication and training.	<p>Amend NCZ-S2 to include:</p> <p><u>NCZ-S2 Height in relation to boundary</u></p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at boundaries of the site that adjoins a Residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><u>Note:</u> Towers and poles associated with emergency service facilities are exempt from this rule.</p>	Accept in part (refer to APP8)
Fire and Emergency New Zealand	131.72	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S3 Setback of buildings Neighbourhood	Support NCZ-S3 as the setback will allow for logistic and operational requirements.	Retain as notified.	Accept in part
Fire and Emergency New Zealand	131.73	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S5 Outdoor storage	Requests amendments so that that the screening required by this standard will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities.	<p>Amend NCZ-S5 as follows:</p> <p><u>NCZ-S5 Outdoor storage</u></p> <p><i>Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads.</i></p> <p><u>Note:</u> Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</p>	Reject

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Waka Kotahi NZ Transport Agency	143.159	NCZ - Neighbourho od Centre Zone	Standards	NCZ-S5 Outdoor storage	Supports the standard so far as it request fully screen of outdoor storage that is visible from a road. As considers this will reduce distraction from users of the transport network. However, an amendment is sought as detailed in relief sought to ensure frangibility of an errant vehicle.	Amend NCZ-S5 to require any fencing adjacent to a State Highway, where the speed limit exceeds 70km/hr, must not have a maximum diameter that exceed 100mm.	Reject
Fire and Emergency New Zealand	131.74	NCZ - Neighbourho od Centre Zone	Standards	New	The Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S3 that applies to the subdivision of new lots only and require a water supply. A new standard is requested in the NCZ requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This amendment will give effect to the new policy sought by Fire and Emergency (GRUZ-P10) and is consistent with the approach taken in SUB-S5.	Add new NCZ - Neighbourhood Centre Zone standard as follows: <i>NCZ-S7 Servicing</i> <u>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u> <u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u> <u>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u>	Reject
Kāinga Ora	229.123	NCZ - Neighbourho od Centre Zone	Standards	New	Seeks the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	Add a new standard to the NCZ-Neighbourhood Centre Zone Chapter as follows: <i>NCZ-SX - Minimum residential unit sizes</i> <u>Every residential unit must have a net floor area of at least:</u> <u>1. 35m2 for a residential unit only containing one habitable room; or</u> <u>2. 45m2 for a residential unit containing more than one habitable room.</u> <i>Matters of discretion:</i> <u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u>	Accept in part
Kāinga Ora	229.114	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P2 Residential activities	Support the policy and the provision for residential activities above ground floor level in the Neighbourhood Centre Zone, where appropriate. Seek amendments to ensure reverse sensitivity effects are avoided or appropriately mitigated.	Amend NCZ-P2 Residential activities as follows: <i>NCZ-P2 Residential activities</i> <u>Enable new residential activities where they are located above ground floor level and with an appropriate area-of-outdoor-living-space level of residential amenity for on-site occupants.</u>	Accept in part
Kāinga Ora	229.115	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P3 Scale and location of built form	Support the policy and the need to retain the amenity of surrounding residential areas.	Retain as notified.	Accept
Kāinga Ora	229.116	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P5 Industrial activity	Seeks amendments to the policy as industrial activities within a Neighbourhood Centre Zone would more than likely have adverse effects on both the purpose of the Zone, as well as surrounding residential areas.	Amend NCZ-P5 as follows: <i>NCZ-P5 Industrial activity</i> <u>Avoid the establishment of industrial activities unless:</u> <u>1. the nature, scale and hours of operation of the activity are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone;</u> <u>and</u> <u>2. any adverse effects of the activity are comparable with those that would arise from a permitted activity.</u>	Reject
Kāinga Ora	229.117	NCZ - Neighbourhood	Rules	NCZ-R2 Residential activities	Support the provision of new residential units above ground floor level in the Neighbourhood Centre Zone as a permitted	Retain as notified.	Accept

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Kāinga Ora	229.118	Centre Zone NCZ - Neighbourhood Centre Zone	Rules	NCZ-R5 Any activity not otherwise listed in this chapter	activity. Seeks a non-complying activity status for activities not otherwise provided for in the Zone, such as offensive trades and hazardous activities that would have an adverse effect on surrounding residential activities.	Amend NCZ-R5 as follows: <u>NCZ-R5 Any activity not otherwise listed in this chapter Activity status:</u> <u>Discretionary Non-complying.</u> <u>Activity status where compliance not achieved: Not applicable</u>	Reject
Kāinga Ora	229.119	NCZ - Neighbourhood Centre Zone	Rules	New	Seeks the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand. Also supports the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.	Add a new rule to the NCZ-Neighbourhood Centre Zone Chapter as follows: <u>NCZ-RX - The infringement of any applicable Zone Standard to an activity</u> <u>Activity status: Restricted Discretionary</u> <u>Matters of discretion are limited to:</u> <u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u>	Reject
Kāinga Ora	229.120	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S1 Height of buildings and structures	Support a 10m height limit for the Neighbourhood Centre Zone.	Retain as notified.	Accept in part
Kāinga Ora	229.121	NCZ - Neighbourhood Centre Zone	Standards	NCZ-S6 Outdoor living space for residential units in a new building	Support the standard and appropriate outdoor living spaces for above ground floor level residential units in the Neighbourhood Centre Zone.	Retain as notified.	Accept
Kāinga Ora	229.122	NCZ - Neighbourhood Centre Zone	Standards	New	Seeks the addition of an outlook space requirement for all habitable rooms in residential units, into the Neighbourhood Centre Zone chapter. This will enable better management of effects on neighbouring sites, such as privacy and overlooking.	Add a new standard to the NCZ-Neighbourhood Centre Zone Chapter as follows: <u>NCZ-SX - Outlook space for residential units in new buildings</u> <u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u> <u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of another principal bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u> <u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u> <u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u> <u>Matters of discretion</u> <u>1. Privacy, overlooking and dominance effects; and</u> <u>2. Residential amenity; and</u> <u>3. any mitigation measures; and</u> <u>4. any unusual characteristics of the site or development resulting in non-</u>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<u>compliance with this Standard.</u>	

Table B5 - Large Format Retail Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Harvey Norman Properties (N.Z.) Limited	192.39	APP9 - Large format retail design guidelines	General	General	The submitter considers that this guideline is more appropriate for small retail shops, not LFR buildings and showrooms which are generally taller. The proposed extent of window elements is not practical and the amount of glazing required should reflect the scale and nature of LFR buildings. The submitter further considers that the guideline needs to specify that point 6 relates to visibility from public streets and reserves. The submitter also notes that there is no mention of timber or cross laminated timber (CLT) in point 9, which should be included. Concrete, with or without trowel or broom finish should not be limited to yard areas as it is also appropriate for footpaths and driveways.	Amend APP9 - Large format retail design guidelines as follows: <i>Architectural and Building Design Control</i> <i>1. Buildings should have active frontages to public parking areas and streets with entrance and window elements forming at least 50% of the surface area of any ground floor building façade <u>measured from a point 3m below the roofline</u>. The height of window elements should relate to pedestrian scale.</i> [...] <i>6. Where visible from the <u>a public</u> street and/or reserve [...]</i> <i>Building Materials</i> <i>9. All buildings should be constructed from the following:</i> <i>a. Glass [...]</i> <i><u>k. Timber and / or cross laminated timber</u></i> <i>11. All paving should be of the following materials:</i> <i>a. Cobblestone type paving [...]</i> <i>d. Concrete, with or without trowel or broom finish to yard areas only [...]</i>	Reject
Timaru City Centre Ratepayers Action Group	219.7	LFRZ - Large Format Retail Zone	General	General	Considers that the public and key stakeholders should have been consulted about the future of the land in this zone some time ago, before the Council (via TDHL) sold this land to a developer. The PDP is very clear about protecting and prioritising the CBD but that Council decision will negatively impact on the viability and vitality of our CBD, and our wider local economy, for decades to come. [Refer original submission for full reason]	No specific relief sought.	Reject
Timaru Civic Trust	223.8	LFRZ - Large Format Retail Zone	General	General	Considers that the public and key stakeholders should have been consulted about the future of the land in this zone some time ago, before the Council (via TDHL) sold this land to a developer. The PDP is very clear about protecting and prioritising the CBD but that Council decision will negatively impact on the viability and vitality of our CBD, and our wider local economy, for decades to come. [Refer original submission for full reason]	No specific relief sought.	Reject
Redwood Group	228.1	LFRZ - Large Format Retail Zone	General	General	The submitter opposes the objectives, policies and a number of standards in the LRFS, and seeks that these be amended to reflect agreed and consented (and partially developed) retail thresholds at 223 Evans Street (Showgrounds), and to continue to provide for restaurants and cafes and to make amendments to provide for residential activities on the land. The submitter has an agreement with Timaru District Holdings Limited to develop the site for retail and other supporting activities and has resource consent, which includes development thresholds, and the PDP provisions for the LFRZ are in direct conflict with the resource	1. Amend the objectives, policies and rules to reflect the consented environment, and fully optimise the development opportunities, vision and outcomes it holds for the locality by: a) Amending the provisions to include commercial, retail, residential and food and beverage activities as permitted; AND a) Any additional amendments required to support the full development of the site as a mixed use (including retaining the proposed 12m height limit); OR 2. Should this first relief not be granted, the LFRZ and associated provisions are deleted in their entirety and replaced with the operative district plan zoning and	Accept in part

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					consent and the current agreed development thresholds for the site. In addition, the submitter considers the site is suitable for residential development given its convenient location, number of on-site staff, and existing environment. [Refer original submission or full reason]	provisions, with amendments to provide for residential activity. AND Any other consequential amendments, as are considered appropriate and necessary to address the concerns set out in this submission.	
Harvey Norman Properties (N.Z.) Limited	192.16	LFRZ - Large Format Retail Zone	Introduction	General	The LFRZ is currently only applied to the former A&P Showgrounds site, and the introduction reflects this. It is submitted that the submitter's site should also be LFRZ. The site-specific reference for the zone should therefore be amended to reflect the already consented / established LFR activities on the submitter's site.	Amend the Introduction to the LFRZ - Large Format Retail Zone to include 226 Evans Street or remove the site-specific reference.	Accept in part
Z Energy Limited	116.32	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O1 Purpose of the Large Format Retail	Supports Objective LFRZ-O1. Service stations are an activity that require a larger yard area and have specific functional needs meaning it can be difficult to locate them in some of the other commercial centres. Service stations do not have an adverse impact on the retail hierarchy and operate in a supportive manner to large-scale retail activities.	Retain as notified.	Accept
Harvey Norman Properties (N.Z.) Limited	192.17	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O1 Purpose of the Large Format Retail Zone	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.	Accept
Z Energy Limited	116.33	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O2 Character and qualities of the Large Format Retail Zone	The submitter supports LFRZ-O2(3) in part but considers it too restrictive given the broader allowances identified in Objective O1 including trade suppliers and ancillary activities. It is important to recognise that the zone contains/provides for buildings that require larger yard areas.	Amend LFRZ-O2 as follows: <i>LFRZ-O2 Character and qualities of the Large Format Retail Zone</i> <i>The Large Format Retail Zone:</i> [...] <i>3. contains buildings that have large gross floor areas <u>and/or require larger yard areas</u>; and [...]</i>	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.158	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O2 Character and qualities of the Large Format Retail Zone	Supports, in particular, clause (5) in relation to management of biodiversity and cultural values within and adjacent to Taitarakihi Creek (as well as its flood-carrying capacity)	None specified.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.18	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O2 Character and qualities of the Large Format Retail Zone	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.19	LFRZ - Large Format Retail Zone	Policies	LFRZ-P1 Large format retail and trade suppliers	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.	Accept
Harvey Norman Properties (N.Z.) Limited	192.20	LFRZ - Large Format Retail Zone	Policies	LFRZ-P2 Scale and location of built form	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.	Accept
Canterbury	183.159	LFRZ - Large	Policies	LFRZ-P3 Effects on	Supports the recognition of values of Taitarakihi Creek	Retain LFRZ-P3 as notified or preserve original intent.	Accept

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Regional Council (Environment Canterbury)		Format Retail Zone		values of Taitarakihi Creek	including maintaining its amenity, biodiversity, cultural values and maintaining the capacity of Taitarakihi Creek as a floodway.		
Harvey Norman Properties (N.Z.) Limited	192.21	LFRZ - Large Format Retail Zone	Policies	LFRZ-P3 Effects on values of Taitarakihi Creek	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.	Accept
Waka Kotahi NZ Transport Agency	143.162	LFRZ - Large Format Retail Zone	Policies	LFRZ-P4 Pre-development conditions - Roading and Fencing	Supports the policy, which seeks to avoid land-use activities being open for business and available to the public within the Large Format Retail Zone prior to the construction and operation of a signalized intersection at Grants Road and State 1 and the zone being fenced along the rail corridor.	Retained as notified.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.22	LFRZ - Large Format Retail Zone	Policies	LFRZ-P4 Pre-development conditions - Roading and Fencing	The submitter considers this policy to be site-specific and should not apply to the extended LFRZ sought for the submitter's site. The submitter considers the policy reads like a resource consent condition.	Either: 1. Delete LFRZ-P4 Pre-development conditions - Roading and fencing. OR if the policy is retained: Amend LFRZ-P4 to specifically reference the A&P showgrounds site.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.23	LFRZ - Large Format Retail Zone	Policies	LFRZ-P5 Other retail activities and staging of large format retail	Considers staging thresholds as unnecessary with respect to the rezoning of the submitter's site as LFRZ.	Amend LFRZ-P5 Other retail activities and staging of large format retail as follows: <i>Avoid the development of:</i> 1. <i>restaurants; and</i> 2. <i>any commercial activity (excluding large format retail) that is not ancillary to the primary large format retail activity; and</i> 3. <i>retail activities that do not comply with the staging thresholds, unless the activity, either individually or cumulatively, will not undermine the purpose, function and amenity values of the City Centre Zone <u>within the A&P showgrounds site.</u></i>	Accept in part
Ministry of Education	106.37	LFRZ - Large Format Retail Zone	Policies	LFRZ-P6 Other activities	Supports this policy as it allows for the educational facilities where they are compatible with the purpose of the zone. but however seeks a minor amendment to the wording of the policy to refer to 'enable'. This aligns with the language used in the strategic directions of the Proposed District Plan.	Amend LFRZ-P6 Other activities as follows: Only allow Enable other activities to establish and operate within the Large Format Retail Zone where they: 1. <i>are compatible with the purpose, character and qualities of the zone; and</i> 2. <i>are of a scale or nature that would not undermine the purpose, function and amenity values of the City Centre Zone;</i> 3. <i>ensure that the Timaru City Centre remains the focal point for commercial activities.</i>	Reject
Z Energy Limited	116.34	LFRZ - Large Format Retail Zone	Policies	LFRZ-P6 Other activities	Generally supports the provisions in Chapter LFRZ including the provision for allowing other activities that still ensure the primary use of the zone is for large scale retail activities (including Policy LFRZ-P6). Service stations are such activities as they require larger yard areas, have specific functional needs meaning it can be difficult to locate them in some of the other commercial centres (for example: centres that adopt a 'high street retail' type approach). Service stations do not have an adverse impact on the retail hierarchy.	Retain as notified.	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Alliance Group Limited	173.127	LFRZ - Large Format Retail Zone	Policies	LFRZ-P6 Other activities	The submitters Smithfield site is immediately adjacent the Large Format Retail Zone and is sensitive to reverse sensitivity effects. It is appropriate that this is also recognised in this provision.	Amend LFRZ-P6 Other activities as follows: <i>LFRZ-P6 Other activities</i> <i>Only allow other activities to establish and operate within the Large Format Retail Zone where they:</i> <i>are compatible with the purpose, character and qualities of the zone; and [...]</i> <i>4. Reverse sensitivity effects on are appropriately avoided or mitigated.</i>	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.24	LFRZ - Large Format Retail Zone	Policies	LFRZ-P6 Other activities	The submitter agrees with the reasons set out in the s32 evaluation.	Retain as notified.	Accept in part
Timaru City Centre Ratepayers Action Group	219.6	LFRZ - Large Format Retail Zone	Rules	General	Considers further restrictions should be placed on the LFRZ, as it has the potential to significantly adversely affect the wider local retail trade, particularly in the CBD. It is noted that unfortunately, many of the requirements imposed by the new rules will never be required to be implemented as resource consents have already been granted. New rules are required to prevent the area negatively impacting on the viability of the existing city centre. [Refer original submission for full reason]	Amend the rules/standards section of the LFRZ-Large Format Retail Zone Chapter to protect the City Centre from negative impacts, by measures such as: <ul style="list-style-type: none"> - reducing the quantum of commercial floor area permitted in the Zone; - adding restrictions on Small Format Retail (including service retail and food and beverage retail) with the minimum size restricted to 500m². 	Reject
Timaru Civic Trust	223.7	LFRZ - Large Format Retail Zone	Rules	General	Considers further restrictions should be placed on the LFRZ, as it has the potential to significantly adversely affect the wider local retail trade, particularly in the CBD. It is noted that unfortunately, many of the requirements imposed by the new rules will never be required to be implemented as resource consents have already been granted. New rules are required to prevent the area negatively impacting on the viability of the existing city centre. [Refer original submission for full reason]	Amend the rules/standards section of the LFRZ-Large Format Retail Zone Chapter to protect the City Centre from negative impacts, by measures such as: <ul style="list-style-type: none"> - reducing the quantum of commercial floor area permitted in the Zone; - adding restrictions on Small Format Retail (including service retail and food and beverage retail) with the minimum size restricted to 500m². 	Reject
Harvey Norman Properties (N.Z.) Limited	192.25	LFRZ - Large Format Retail Zone	Rules	LFRZ-R1 Large format retail	The submitter supports the permitted activity status of large format retail activities. However, the related standards LFRZ- S5 and LFRZ-S6 are opposed. The permitted activity status of large format retail activities should not be subject to those standards in their currently drafted form.	Either: 1. Delete LFRZ-R1 PER-2 ; OR 2. Amend LFRZ-R1 Large format retail as follows: <i>Activity status: Permitted Where:</i> <i>PER-1</i> <i>LFRZ-S4 is complied with; and</i> <i>PER-2 LFRZ- S5 and LFRZ-S6 is complied with <u>at the A&P showgrounds site.</u> [...]</i>	Accept in part
Woolworths New Zealand Limited	242.30	LFRZ - Large Format Retail Zone	Rules	LFRZ-R1 Large format retail	Supports LFRZ-R1.	Retain as notified.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.32	LFRZ - Large Format Retail Zone	Rules	LFRZ-R10 Any non-commercial activities not otherwise listed in this chapter	Agree with the reasons set out in the s32 evaluation.	Retain as notified.	Accept in part
Redwood	228.5	LFRZ - Large	Rules	LFRZ-R12 Commercial	The subject site has been established as a commercial	While the submitter has a preferred relief of wider changes to the whole PDP	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Group		Format Retail Zone		activities not otherwise specified in this chapter	centre for large format retail, smaller retail and food outlets. The submitter seeks provisions to allow for full development of the site for mixed-uses.	approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made: Delete LFRZ-R12 Commercial activities not otherwise specified in this chapter.	
Alliance Group Limited	173.128	LFRZ - Large Format Retail Zone	Rules	LFRZ-R13 Community facilities	Considers the non-complying activity status for these activities is appropriate due to potential reverse sensitivity issues on its site.	Retain as notified.	Accept
Redwood Group	228.6	LFRZ - Large Format Retail Zone	Rules	LFRZ-R14 Restaurants	The submitter notes that restaurants are currently permitted within the Commercial 2A zone. It is not considered appropriate to change the activity status for these in the LFRZ as this is in direct conflict with the commercial agreement, operative provisions and approved resource consent.	While the submitter has a preferred relief of wider changes to the whole PDP approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made: Amend LFRZ-R14 Restaurants as follows: Activity status: Non-complying Permitted	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.26	LFRZ - Large Format Retail Zone	Rules	LFRZ-R2 Trade supplier	The permitted activity status of Trade Supplier activities is supported. However, as noted the related standards LFRZ-S5 and LFRZ-S6 are opposed. The permitted activity status of Trade Suppliers should not be subject to those standards in their currently drafted form.	Either: 1. Delete LFRZ-R2 PER-2 OR 2. Amend LFRZ-R2 Trade supplier as follows: Activity status: Permitted Where: PER-1 <i>LFRZ-S4 is complied with; and</i> PER-2 <i>LFRZ- S5 and LFRZ-S6 is complied with <u>at the A&P showgrounds site.</u> [...]</i>	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.27	LFRZ - Large Format Retail Zone	Rules	LFRZ-R5 Offices	The submitter notes a drafting error whereby non-compliance with PER-3 is identified as both a restricted discretionary and non-complying activity. The permitted activity status of Offices is supported. However, as noted the related standards LFRZ-S5 and LFRZ-S6 are opposed. The permitted activity status of Offices should not be subject to these Standards in their currently drafted form.	1. Amend LFRZ-R5 Offices by either: 1. Delete PER-4 OR 2. Amend as follows: Activity status: Permitted Where: [...] PER-4 <i>LFRZ- S5 and LFRZ-S6 is complied with <u>at the A&P showgrounds site.</u></i> [...] AND 2. Amend LFRZ-R5 as follows: [...] Activity status where compliance not achieved with PER 3: Restricted Discretionary Activity status where compliance not achieved with PER-1: Discretionary Activity status where compliance not achieved with PER-23 or PER-4: Non-complying	Accept in part
Harvey	192.28	LFRZ - Large	Rules	LFRZ-R6 Cafes	Rezoning of the submitters site as LFR increases the area of	Either:	Accept in

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Norman Properties (N.Z.) Limited		Format Retail Zone			land that could possibly contain a café. The site is separated from the A&P showgrounds site by Evans Street (SH1). The permitted activity status of Cafes is supported. However, as noted the related standards LFRZ-S5 and LFRZ-S6 are opposed. The permitted activity status of Cafes should not be subject to these standards in their currently drafted form.	<p>1. Amend LFRZ-R6 Cafes to allow for an additional cafe in the LFRZ on the western side of Evans Street (SH1);</p> <p>AND</p> <p>2. Delete LFRZ-R6 PER-4,</p> <p>OR</p> <p>3. Amend LFRZ-R6 Cafes as follows;</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p><i>Any café does not exceed 150m² in gross floor area; and [...]</i></p> <p>PER-4</p> <p><i>LFRZ-S5 and LFRZ-S6 is complied with <u>at the A&P showgrounds site</u>. [...]</i></p>	part
Redwood Group	228.4	LFRZ - Large Format Retail Zone	Rules	LFRZ-R6 Cafes	The subject site has been established as a commercial centre for large format retail, smaller retail and food outlets.	<p>While the submitter has a preferred relief of wider changes to the whole PDP approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made:</p> <p>Amend LFRZ-R6 Cafes as follows:</p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p><i>Any café does not exceed 150m² in gross floor area; and</i></p> <p>PER-2</p> <p><i>There are not more than two cafes located within the zone; and</i></p> <p>PER-3</p> <p><i>LFRZ-S4 is complied with; and</i></p> <p>PER-4</p> <p><i>LFRZ- S5 and LFRZ-S6 is complied with.</i></p> <p>Note: any associated building and structure must be constructed in accordance with LFR-R9.</p>	Accept in part
Waka Kotahi NZ Transport Agency	143.163	LFRZ - Large Format Retail Zone	Rules	LFRZ-R9 Buildings and structures	Supported as new buildings and structures within the Large Format Retail Zone is restricted discretionary, and the matters of discretion include public transport and vehicle and pedestrian access.	Retain as notified.	Accept
Harvey Norman Properties (N.Z.) Limited	192.31	LFRZ - Large Format Retail Zone	Rules	LFRZ-R9 Buildings and structures	Supports the restricted discretionary activity status for buildings. However, the submitter opposes the related standard LFRZ-S5, as this is specific to the former A and P Showgrounds.	<p>Amend LFRZ-R9 Buildings and structures as follows:</p> <p>Large Format Retail Zone</p> <p>Activity status: Restricted Discretionary Where:</p> <p>RDIS-1</p> <p><i>The building or structure is associated with or ancillary to a permitted activity; and</i></p> <p>RDIS-2</p> <p><i>LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and</i></p> <p>RDIS-3</p>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<i>LFRZ-S3 and LFRZ-S5 is complied with. [...]</i>	
Woolworths New Zealand Limited	242.31	LFRZ - Large Format Retail Zone	Rules	LFRZ-R9 Buildings and structures	Submitter seeks to introduce consideration of operational and functional requirements to the matters of discretion for new buildings given design requirements of supermarkets. Otherwise, this rule is supported.	Amend LFRZ-R9 as follows: <i>LFRZ- R9 Buildings and structures Activity status: Restricted Discretionary [...]</i> <i>Matters of discretion are restricted to:</i> <i>[...]</i> <i>9. functional and operational needs [...]</i>	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.29	LFRZ - Large Format Retail Zone	Rules	New	The submitter notes that drive-through restaurants are a commercial activity not specified in the LFRZ chapter and would therefore be assessed as a non-complying activity under Rule LFRZ-R12. The submitter considers a drive-through restaurant is an appropriate activity on the western side of Evans Street (SH1), complementing the large format retail activities and would not detract from the function or vitality of the town centre. The submitters site on an arterial road with easy access is an ideal location for a drive-through.	Add a new permitted activity rule to the LFRZ - Large Format Retail Zone chapter for drive- through restaurants on the western side of Evans Street (SH1).	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.30	LFRZ - Large Format Retail Zone	Rules	New	The submitter notes that the service stations are a commercial activity not specified in the LFRZ chapter and would therefore be assessed as a non-complying activity under Rule LFRZ-R12. The submitter considers that a service station would be an appropriate activity within the proposed LFRZ on the western side of Evans Street (SH1) as it would complement the large format retail activities and would not detract from the function or vitality of the town centre. The submitter's site is ideally located to contain a service station given its location on an arterial road and with easy vehicle access.	Add a new permitted activity rule to the LFRZ - Large Format Retail Zone chapter to provide for service stations on the western side of Evans Street (SH1).	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.33	LFRZ - Large Format Retail Zone	Standards	LFRZ-S1 Height of buildings and structures	The proposed Standard is considered reasonable.	Retain as notified.	Accept
Harvey Norman Properties (N.Z.) Limited	192.34	LFRZ - Large Format Retail Zone	Standards	LFRZ-S2 Height in relation to boundary	The proposed Standard is considered reasonable.	Retain as notified.	Accept
Harvey Norman Properties (N.Z.) Limited	192.35	LFRZ - Large Format Retail Zone	Standards	LFRZ-S3 Setbacks	The proposed Standard is considered reasonable.	Retain as notified.	Accept
Waka Kotahi NZ Transport Agency	143.164	LFRZ - Large Format Retail Zone	Standards	LFRZ-S4 Goods storage	Supports the standard so far as it request fully screen of outdoor storage that is visible from a road. As considers this will reduce distraction from users of the transport network. However, an amendment is sought as detailed in relief sought to ensure frangibility of an errant vehicle.	Amend LFRZ-S4 to require any fencing adjacent to a State Highway, where the speed limit exceeds 70km/hr, must not have a maximum diameter that exceed 100mm.	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Harvey Norman Properties (N.Z.) Limited	192.36	LFRZ - Large Format Retail Zone	Standards	LFRZ-S4 Goods storage	The proposed Standard is considered reasonable.	Retain as notified.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.37	LFRZ - Large Format Retail Zone	Standards	LFRZ-S5 Development staging thresholds	The submitter considers that the standard is specific to the A&P Showgrounds site and does not reflect the consented retail development on their site.	Amend LFRZ-S5 Development staging thresholds to be specific to the A&P Showgrounds site only (if the standard is to remain).	Accept in part
Redwood Group	228.3	LFRZ - Large Format Retail Zone	Standards	LFRZ-S5 Development staging thresholds	The proposed extended retail GFA thresholds in the LFRZ set the perception that these are the timeframes under which development will occur. This is not the case, given that a resource consent has been approved for development to occur in accordance with the Commercial 2A operative plan development thresholds. This resource is currently being implemented. [Refer to original submission for full reason].	While the submitter has a preferred relief of wider changes to the whole PDP approach to the LFRZ as outlined in submission point 228.1, the following detailed point is also made: Amend LFRZ-S5 Development staging thresholds to reflect the GFA maximums in the Operative District Plan and existing resource consent.	Accept in part
Waka Kotahi NZ Transport Agency	143.165	LFRZ - Large Format Retail Zone	Standards	LFRZ-S6 Opening of business	Supports as land use activities not to open for business prior to the signalised intersection at Grants Road and State Highway 1 being constructed and operation, and the 1.8m fence being installed along the rail corridor.	Retain as notified.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.38	LFRZ - Large Format Retail Zone	Standards	LFRZ-S6 Opening of business	This standard is specific to the A&P Showgrounds site and is unnecessary with respect to the LFRZ rezoning request for the submitters site.	Amend LFRZ-S6 Opening of business to be specific to the A&P Showgrounds site only (if the standard is to remain).	Accept
Z Energy Limited	116.31	Planning Maps	Large Format Retail Zone		Supports the LFRZ Zone for Caltex Stafford St at 32-34 Stafford St.	Retain the LFRZ for Caltex Stafford St at 32-34 Stafford St, Timaru.	Accept
Harvey Norman Properties (N.Z.) Limited	192.2	Planning Maps	Large Format Retail Zone		Considers the LFRZ at the former A & P Showgrounds site (233 Evans Street) is appropriate for the intended future development of this property.	Retain as notified.	Accept
Redwood Group	228.2	Planning Maps	Large Format Retail Zone		Supports the proposed Large Format Retail Zone for 223 Evans Street as it has been established as a commercial centre for large format retail, smaller retail and food outlets. [Refer to original submission for full reason].	None specified; BUT Note other relief sought by the submitter on provisions of the LFRZ.	Accept
Woolworths New Zealand Limited	242.4	Planning Maps	Planning Maps		The submitter supports the Large Format Retail Zone at 233 Evans Street, Oceanview.	None specified.	Accept

Table B6 - Local Centre Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Ministry of Education	106.34	LCZ - Local Centre Zone	Objectives	LCZ-O1 The purpose of the Local Centre Zone	Supports LCZ-O1 in principle as it provides for activities that primarily support the daily and weekly goods and services needs of the surrounding residential areas. To provide for the explicit enabling of educational facilities, requests inclusion of this into the objective for total clarity.	Amend LCZ-O1 The purpose of the Local Centre Zone as follows: <i>The Local Centre Zone provides primarily for community facilities, <u>educational facilities</u>, and a range of commercial activities which:</i> <i>1. primarily support the daily and weekly goods and services needs of the surrounding residential areas; and</i> <i>2. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.</i>	Reject
Fire and Emergency New Zealand	131.75	LCZ - Local Centre Zone	Objectives	LCZ-O1 The purpose of the Local Centre Zone	Support LCZ-O1, to the extent that the objective provides for community facilities. Fire stations in local centre zones are generally compatible with the scale and amenity levels in Local Centre Zones	Retain as notified.	Accept in part
Woolworths New Zealand Limited	242.26	LCZ - Local Centre Zone	Objectives	LCZ-O1 The purpose of the Local Centre Zone	Considers that local Centres should be designed to serve passers-by as well as surrounding residential areas.	Amend LCZ-O1 as follows: <i>LCZ-O1 The purpose of the Local Centre Zone</i> <i>The Local Centre Zone provides primarily for community facilities and a range of commercial activities which:</i> <i>1. primarily support the daily and weekly goods and services needs of the surrounding residential areas <u>and passers-by</u>; and</i> <i>2. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.</i>	Accept
Ministry of Education	106.35	LCZ - Local Centre Zone	Policies	LCZ-P1 Commercial activities and community facilities	Supports LCZ-P1 in principle as it provides for activities that primarily support the daily and weekly goods and services needs of the surrounding residential areas, and gives effect to LCZ-O1. To provide for the explicit enablement of educational facilities, requests inclusion of this into the policy for complete clarity.	Amend LCZ-P1 as follows: <i>LCZ-P1 Commercial activities, <u>educational facilities</u> and community facilities</i> <i>Enable a range of commercial activities, <u>educational facilities</u>, and community facilities that:</i> <i>1. are consistent within the purpose, character and qualities of the Local Centre Zone; and</i> <i>2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjacent sites in the Residential Zones or Open Space and Recreation Zone.; and</i> <i>3. do not undermine the purpose, function and amenity values of the City Centre Zone.</i>	Reject
Fire and Emergency New Zealand	131.76	LCZ - Local Centre Zone	Policies	LCZ-P1 Commercial activities and community facilities	Fire and Emergency supports LCZ-P1 to the extent that it provides for a range of community facilities. Provides for a mix of activities. Emergency service facilities are generally of limited scale and support the function and wellbeing of commercial centres, providing for the health, safety and wellbeing of people.	Retain as notified.	Accept
Waka Kotahi NZ Transport Agency	143.160	LCZ - Local Centre Zone	Policies	LCZ-P3 Urban design	Supports the policy, particularly as it seeks to ensure local centres are integrated with streets and public spaces and provides a high quality pedestrian experience.	Retain as notified.	Accept in part
Woolworths New Zealand Limited	242.27	LCZ - Local Centre Zone	Policies	LCZ-P3 Urban design	The submitter seeks that operational needs, being those pertaining to technical, logistical or operational characteristics or constraints, are included in LCZ-P3.	Amend LCZ-P3 as follows: <i>LCZ-P3 Urban design</i> <i>Require larger-scale development to be designed and laid out in a manner that:</i>	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<ol style="list-style-type: none"> engages and integrates well with streets and public spaces; and provides a high-quality pedestrian experience; and takes into account the functional needs <u>and operational needs</u> of commercial activities. 	
Fire and Emergency New Zealand	131.77	LCZ - Local Centre Zone	Rules	General	Supports in part LCZ-R2 subject to the inclusion of a new standard LCZ-S5 that requires these activities to provide a firefighting water supply.	Amend LCZ-R2 and LCZ-R3 as follows: <u>LCZ-S5 Servicing [...]</u>	Reject
Woolworths New Zealand Limited	242.28	LCZ - Local Centre Zone	Rules	LCZ-R1 Commercial activities	Supports LCZ-R1.	Retain as notified.	Accept
Woolworths New Zealand Limited	242.29	LCZ - Local Centre Zone	Rules	LCZ-R3 Buildings and structures	The submitter seeks to introduce consideration of operational and functional requirements to the active engagement and building design matters of discretion. Supermarkets have a number of functional and operational requirements which will prevent them from being able to successfully achieve these matters and should not be adversely penalised in what would otherwise be a streamlined and commensurate restricted discretionary activity consent assessment.	<p>Amend LCZ-R3 as follows:</p> <p>LCZ-R3 Buildings and structures Activity status: Permitted Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 The total gross floor area of any new building or buildings is less than 450m²; and</p> <p>PER-3 Any addition to a building does not result in the total gross floor area of the building being 450m² or more; and [...]</p> <p>Activity status where compliance not achieved with PER-2 or PER-3: Restricted</p> <p>Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which the development: <ol style="list-style-type: none"> recognises and reinforces the Local Centre Zone purpose, character and qualities; and promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces <u>taking into account operational and functional requirements</u>; and is sympathetic to nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building <u>taking into account operational and functional requirements</u>; and provides a human scale and minimises building bulk through the provision of articulation and modulation, while having regard to the functional <u>and operational</u> needs of the activity; and <p>[...]</p>	Accept in part
Ministry of Education	106.36	LCZ - Local Centre Zone	Rules	New	Considers a new rule is required to provide educational facilities in the Local Centre Zone, due to the concerns about the catch-all non-complying activity status and considers that educational facilities, particularly early childhood centres and schools, should be provided for where there is potential for a population to support them including in the Local Centre Zone. This will support active modes of transport and reduce trip lengths and times and educational facilities should be provided for in this zone as they are considered essential social infrastructure. Therefore, the submitter requests a	<p>Add a new rule as follows:</p> <p><u>LCZ-R* Educational Facility</u></p> <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion:</u></p> <ol style="list-style-type: none"> <u>The extent to which it is necessary to locate the activity within the Local Centre Zone.</u> <u>The effects on the viability, vibrancy, role and function of the Local Centre Zone.</u> 	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					Restricted Discretionary activity status for educational facilities in the Local Centre Zone.	<p><u>3. The extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this zone.</u></p> <p><u>4. Servicing.</u></p>	
Fire and Emergency New Zealand	131.78	LCZ - Local Centre Zone	Rules	New	Seeks that Emergency Service Facilities are a permitted activity. New fire stations in the district may be necessary to continue to achieve emergency response times. It is noted that Fire and Emergency is not a requiring authority. A permitted activity rule is therefore the best way to facilitate new fire stations.	Amend LCZ - Local Centre Zone rule as follows: <u>LCZ-RX Emergency Service Facilities Activity Status: Permitted</u> <u>Where: [...]</u>	Reject
Fire and Emergency New Zealand	131.79	LCZ - Local Centre Zone	Standards	LCZ-S1 Height of buildings and structures	Supports LCZ-S1 to the extent that it provides a maximum height of 9m for any building, however, seeks an exemption for fire hose drying towers, for the reasons set out in submission point LCZ-S2 Height in relation to Boundary.	Amend LCZ-S1 as follows: LCZ-S1 Height of buildings and structures <i>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level.</i> <i>Note: Height shall be measure from the existing ground level prior to any works commencing. <u>Towers and poles for emergency service facilities up to 15m in height are exempt from this rule.</u></i>	Accept in part
Fire and Emergency New Zealand	131.80	LCZ - Local Centre Zone	Standards	LCZ-S2 Height in relation to boundary	Considers that an exemption for towers and poles is needed to enable crucial operations including hose drying, communications and training.	Amend LCZ-S2 as follows: LCZ-S2 Height in relation to boundary <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins any of the Residential Zones or Open Space and Recreation Zones. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i> <u>Note: Towers and poles associated with emergency service facilities are exempt from this rule.</u>	Accept in part (refer to APP8)
Fire and Emergency New Zealand	131.81	LCZ - Local Centre Zone	Standards	LCZ-S3 Setback of buildings	Support the proposed setback.	Retain as notified.	Accept in part
Fire and Emergency New Zealand	131.82	LCZ - Local Centre Zone	Standards	LCZ-S4 Outdoor storage	Requests amendments to this standard so that it does not require screening of emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities.	Amend LCZ-S4 as follows: LCZ-S4 Outdoor storage Local Centre Zone <i>Any outdoor storage area, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads.</i> <u>Note: Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>	Reject
Waka Kotahi NZ Transport Agency	143.161	LCZ - Local Centre Zone	Standards	LCZ-S4 Outdoor storage	Supports the standard so far as it request fully screen of outdoor storage that is visible from a road. As considers this will reduce distraction from users of the transport network. However, an amendment is sought as detailed in relief sought to ensure frangibility of an errant vehicle.	Amend LCZ-S4 to require any fencing adjacent to a State Highway, where the speed limit exceeds 70km/hr, must not have a maximum diameter that exceed 100mm.	Reject
Fire and Emergency New Zealand	131.83	LCZ - Local Centre Zone	Standards	New	The Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing	Add a new standard in LCZ - Local Centre Zone chapter as follows: <u>LCZ-S5 Servicing</u>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					standards within, including SUB-S3 that applies to the subdivision of new lots only and require a water supply. A new standard is requested in the LCZ requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision.	<u>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u> <u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u> <u>Note: Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u>	
Woolworths New Zealand Limited	242.2	Planning Maps	Planning Maps		The submitter supports the Local Centre Zone of 129 Church Street, Seaview.	None specified.	Accept

Table B7 - Mixed Use Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Ministry of Education	106.38	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Supports MUZ - O1 as it enables the development of a range of activities to support the community including educational facilities.	Retain as notified.	Accept
Z Energy Limited	116.16	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Supports Objective MUZ-O1 which provides for a wide range of activities. Service stations are an activity that require somewhat of a larger yard area and have specific functional needs meaning it can be difficult to locate them in some of the other commercial centres (for example: centres that adopt a 'high street retail' type approach).	Retain as notified.	Accept
Fire and Emergency New Zealand	131.84	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Supports MUZ-O1, to the extent that the objective provides for community facilities within the Mixed-Use Zone.	Retain as notified.	Accept
Te Pukenga - New Zealand Institute of Skills and Technology	215.5	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Considers as an alternative option for Part Lot 1 DP 60138 Lot 2 DP 60138, and Lots 2 and 3 DP 399809 being a Special Purpose Zone is to change to a Mixed Use Zone. Therefore, amend the objective to recognize the importance of tertiary education specifically.	As alternative relief to the submitters preferred relief amend MUZ-O1 as follows: <i>MUZ-O1 Purpose of the Mixed Use Zone</i> <i>The Mixed Use Zone provides for a wide range of activities, including commercial activities, community facilities, educational facilities, residential activities, and existing industrial activities, in a manner that reinforces the Timaru City Centre as the district's key commercial and civic centre, <u>and recognises the contribution to the District's and Region's social and economic wellbeing made by existing tertiary education activities.</u></i>	Reject
Kāinga Ora	229.124	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Support the objective and the inclusion of a Mixed Use Zone into the District Plan, while not compromising the purpose of other zones throughout the District.	Retain as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.9	MUZ - Mixed Use Zone	Objectives	MUZ-O1 Purpose of the Mixed Use Zone	Considers the objective appropriately enables the development of community corrections activities in commercial and mixed use zones.	Retain as notified.	Accept
Waka Kotahi NZ Transport Agency	143.166	MUZ - Mixed Use Zone	Objectives	MUZ-O2 Character and qualities of the Mixed Use Zone	Supports the objective, which seeks to accommodate large numbers of people, and is well integrated with public transport, walking and cycling connections and which provides a safe and functional working and residential environment that is consistent with the activities provided for within the Zone.	Retain as notified.	Accept in part
Kāinga Ora	229.125	MUZ - Mixed Use Zone	Objectives	MUZ-O2 Character and qualities of the Mixed Use Zone	Support the objective but seek amendments to ensure that the Mixed Use Zone functions in a manner that both attracts people, provides sound streetscape amenity and avoids reverse sensitivity effects between differing activities.	Amend MUZ-O2 as follows: <i>MUZ-O2 Character and qualities of the Mixed Use Zone</i> <i>The Mixed Use Zone:</i> <ol style="list-style-type: none"> 1. accommodates <u>and attracts</u> large numbers of people; and 2. is well integrated with public transport, walking and cycling connections; and 3. contains buildings of different scales up to 4 storeys, reflecting the mix of activities in the area; and 4. is developed in accordance with good urban design principles, while recognising the functional needs of activities; and 5. provides a safe and functional working and residential environment with a level of amenity that is consistent with the activities provided for within the Zone. ; <u>and</u> 	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<i>6. enables a wide range of activities to service the needs of the District; and 7. creates attractive streetscapes for pedestrians and cyclists; and 8. enables activities that avoid, remediate and/or mitigate adverse effects and reverse sensitivity effects</i>	
Z Energy Limited	116.17	MUZ - Mixed Use Zone	Policies	MUZ-P2 Commercial activities (excluding retail activities), educational facilities and community facilities	Supports LRZ-P2. Service stations are such activities and have specific functional needs meaning it can be difficult to locate them in some of the other commercial centres (for example: centres that adopt a 'high street retail' type approach).	Retain as notified.	Accept
Fire and Emergency New Zealand	131.85	MUZ - Mixed Use Zone	Policies	MUZ-P2 Commercial activities (excluding retail activities), educational facilities and community facilities	Supports MUZ-P2 to the extent that the policy provides for a mix of activities. Emergency service facilities are generally of limited scale and support the function and wellbeing of mixed use zones, providing for the health, safety and wellbeing of people.	Retain as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.10	MUZ - Mixed Use Zone	Policies	MUZ-P2 Commercial activities (excluding retail activities), educational facilities and community facilities	Considers policy appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.	Accept
Kāinga Ora	229.126	MUZ - Mixed Use Zone	Policies	MUZ-P3 Existing industrial activities	Recognises that there are existing industrial activities within the proposed Mixed Use Zone, which have a right to function as they currently are. However, amendments are sought to strengthen the policy to ensure offensive trades and hazardous activities aren't established within the Zone, particularly where they may compromise residential amenity of the Zone and/or surrounding areas.	Amend MUZ-P3 as follows: <i>MUZ-P3 Existing Industrial activities</i> <i>1. Recognise that there are existing industrial activities located within the Mixed Use Zone and provide for their ongoing operation, with limited ability for expansion or alterations. 2. Avoid new offensive trades and hazardous facilities, unless they would not compromise residential amenity within the Zone.</i>	Reject
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.86	MUZ - Mixed Use Zone	Policies	MUZ-P4 Residential Activities	Submitter supports this policy.	Retain MUZ-P4 as notified.	Accept
Kāinga Ora	229.127	MUZ - Mixed Use Zone	Policies	MUZ-P4 Residential activities	Support the provision for residential units within the Mixed Use Zone. However, seek amendments to restrict providing for units at ground floor level to enable retail or other appropriate commercial activities at ground floor level.	Amend MUZ-P4 as follows: <i>MUZ-P4 Residential activities</i> <i>1. new residential activities are located above ground floor level where existing nearby land uses may reduce residential amenity for on-site occupants; 2. Provide for residential activities where they are designed to minimise potential reverse sensitivity effects on commercial or existing industrial activities--; 3. Existing residential units are able to continue their use and the privacy and amenity for on-site occupants is not further compromised by new activities in the Zone.</i>	Reject
Ministry of Education	106.39	MUZ - Mixed Use Zone	Policies	MUZ-P6 Other activities	Supports MUZ-P6 in principle as it implicitly enables educational facilities, however the language used is not consistent with the strategic directions of the Proposed District Plan.	Amend MUZ-P6 Other activities as follows: Only allow <i>Enable</i> other activities to establish and operate within the Mixed Use Zone where they: <i>1. are compatible with the purpose, character and qualities of the zone; and 2. are of a scale or nature that would not undermine the purpose, function and amenity values of the City Centre Zone. 3. the intensity and scale of the activity does not compromise activities that are enabled within the Zone.</i>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Te Pukenga - New Zealand Institute of Skills and Technology	215.6	MUZ - Mixed Use Zone	Policies	New	Considers as an alternative option for Part Lot 1 DP 60138 Lot 2 DP 60138, and Lots 2 and 3 DP 399809 being a Special Purpose Zone is to change to a Mixed Use Zone. Therefore add a new policy to recognise and enable tertiary education activities specifically within the Mixed Use Zone, as well as to provide for community activities within the zone as such activities are often carried out on the site.	As alternative relief to the submitters preferred relief insert a new policy as follows: <u>MUZ-P7 Tertiary Education Activities and Facilities</u> <u>Recognise the existing tertiary education activities and facilities located within the Mixed-Use Zone and provide for their ongoing operation and development. Provide for community use of education land and buildings where such use is compatible with, and secondary to, the use of the site for education activity.</u>	Accept in part
Fire and Emergency New Zealand	131.86	MUZ - Mixed Use Zone	Rules	General	These activities do not require subdivision so will not be subject to subdivision servicing standard to provide a firefighting water supply. Supports in part MUZ-R1, MUZ-R2, MUZ-R5, MUZ-R8 and MUZ-R10 subject to the inclusion of a new standard MUZ-S7 that requires these activities to provide a firefighting water supply. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008	Amend MUZ-R1, MUZ-R2, MUZ-R5, MUZ-R8 and MUZ-R10 as follows: <u>Compliance with:</u> <u>x. MUZ-S7 Servicing</u> An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008	Reject
Timaru City Centre Ratepayers Action Group	219.5	MUZ - Mixed Use Zone	Rules	General	Supports the inclusion of the new Mixed-Use Zone (MUZ) but suggest that there are additional urban design controls placed on the location and design of building frontages, landscaping and car parks within this zone to ensure that streetscapes are not overly dominated by car parks and large areas of tarmac. [Refer original submission for full reason]	Amend the MUZ Chapter to add additional urban design controls, such as: <ul style="list-style-type: none"> - Car parks should be prohibited from being placed in front of new buildings, instead they should be placed behind or beside new buildings, with the street frontage of the new building built up as close as possible to the road reserve; - Buildings should be built with active street frontages facing the street, attractive boundary treatments, screened storage areas and well landscaped car parking areas (which are visible from public areas) to ensure that they are attractively designed and that the car parking does not dominate the building. Consider using similar urban design controls as included for the LFRZ in APP9.	Accept in part
Timaru Civic Trust	223.6	MUZ - Mixed Use Zone	Rules	General	Supports the inclusion of the new Mixed-Use Zone (MUZ) but suggest that there are additional urban design controls placed on the location and design of building frontages, landscaping and car parks within this zone to ensure that streetscapes are not overly dominated by car parks and large areas of tarmac. [Refer original submission for full reason]	Amend the MUZ Chapter to add additional urban design controls, such as: <ul style="list-style-type: none"> - Car parks should be prohibited from being placed in front of new buildings, instead they should be placed behind or beside new buildings, with the street frontage of the new building built up as close as possible to the road reserve; - Buildings should be built with active street frontages facing the street, attractive boundary treatments, screened storage areas and well landscaped car parking areas (which are visible from public areas) to ensure that they are attractively designed and that the car parking does not dominate the building. Consider using similar urban design controls as included for the LFRZ in APP9.	Accept in part
Z Energy Limited	116.18	MUZ - Mixed Use Zone	Rules	MUZ-R1 Commercial activities	Supports MUZ-R1 as it permits service stations. Retail Activities specifically exclude service stations in the definition which is supported by the submitter.	Retain as notified.	Accept
Te Pukenga - New Zealand Institute of Skills and	215.7	MUZ - Mixed Use Zone	Rules	MUZ-R10 Buildings and structures (excluding those specified in MUZ- R9)	Considers removing the controlled activity status for all new tertiary education buildings and replacing it with a permitted activity status unless they exceed a built-form threshold such as height, floor area, and building setbacks.	As alternative relief to the submitters preferred relief amend the title as follows: <u>Buildings and structures (excluding those specified in MUZ-R9 and R11)</u>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Technology					To achieve this, amend the heading to exclude buildings and structures for tertiary education activities and facilities, and the insertion of a new rule instead.		
Woolworths New Zealand Limited	242.33	MUZ - Mixed Use Zone	Rules	MUZ-R10 Buildings and structures (excluding those specified in MUZ-R9)	Submitter seeks to introduce consideration of operational and functional requirements to the matters of discretion for new buildings given design requirements of supermarkets. Otherwise, this rule is supported.	Amend MUZ-R10 as follows: <i>MUZ-R10 Buildings and structures (excluding those specified in MUZ-R9 Mixed Use Zone</i> <i>Activity status: Controlled</i> <i>[...]</i> <i>Matters of control are restricted to:</i> <i>[...]</i> <i>11. functional and operation needs. [...]</i>	Reject
Waka Kotahi NZ Transport Agency	143.167	MUZ - Mixed Use Zone	Rules	MUZ-R10 Buildings and structures [...]	Supported as new buildings and structures within the Mixed Use Zone are controlled, and the matters of control include consideration of pedestrian and traffic safety.	Retain as notified.	Accept in part
Te Pukenga - New Zealand Institute of Skills and Technology	215.9	MUZ - Mixed Use Zone	Rules	MUZ-R11 Any activities not otherwise listed in this chapter	Considers an amendment is required to reflect the new proposed MRZ-R11.	As alternative relief to the submitters preferred relief amend MUZ-R11 as follows: <i>MUZ-R11 <u>R12</u> Any activities not otherwise listed in this chapter.</i>	Reject
Woolworths New Zealand Limited	242.32	MUZ - Mixed Use Zone	Rules	MUZ-R2 Large format retail	None specified.	Retain as notified.	Accept
Ministry of Education	106.40	MUZ - Mixed Use Zone	Rules	MUZ-R5 Community facilities and educational facilities	Supports MUZ-R5 to manage the operation of educational facilities. It is acknowledged that the submitter may have an operational need to locate their assets within the Mixed Use Zone.	Retain as notified.	Accept
Kāinga Ora	229.128	MUZ - Mixed Use Zone	Rules	MUZ-R7 Industrial activities	Support the rule in that it provides for the continued use of already existing industrial activities in the Zone. However, amendments are sought for clarity in that new industrial activities are not provided for in the Zone.	Amend MUZ-R7 as follows: <i>MUZ-R7 Industrial activities Activity status: Permitted Where:</i> <i>PER-1</i> <i>The industrial activity was existing as at 22 September 2022; and</i> <i><u>PER-2</u></i> <i><u>The activity is not a new industrial activity; and PER-2 3</u></i> <i>Any extension or alteration to the industrial activity does not increase the total gross floor area above what existed at 22 September 2022 by more than the lesser of:</i> <i>1. 10%; or</i> <i>2. 75m²; and</i> <i>PER-3 4</i> <i>MUZ-S4 is complied with.</i>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						Note: Any <u>associated additions or alterations to a building and or structure containing an existing industrial activity</u> must be constructed in accordance with MUZ-R9 and MUZ-R10.	
Kāinga Ora	229.129	MUZ - Mixed Use Zone	Rules	MUZ-R8 Residential activities within existing buildings	Support the provision for residential units within the Mixed Use Zone. Amendments sought to the rule to broaden the scope and enable new residential units above ground floor level, as a permitted activity where appropriate.	<p>Amend MUZ-R8 as follows:</p> <p>MUZ-R8 Residential activities <u>and units within existing buildings</u> Activity status:</p> <p>Permitted</p> <p>Where:</p> <p>[...] PER-3 If the activities includes a supported residential care activity, the maximum occupancy does not exceed 10 residents- ; <u>and</u></p> <p>PER-4 <u>If the activity is a new residential activity or unit, it is located entirely above ground floor level; and</u></p> <p>PER-5 <u>If the activity is a new residential activity or unit, it is not located within 25m of an existing industrial activity within the Mixed Use Zone.</u></p> <p>Note: Any associated <u>new</u> building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	Reject
Fire and Emergency New Zealand	131.87	MUZ - Mixed Use Zone	Rules	New	<p>Seek that Emergency Service Facilities are a permitted activity.</p> <p>Emergency service facilities are generally of limited scale and support the function and wellbeing of commercial centres, providing for the health, safety and wellbeing of people.</p> <p>New fire stations in the district may be necessary to continue to achieve emergency response times. It is noted that Fire and Emergency is not a requiring authority. A permitted activity rule is therefore the best way to facilitate new fire stations.</p>	<p>Amend MUZ - Mixed Use Zone as follows: <u>MUZ-RX Emergency Service Facilities</u></p> <p><u>Activity Status: Permitted</u></p>	Reject
Te Pukenga - New Zealand Institute of Skills and Technology	215.8	MUZ - Mixed Use Zone	Rules	New	Request to add a new rule to ensure that new tertiary education buildings, structures or additions that exceed a built-form threshold are covered by another activity status.	<p>As alternative relief to the submitters preferred relief insert a new rule MUZ-R11 Buildings and structures for tertiary education activities and facilities as follows:</p> <p><u>MUZ-R11 Buildings and structures for tertiary education activities and facilities</u></p> <p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>PER-1 <u>MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4 and MUZ-S7 are complied with.</u></p> <p>PER-2 <u>The new building, structure or building addition does not result in a total gross floor area that exceeds 1000m².</u></p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><u>Activity status where compliance not achieved with PER-1 or PER-2: Restricted</u></p> <p><u>Discretionary Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> <u>the matters of discretion of any infringed standard;</u> <u>building design and layout, including interfaces with public areas;</u> <u>pedestrian and traffic safety;</u> <u>landscaping;</u> <u>fencing and walls, including screening;</u> <u>storage areas;</u> <u>security and safety;</u> <u>impact on privacy on any adjoining residential zone;</u> <u>signage;</u> <u>noise; and</u> <u>the ability to provide service and storage spaces for solid waste</u> 	
Kāinga Ora	229.130	MUZ - Mixed Use Zone	Rules	New	<p>Seeks the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand.</p> <p>The Submitter supports the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Add a new rule to the MUZ - Mixed Use Zone Chapter as follows:</p> <p><u>MUZ-RX - The infringement of any applicable Zone Standard to an activity</u></p> <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <p><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></p>	Reject
Ara Poutama Aotearoa, The Department of Corrections	239.28	MUZ - Mixed Use Zone	Rules	New	<p>Considers new provisions should be inserted to provide for community corrections activities in the Mixed Use Zone.</p> <p>Community corrections activities are compatible and appropriate activities in these zones and provide essential social infrastructure.</p>	<p>Insert a new rule in the Mixed Use Zone chapter as follows:</p> <p><u>MUZ-RX Community Corrections Activity Mixed Use Zone</u></p> <p><u>Activity status: Permitted Where:</u></p> <p><u>PER1</u> <u>MUZ-S4 is complied with.</u></p> <p><u>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</u></p> <p><u>Activity status where compliance not achieved: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> <u>1. The matters of discretion of any infringed standard.</u></p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p>	Accept in part
Fire and Emergency New Zealand	131.88	MUZ - Mixed Use Zone	Standards	MUZ-S1 Height of buildings and structures	Support the maximum height as it allows for fire stations and towers and poles associated with emergency service facilities.	Retain as notified.	Accept
Kāinga Ora	229.131	MUZ - Mixed Use Zone	Standards	MUZ-S1 Height of buildings and structures	Supports a height limit of 16m in height, so long that the height limit for the Zone doesn't compromise the ability for	Retain as notified.	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					the Town Centre and/or City Centre Zones to be the focal points across the District.		
Fire and Emergency New Zealand	131.89	MUZ - Mixed Use Zone	Standards	MUZ-S2 Height in relation to boundary	Considers that an exemption for towers and poles is needed to enable a crucial operations including hose drying, communication and training.	Amend MUZ-S2 as follows: <i>MUZ-S2 Height in relation to boundary</i> <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i> <u><i>Note: Towers and poles associated with emergency service facilities up to 15m are exempt from this rule.</i></u>	Accept in part (refer to APP8)
Te Pukenga - New Zealand Institute of Skills and Technology	215.10	MUZ - Mixed Use Zone	Standards	MUZ-S2 Height in relation to boundary	Considers an amendment is required because this rule can also be applied to road boundaries as the adjoining zone is residential. It should be made clear in the rule that an exception for road boundaries is noted in APP8 - Recession Planes.	As alternative relief to the submitters preferred relief amend MUZ-S2 as follows: <i>MUZ-S2 Height in relation to boundary</i> <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i> <u><i>Note: This rule does not apply to road boundaries.</i></u>	Reject
Kāinga Ora	229.132	MUZ - Mixed Use Zone	Standards	MUZ-S2 Height in relation to boundary	Support a height in relation to boundary control for where a site in the Mixed Use Zone. Amendments are sought to better manage effects on existing residential units across any adjoining zone, rather than just Residential Zones. In addition, an advice note is sought.	Amend MUZ-S2 as follows: <i>MUZ-S2 Height in relation to boundary</i> <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone <u>or an existing residential activity within the Mixed Use Zone.</u> The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i> <u><i>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</i></u> <i>Matters of discretion restricted to:</i> <ol style="list-style-type: none"> <i>any impact on privacy and the ability to use outdoor living space of Residential-Zones residential units; and</i> <i>any impact on solar access to living rooms of Residential-Zones residential units; and</i> <i>any adverse effects resulting from the bulk and dominance of built form; and</i> <i>any benefits, such as the use of architectural features or steps in the building façade.</i> 	Accept in part
Fire and Emergency New Zealand	131.90	MUZ - Mixed Use Zone	Standards	MUZ-S3 Setbacks	Support MUZ-S3 as this setback allows for logistical and operational requirements of Fire and Emergency.	Retain as notified.	Accept in part
Te Pukenga - New Zealand Institute of Skills and	215.11	MUZ - Mixed Use Zone	Standards	MUZ-S3 Setbacks	Given the addition standard sought for road boundary setback, request an amendment to MUZ-S3.	As alternative relief to the submitters preferred relief amend MUZ-S3 as follows: <i>MUZ-S3 Setbacks</i>	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Technology						Any building must be setback a minimum of 3m from the boundary which adjoins a Residential Zone. <u>Note: This rule does not apply to road boundaries.</u>	
Kāinga Ora	229.133	MUZ - Mixed Use Zone	Standards	MUZ-S3 Setbacks	Support the Standard and seek an amendments to also ensure adequate setbacks from existing residential units across any zone.	Amend MUZ-S3 as follows: MUZ-S3 Setbacks Any building must be setback a minimum of 3m from the boundary which adjoins a Residential Zone <u>or adjoins a site containing an existing residential unit in any zone.</u> <u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u> Matters of discretion restricted to: 1. dominance, loss of privacy and shading in relation to adjoining sites in Residential Zones <u>existing residential units</u> ; and 2. landscaping; mitigation measures.	Accept in part
Z Energy Limited	116.19	MUZ - Mixed Use Zone	Standards	MUZ-S4 Goods storage	Considers a 2m high fence would not be able to screen outdoor storage that is located at ground level from persons occupying a first floor or above on adjoining sites and in such circumstances, activities run the risk of not meeting the standard without clarification.	Amend MUZ-S4 as follows: MUZ-S4 Goods storage Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from <u>the ground level of</u> adjoining sites and roads.	Accept in part
Waka Kotahi NZ Transport Agency	143.168	MUZ - Mixed Use Zone	Standards	MUZ-S4 Goods storage	Supports the standard so far as it request fully screen of outdoor storage that is visible from a road. As considers this will reduce distraction from users of the transport network. However, an amendment is sought as detailed in relief sought to ensure frangibility of an errant vehicle.	Amend MUZ-S4 to require any fencing adjacent to a State Highway, where the speed limit exceeds 70km/hr, must not have a maximum diameter that exceed 100mm.	Reject
Kāinga Ora	229.134	MUZ - Mixed Use Zone	Standards	MUZ-S4 Goods storage	Support the provision for outdoor goods storage. However, seek amendments to the Standard to ensure goods storage doesn't compromise the residential amenity for existing residential units.	Amend MUZ-S4 as follows: MUZ-S4 Outdoor G-goods, refuse or recycling storage Any outdoor storage areas, except for the display of goods for retail sale, ; <u>1. must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads; and</u> <u>2. must not be facing any site in a Residential Zone or containing an existing residential unit.</u> Matters of discretion restricted to: 1. visual effects; and 2. landscaping and screening; <u>and</u> 3. <u>residential amenity effects; and</u> 4. <u>mitigation measures; and</u> 5. <u>any alternative measures considered.</u>	Reject
Kāinga Ora	229.135	MUZ - Mixed Use Zone	Standards	MUZ-S5 Outdoor Living Space	Support the provision for outdoor living space for residential units in the Mixed Use Zone. However, seek amendments to provide for adequate outdoor living spaces for units above ground floor level, where developers choose to provide	Amend MUZ-S5 as follows: MUZ-S5 Outdoor Living Space	Reject

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
					communal ground floor living spaces, rather than individual balconies.	<p><i>Each residential unit must have an exclusive outdoor living space:</i></p> <ol style="list-style-type: none"> for <u>a new building containing all residential units above ground floor level, with a common living space at ground floor level may be provided, of at least 20 12m² per residential unit it serves, and</u> with a minimum dimension of 3m; and for units located entirely above the ground floor level, that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and which is located on the north, west or east side of the residential unit <u>or building</u>; and which is readily accessible from the common living space of the residential unit <u>or a common space within a building (e.g. lobby).</u> 	
Kāinga Ora	229.136	MUZ - Mixed Use Zone	Standards	MUZ-S6 Service and storage spaces	Supports the standard, but seek to increase the scope of the standard so that residential units above ground floor level are also provided adequate storage areas for their goods, whether that be within the unit itself or within an accessible location at ground floor level.	<p>Amend MUZ-S6 as follows:</p> <p><i>MUZ-S6 Service and storage spaces</i></p> <ol style="list-style-type: none"> Each residential unit must have an outdoor or indoor service space of at least 2.5m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units <u>at ground floor level and within an accessible location of the site.</u> <u>Residential units above ground floor level must have an internal or external secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m2 and with a minimum dimension of 1m. These areas may be grouped into a communal area of the site at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</u> 	Accept in part
Fire and Emergency New Zealand	131.91	MUZ - Mixed Use Zone	Standards	New	<p>Submitter notes that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision in the Mixed-Use Zone will not be subject to the servicing standards within, including SUB-S3 that applies to the subdivision of new lots only and requires a water supply.</p> <p>A new standard is therefore requested in the MUZ - Mixed Use Zone chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision.</p>	<p>Add a new standard in MUZ - Mixed Use Zone chapter as follows:</p> <p><i>MUZ-S7 Servicing</i></p> <ol style="list-style-type: none"> <u>All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u> <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u> <p><u>Note: Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></p>	Reject
Te Pukenga - New Zealand Institute of Skills and Technology	215.12	MUZ - Mixed Use Zone	Standards	New	Considers a new rule is required to ensure adequate setbacks from road boundaries are provided.	<p>As alternative relief to the submitters preferred relief insert a new rule MUZ-S7 Road Boundary Setbacks as follows:</p> <p><i>MUZ-S7 Road Boundary Setbacks</i></p> <p><u>Any building or structure must be setback a minimum of 3m from any road boundary. Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>landscaping;</u> <u>openness, dominance and attractiveness when viewed from the street; and</u> <u>mitigation measures.</u> 	Reject
Kāinga Ora	229.137	MUZ - Mixed Use Zone	Standards	New	Seek the addition of an outlook space requirement for all	Add a new standard to the MUZ - Mixed Use Zone Chapter as follows:	Accept in

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
		Zone			habitable rooms in residential units, into the Mixed Use Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.	<p><u>MUZ-SX - Outlook space for residential units in new buildings</u></p> <p><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p><u>Matters of discretion</u></p> <p><u>1. Privacy, overlooking and dominance effects; and</u></p> <p><u>2. Residential amenity; and</u></p> <p><u>3. any mitigation measures; and</u></p> <p><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>	part
Kāinga Ora	229.138	MUZ - Mixed Use Zone	Standards	New	Seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	<p>Add a new standard to the MUZ - Mixed Use Zone Chapter as follows:</p> <p><u>Standard MUZ-SX Minimum residential unit sizes</u></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <p><u>1. 35m² for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m² for a residential unit containing more than one habitable room.</u></p> <p><u>Matters of discretion:</u></p> <p><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></p>	Accept in part
Te Pukenga - New Zealand Institute of Skills and Technology	215.13	MUZ - Mixed Use Zone and SPTEX - Special Purpose Tertiary Education Zone	Rules		Request to provide for Te Ara's Timaru Campus as a permitted activity.	If the relief is accepted for Te Ara's Timaru Campus to be rezoned to SPTEZ or to a MUZ, then Community Facilities should be a permitted activity in both the SPTEZ and MUZ.	Accept in part
Z Energy Limited	116.14	Planning Maps	Mixed Use Zone		The submitter supports the MUZ zoning of 62 Theodosia Street.	Retain the Mixed Use Zoning of the site at 62 Theodosia Street.	Accept
Woolworths New Zealand Limited	242.3	Planning Maps	Planning Maps		<p>The submitter generally supports the Mixed-Use Zoning of 9 Browne Street, Parkside, although the Large Format Zone as applied in the Draft District Plan would also be supported.</p> <p>[note related submission points on the overall approach to better supporting and enabling supermarkets].</p>	None specified.	Accept

Table B8 - Town Centre Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Woolworths New Zealand Limited	242.5	Planning Maps	Planning Maps		The submitter supports the Town Centre Zone at 7 Peel Street, Geraldine.	None specified.	Accept
Z Energy Limited	116.20	Planning Maps	TCZ - Town Centre Zone		Supports the Town Centre Zone of Z Temuka at 46 King Street, Temuka. Supports the removal of the Historic Character Area over the site from the Draft District Plan.	Retain the Town Centre Zone of Z Temuka at 46 King Street, Temuka including not identifying the site as an 'historic character area'.	Accept in part
Z Energy Limited	116.21	Planning Maps	TCZ - Town Centre Zone		Supports the Town Centre Zone of Z Geraldine at 44 Wahi Terrace subject to amendment sought in provisions of the zone in later submission points.	Retain the Town Centre Zone of the Z Geraldine at 44 Wahi Terrace.	Accept
Aitken, Johnston, and RSM Trust	237.6	Planning Maps	TCZ - Town Centre Zone		Supports the Town Centre Zoning placed on 149 King Street, Temuka as it retains scope for centre type commercial activities within the property.	None specified.	Accept
Aitken, Johnston, and RSM Trust	237.7	Planning Maps	TCZ - Town Centre Zone		Supports the Town Centre Zoning placed on 165 King Street, Temuka as it retains scope for commercial type activities including the trade supply activity currently undertaken within the property and it is appropriate to the main street location.	None specified.	Accept
Aitken, Johnston, and RSM Trust	237.8	Planning Maps	TCZ - Town Centre Zone		Supports the Town Centre Zoning placed on 173 King Street, Temuka as it retains scope for centre type commercial activities and is appropriate to the main street location.	None specified.	Accept
Grants Motels Ltd	112.3	TCZ - Town Centre Zone	General	General	Considers there is little demand for shops at Temuka shopping area but it needs more residential, workers accommodation and visitor accommodation. [Refer original submission for full reason]	Allow for town houses, workers units, visitor accommodation in the town centre of Temuka.	Accept in part
Z Energy Limited	116.22	TCZ - Town Centre Zone	Objectives	TCZ-O1 The purpose of the Town Centre Zone	Support objective TCZ-O1 which provides for a diverse range of commercial activities that support the township and surrounding rural areas.	Retain as notified.	Accept in part
Kāinga Ora	229.139	TCZ - Town Centre Zone	Objectives	TCZ-O1 The purpose of the Town Centre Zone	Support the purpose of the Town Centre Zone, as a focal point for the community and as a place where they can go to meet their everyday commercial or social needs.	Retain as notified.	Accept in part
Ara Poutama Aotearoa, The Department of Corrections	239.11	TCZ - Town Centre Zone	Objectives	TCZ-O1 The purpose of the Town Centre Zone	Considers the objective appropriately enables the development of community corrections activities in commercial and mixed use zones.	Retain as notified.	Accept in part
Woolworths New Zealand Limited	242.34	TCZ - Town Centre Zone	Objectives	TCZ-O1 The purpose of the Town Centre Zone	Considers that Town Centres should be designed to serve passers-by as well as those identified in the objective.	Amend TCZ-O1 as follows: <i>TCZ-O1 The purpose of the Town Centre Zone</i> <i>The Town Centre Zone is a focal point for the local community, and provides for a diverse range of activities that support the residents of the township and surrounding rural areas and passers-by.</i>	Accept
Kāinga Ora	229.140	TCZ - Town Centre Zone	Objectives	TCZ-O2 Character and qualities of the Town Centre Zone	Considers greater consistency is required with national direction under the National Policy Statement on Urban Development 2020.	Amend TCZ-O2 as follows: <i>TCZ-O2 Character and qualities of the Town Centre Zone</i> <i>The Town Centre Zone:</i>	Accept in part

						<ol style="list-style-type: none"> 1. provides a pleasant, pedestrian-focused environment that visually integrates with public spaces; and 2. is of a scale that is commensurate with the population that it serves; and 3. contains buildings of a moderate scale and density, with associated car parking and storage areas that do not detract from pedestrian-focused street environments; and 4. contains activities or buildings that are compatible with the use and amenity values of adjoining Residential Zones and Open Space and Recreation Zones; and 5. are <u>is</u> of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone. 	
Ministry of Education	106.41	TCZ - Town Centre Zone	Policies	TCZ-P1 Commercial activities and community facilities	Supports TCZ-P1 in principle as it provides for activities that primarily support the daily and weekly goods and services needs of the surrounding residential areas. To provide for the explicit enabling of educational facilities, the submitter requests their inclusion in the objective for complete clarity.	<p>Amend TCZ-P1 as follows:</p> <p>TCZ-P1 Commercial activities, <u>educational facilities</u>, and community facilities</p> <p>Enable a range of commercial activities, <u>educational facilities</u>, community facilities and other activities that:</p> <ol style="list-style-type: none"> 1. are consistent with the purpose, character and qualities of the Town Centre Zone; and 2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjoining sites in the Residential Zones or Open Space and Recreation Zones; and 3. due to limits on their scale, do not undermine the purpose, function and amenity values of the City Centre Zone. 	Reject
Fire and Emergency New Zealand	131.92	TCZ - Town Centre Zone	Policies	TCZ-P1 Commercial activities and community facilities	Fire and Emergency supports TCZ-P1, to the extent that the policy provides for community facilities within the Commercial Zone.	Retain as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.12	TCZ - Town Centre Zone	Policies	TCZ-P1 Commercial activities and community facilities	Considers the policy appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.	Accept
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.85	TCZ - Town Centre Zone	Policies	TCZ-P2 Residential Activities	<p>Considers that with the absence of any other policy addressing this matter, the policy should be amended to seek that reverse sensitivity effects should be minimised through residential development.</p> <p>[Refer original submission for full reason]</p>	<p>Amend TCZ-P2 Residential Activities as follows:</p> <p>Enable new residential activities where they are located above ground floor level <u>and where they are designed to minimize potential reverse sensitivity effects on existing non-residential activities.</u></p>	Accept in part
Kāinga Ora	229.141	TCZ - Town Centre Zone	Policies	TCZ-P2 Residential activities	Support the provision of residential units above ground floor level in the Town Centre Zone, as a permitted activity.	Retain as notified.	Accept in part
Z Energy Limited	116.23	TCZ - Town Centre Zone	Policies	TCZ-P4 Streetscape character and amenity	Do not support the focus of TCZ-P4 on maintaining streetscape character and pedestrian amenity in particular by requiring verandahs to be provided along street frontages. TCZ-P4 does not recognise that there are some existing areas that do not meet these “streetscape” type criteria and that such provision would be unreasonable and not provide for the functional requirements of service stations.	<p>Amend TCZ-P4 as follows:</p> <p>TCZ-P4 Streetscape character and amenity</p> <p>Maintain streetscape character and pedestrian amenity in the principal shopping areas by requiring in:</p> <ol style="list-style-type: none"> 1. Temuka and Geraldine, the provision of a verandah along main street frontages <u>except where the activity involves an existing service station</u>, and ensuring that the design of any verandah maintains or enhances the character of the street; and - <p>[...]</p>	Reject
Kāinga Ora	229.142	TCZ - Town Centre Zone	Policies	TCZ-P5 Other activities	Seek to include a provision within the policy, to avoid new activities within the Town Centre Zone where the activity is considered to have adverse effects on the possibility to provide for residential units within the Zone.	<p>Amend TCZ-P5 as follows:</p> <p>TCZ-P5 Other activities</p>	Reject

						<p>Only allow other activities to establish and operate within the Town Centre Zone where:</p> <ol style="list-style-type: none"> 1. they are consistent with the purpose, character and qualities of the Zone; and 2. it can be demonstrated that the effects of the activity are of a degree that is comparable with those of a permitted activity; and 3. the intensity and scale of the activity does not compromise activities that are enabled within the zone. ; and 4. <u>the activity is not an activity which is considered to have an adverse effect on the ability to provide for residential units within the Zone.</u> 	
Fire and Emergency New Zealand	131.93	TCZ - Town Centre Zone	Rules	General	<p>These activities do not require subdivision so will not be subject to subdivision servicing standard to provide a firefighting water supply. Supports in part TCZ-R1, TCZ-R2, TCZ-R3, TCZ-R5 and TCZ-R6 subject to the inclusion of a new standard TCZ-S8 that requires these activities to provide a firefighting water supply. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>Amend TCZ-R1, TCZ-R2, TCZ-R3, TCZ-R5 and TCZ-R6 as follows:</p> <p><u>Compliance with: x.TCZ-S8 Servicing [...]</u></p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	Reject
Ministry of Education	106.42	TCZ - Town Centre Zone	Rules	New	<p>Seeks the inclusion of a rule specifically providing for educational facilities within the Town Centre Zone. The submitter may have an operational need to locate their assets within the zone and this rule will manage the operation of educational facilities within the Town Centre Zone.</p>	<p>Add a new rule as follows:</p> <p><u>TCZ-R* Educational Facility</u></p> <p><u>Activity status: Restricted Discretionary Matters of discretion:</u></p> <ol style="list-style-type: none"> 1. <u>The extent to which it is necessary to locate the activity within the Town Centre Zone.</u> 2. <u>The effects on the viability, vibrancy, role and function of the Town Centre Zone.</u> 3. <u>The extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this Zone.</u> 4. <u>Servicing.</u> 5. <u>Any matters of discretion from an infringed Town Centre Standard.</u> 	Accept in part
Kāinga Ora	229.144	TCZ - Town Centre Zone	Rules	New	<p>Seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand.</p> <p>The Submitter does support the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Add a new rule to the TCZ-Town Centre Zone as follows:</p> <p><u>TCZ-RX - The infringement of any applicable Zone Standard to an activity</u></p> <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion listed against each Zone Standard, where that standard is infringed.</u> 	Reject
Ara Poutama	239.29	TCZ - Town	Rules	New	<p>Considers new provisions should be inserted to provide for</p>	<p>Insert a new rule in the Town Centre Zone chapter as follows:</p>	Accept in

Aotearoa, The Department of Corrections		Centre Zone			community corrections activities in the Town Centre Zone. Community corrections activities are compatible and appropriate activities in these zones and are essential social infrastructure.	<p><u>TCZ-RX Community Corrections Activity Town Centre Zone</u></p> <p><u>Activity status: Permitted Where:</u></p> <p><u>PER1</u> <u>TCZ-S4 is complied with.</u></p> <p><u>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</u></p> <p><u>Activity status where compliance not achieved with: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> <u>The matters of discretion of any infringed standard.</u></p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p>	part
Z Energy Limited	116.24	TCZ - Town Centre Zone	Rules	TCZ-R1 Commercial activity	Supports the discretionary activity status for service stations.	Retain as notified.	Accept
Woolworths New Zealand Limited	242.35	TCZ - Town Centre Zone	Rules	TCZ-R1 Commercial activity	As per plan.	Retain as notified.	Accept
Kāinga Ora	229.143	TCZ - Town Centre Zone	Rules	TCZ-R5 Residential activity (not otherwise listed in this chapter)	Support the provision for above ground residential units as a permitted activity within the Town Centre Zone.	Retain as notified.	Accept in part
Z Energy Limited	116.25	TCZ - Town Centre Zone	Rules	TCZ-R6 Buildings and structures including fences	Supports TCZ-R6, including the Restricted Discretionary Activity status where activity fails to meet the required standards.	Retain as notified.	Accept in part
Waka Kotahi NZ Transport Agency	143.169	TCZ - Town Centre Zone	Rules	TCZ-R6 Buildings and structures including fences	Supports TCZ-R6.2 as it identifies that buildings and structures in the Town Centre Zone - Temuka are a controlled activity and considers the matters of control are practicality and adequacy of existing or proposed connections to King Street.	Retain TCZ-R6.2 as notified.	Accept in part
Woolworths New Zealand Limited	242.36	TCZ - Town Centre Zone	Rules	TCZ-R6 Buildings and structures including fences	Submitter seeks to introduce consideration of operational and functional requirements to the matters of discretion for new buildings given design requirements of supermarkets. Otherwise, this rule is supported.	<p>Amend TCZ-R6 as follows:</p> <p><u>TCZ-R6 Buildings and structures including fences</u> <u>[...]</u></p> <p><u>2. Town Centre Zone - Temuka Activity status: Controlled</u> <u>[...]</u></p> <p><u>Matters of discretion are restricted to:</u> <u>[...]</u></p> <p><u>5. for Vine Street, the practicality and adequacy of existing or proposed connections to King Street; and</u> <u>functional and operational needs.</u></p>	Reject

Fire and Emergency New Zealand	131.94	TCZ - Town Centre Zone	Rules	TCZ-R8 Emergency Services Facilities	Consider that emergency service facilities should be provided for as a permitted activity. New fire stations in the district may be necessary to continue to achieve emergency response times. It is noted that Fire and Emergency is not a requiring authority. A permitted activity rule is therefore the best way to facilitate new fire stations.	Amend TCZ-R8 as follows: <i>TCZ-R8 Emergency Services Facilities</i> <i>Activity status: Controlled Permitted Activity</i>	Reject
Waka Kotahi NZ Transport Agency	143.170	TCZ - Town Centre Zone	Rules	TCZ-R8 Emergency Services Facilities	Supported for emergency service facilities as a controlled activity. In particular supports the matters of control as they include the location access, the design and layout of on-site pedestrian connections, traffic generation and impact on transport network.	Retain as notified.	Accept
Fire and Emergency New Zealand	131.98	TCZ - Town Centre Zone	Standards	New	Activities that do not require subdivision in the Mixed-Use Zone will not be subject to the servicing standards within, including SUB-S3 that applies to the subdivision of new lots only and requires a water supply. A new standard is therefore requested in the TCZ requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This new standard is consistent with the approach taken in SUB-S3.	Add a new standard in the TCZ - Town Centre Zone chapter as follows: <i>TCZ-S7 Servicing</i> <i>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</i> <i>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i>	Reject
Kāinga Ora	229.150	TCZ - Town Centre Zone	Standards	New	Seek the addition of an outlook space requirement for all habitable rooms in residential units, into the Town Centre Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.	Add a new standard to the TCZ - Town Centre Zone Chapter as follows: <i>TCZ-SX - Outlook space for residential units in new buildings</i> <i>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</i> <i>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</i> <i>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</i> <i>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</i> <i>Matters of discretion</i> <i>1. Privacy, overlooking and dominance effects; and</i> <i>2. Residential amenity; and</i> <i>3. any mitigation measures; and</i> <i>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</i>	Accept in part
Kāinga Ora	229.151	TCZ - Town Centre Zone	Standards	New	Seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	Add a new standard to the TCZ-Town Centre Zone Chapter as follows: <i>TCZ-SX - Minimum residential unit sizes</i>	Accept in part

						<p><u>Every residential unit must have a net floor area of at least:</u></p> <p><u>1. 35m² for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m² for a residential unit containing more than one habitable room.</u></p> <p><u>Matters of discretion:</u></p> <p><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></p>	
Fire and Emergency New Zealand	131.95	TCZ - Town Centre Zone	Standards	TCZ-S1 Height of buildings and structures	Seek towers and poles associated with emergency service facilities to be included to point 2, for the reasons set out in submission point TCZ-S2 Height in relation to boundary.	<p>Amend TCZ-S1 as follows:</p> <p>TCZ-S1 Height of buildings and structures</p> <p><i>Buildings and structures including additions and alterations to buildings and structures must not exceed:</i></p> <p>1. Maximum height of 10m measured from ground level; or</p> <p>2. For church towers, <u>towers or poles for emergency service facilities</u> or spires, a maximum height of 30m measured from ground level.</p>	Accept in part
Kāinga Ora	229.145	TCZ - Town Centre Zone	Standards	TCZ-S1 Height of buildings and structures	Oppose the height limit of 10m for the town centre zone, as this compromises the Zone being a focal point for the community. With a height limit of 16m in the Mixed Use Zone and 12m in the Medium Density Residential Zone, the Town Centre Zone would struggle to be a node for the surrounding community. A height limit of 16m is also sought for the Town Centre Zone.	<p>Amend TCZ-S1 as follows:</p> <p>TCZ-S1 Height of buildings and structures</p> <p><i>Buildings and structures including additions and alterations to buildings and structures must not exceed:</i></p> <p>Maximum height of 10 <u>16m</u> measured from ground level; or</p> <p>For church towers or spires, a maximum height of 30m measured from ground level.</p>	Accept in part
Fire and Emergency New Zealand	131.96	TCZ - Town Centre Zone	Standards	TCZ-S2 Height in relation to boundary	Considers that an exemption for towers and poles is needed as it enables crucial operations including hose drying, communications and training.	<p>Amend TCZ-S2 as follows:</p> <p>TCZ-S2 Height in relation to boundary</p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><u>Note: Towers and poles for emergency service facilities up to 15m are excluded from this rule.</u></p>	Accept in part (refer to APP8)
Kāinga Ora	229.146	TCZ - Town Centre Zone	Standards	TCZ-S2 Height in relation to boundary	Support the inclusion of a height relation to boundary standard. However, amendments are sought consequential to a requested increase height limit for the Zone as per the above, as well as seeking an exclusion for buildings sharing a common wall.	<p>Amend TCZ-S2 as follows:</p> <p>TCZ-S2 Height in relation to boundary</p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m <u>3.5m</u> above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p>	Accept in part

Fire and Emergency New Zealand	131.97	TCZ - Town Centre Zone	Standards	TCZ-S3 Setbacks	Support the proposed setbacks.	Retain as notified.	Accept in part
Waka Kotahi NZ Transport Agency	143.171	TCZ - Town Centre Zone	Standards	TCZ-S4 Goods storage	Supports the standard so far as it request fully screen of outdoor storage that is visible from a road. As considers this will reduce distraction from users of the transport network. However, an amendment is sought as detailed in relief sought to ensure frangibility of an errant vehicle.	Amend TCZ-S4 to require any fencing adjacent to a State Highway, where the speed limit exceeds 70km/hr, must not have a maximum diameter that exceeds 100mm.	Reject
Kāinga Ora	229.147	TCZ - Town Centre Zone	Standards	TCZ-S4 Goods storage	Support the provision for outdoor goods storage. However, seek amendments to the Standard to ensure goods storage doesn't compromise the residential amenity for existing residential units.	Amend TCZ-S4 as follows: <i>TCZ-S4 <u>Outdoor & goods, refuse or recycling storage</u></i> <i>Any outdoor storage areas, except for the display of goods for retail sale, 1. must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads ; and 2. <u>must not be facing any site in a Residential Zone or other site containing an existing residential unit.</u></i> <i>Matters of discretion restricted to:</i> 1. visual effects; and 2. landscaping <u>and screening; and</u> 3. <u>residential amenity effects; and</u> 4. <u>mitigation measures; and</u> <u>any alternative measures considered.</u>	Reject
Z Energy Limited	116.26	TCZ - Town Centre Zone	Standards	TCZ-S5 Verandahs Town Centre Zone	Supports Standard TCZ-S5 because the standard does not apply if the building is set back from the road boundary a distance equal to or greater than the width of a verandah that could comply with 2(a) of the standard.	Retain as notified.	Accept
Kāinga Ora	229.148	TCZ - Town Centre Zone	Standards	TCZ-S6 Outdoor Living Space	Support the provision for outdoor living space for residential units in the Town Centre Zone.	Retain as notified.	Accept
Kāinga Ora	229.149	TCZ - Town Centre Zone	Standards	TCZ-S7 Service and storage spaces	Support the standard, but seek to increase the scope of the standard so that residential units above ground floor level are also provided adequate storage areas for their goods, whether that be within the unit itself or within an accessible location at ground floor level.	Amend TCZ-S7 as follows: <i>TCZ-S7 Service and storage spaces</i> 1. Each residential unit must have an outdoor or indoor service space of at least 2.5m ² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units <u>at ground floor level and within an accessible location of the site.</u> 2. <u>Residential units above ground floor level must have an internal or external secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m2 and with a minimum dimension of 1m. These areas may be grouped into a communal area of the site at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</u>	Accept in part

Table B9 - City Centre Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Timaru	42.47	CCZ - City	General	General	Highlights that the City Town project is currently working	No specific relief sought.	Accept in

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
District Council		Centre Zone			<p>towards a Timaru central city masterplan to be completed during 2023/24. Further information about the project can be found here:</p> <p>https://www.timarucitytown.co.nz/</p> <p>Once complete this work aims to inform a comprehensive variation to the PDP which would allow the masterplan to be enacted. It is also possible that work on the City Town residential study will enable a separate residential focused variation next year before the masterplan is complete.</p>		part
Timaru District Council	42.48	CCZ - City Centre Zone	General	General	<p>At the time of the Draft Plan, the submitter believed that the Southern Centre Precinct should be more favourable for ground floor residential uses, the recent residential study suggest that residential development in other areas may also be appropriate. Therefore, they are investigating other areas where this form of development would be appropriate. As a result, the current Precinct may not be the correct tool as it implies that only this area is suitable for terrace housing.</p> <p>Further to this, allowing ground floor residential development as a permitted activity without proper control in this area may reduce the quality and confidence of investment in the area as a characterful precinct for urban living.</p> <p>Submits that the Southern Centre Precinct was to establish an area more favourable for ground floor residential uses. However, there is wider potential within the CCZ where this form of development would be appropriate. This will continue to be investigated during the City Town masterplan process.</p>	<p>Delete the Southern Centre Precinct from the PDP provisions and maps;</p> <p>AND</p> <p>Note that a future variation to the PDP will most likely seek to amend the wider objectives, policies and rules of the CCZ to incorporate wording that makes ground floor residential uses discretionary when: there are good urban design outcomes; good quality residential spaces; development does not detract from existing continuous retail frontages; and they are designed along street frontages to accommodate future commercial uses. Discretion should be applied to ground floor access to first floor residential spaces in retail areas that is sympathetic to surrounding retail uses in order to create good street legibility for these units. A design guide will be created also, that will bring clarity to how these outcomes should be achieved;</p> <p>AND</p> <p>If accepted, there are consequential amendments required to other parts of the Plan including, the introduction (PREC2); CCZ-P4; CCZ-R5; CCZ-R6 which all make reference to the Southern City Precinct.</p>	Accept
Venture Timaru	212.3	CCZ - City Centre Zone	General	General	<p>Supports the Isthmus submission on better enabling Timaru inner/near city residential development. Supports their proposal to include proposed changes, and other key rules & considerations, into a Timaru specific Urban Design Guide that provides a clear and concise foundation of information which proactively communicates an enabling environment for developers, investors, and landowners to enhance housing/residential options in and near our CBD.</p> <p>[Refer original submission for full reason]</p>	<p>Amend the CCZ Chapter by amending the below rules as suggested in Isthmus Group's submission:</p> <ul style="list-style-type: none"> - Quality CCZ-R7 - Ground floor opportunities CCZ-R5, CCZ-S3 - First floor above commercial CCZ-R5 - Facades CCZ-S4 (3&4) - Vehicle crossings - CCZ-S4 (2) - Access lanes - Table 15 Transport General <p>Mixed Use Zones - MUZ-R11 AND</p> <p>Amend other key rules and considerations be incorporated within a Timaru specific urban design guide that provides a clear and concise foundation of information which proactively communicates an enabling environment for developers, investors, and landowners to enhance housing/residential options in and near</p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						CBD. [please note the Isthmus submission referred too, is captured in Timaru District Council's own submission on the PDP].	
Timaru City Centre Ratepayers Action Group	219.3	CCZ - City Centre Zone	General	General	Supports the additional urban design controls on buildings within the retail core precinct, including verandahs, active frontage and setback controls. Suggests that these controls are extended to apply to the entire new Southern Centre Precinct. [Refer original submission for full reason]	Amend the CCZ Chapter to apply the urban design provisions currently applied to the Retail Core Precinct, to also apply to the Southern Centre Precinct.	Accept in part
Timaru City Centre Ratepayers Action Group	219.4	CCZ - City Centre Zone	General	General	Considers the CityTown/City Hub project which is currently underway and its under development strategy should be referred to in the PDP, with its eventual conclusions and proposals implemented and integrated into the ongoing District Plan Review process (either adopted directly into the DP, or included as a development or regeneration area framework).	Amend the CCZ Chapter to reference the CityTown Strategy and ensure its conclusions and proposals are implemented through the ongoing District Plan review process.	Reject
Timaru Civic Trust	223.4	CCZ - City Centre Zone	General	General	Supports the additional urban design controls on buildings within the retail core precinct, including verandahs, active frontage and setback controls. Suggests that these controls are extended to apply to the entire new Southern Centre Precinct. [Refer original submission for full reason]	Amend the CCZ Chapter to apply the urban design provisions currently applied to the Retail Core Precinct, to also apply to the Southern Centre Precinct.	Reject
Timaru Civic Trust	223.5	CCZ - City Centre Zone	General	General	Considers the CityTown/City Hub project which is currently underway and its under development strategy should be referred to in the PDP, with its eventual conclusions and proposals implemented and integrated into the ongoing District Plan Review process (either adopted directly into the DP, or included as a development or regeneration area framework).	Amend the CCZ Chapter to reference the CityTown Strategy and ensure its conclusions and proposals are implemented through the ongoing District Plan review process.	Reject
Timaru District Council	42.50	CCZ - City Centre Zone	Introduction	The City Centre Zone	Submits that the Southern Centre Precinct was to establish an area more favourable for ground floor residential uses. However, there is wider potential within the CCZ where this form of development would be appropriate. This will continue to be investigated during the City Town masterplan process. [Refer to original submission for full reasons].	Amend the Introduction to the CCZ - City Centre Zone Chapter as follows: Introduction <i>The City Centre Zone is applied to Timaru's central city area and is the key commercial and civic centre for the District and wider South Canterbury sub-region. [...].</i> [...] <i>PREC2—Southern Centre Precinct provides more of a transition into the Mixed Use Zone, with less emphasis on provision of ground floor retail and more opportunity for a mix of development, including live and work options, where it still maintains the streetscape.</i>	Accept
Timaru District Holdings Limited	186.47	CCZ - City Centre Zone	Introduction	The City Centre Zone is applied to Timaru's central city area	Consistent feedback through Council's consultation on the CBD is the need for public open space in the CBD. There is no recognition of the need for public open space in the City Centre Zone chapter, or mechanisms that enable its contemplation.	Amend the Introduction to the City Centre Zone as follows: [....] <i>There is also a need to maintain and improve the quality of the City Centre Zones streetscapes to ensure a high-quality urban environment. This will help improve the experience of people visiting the city centre and in turn improve the quality of retailing and make it a desirable place to live and work. <u>This may include provision</u></i>	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<u>of an area or areas of public open space within the City Centre.</u> [...]	
Ministry of Education	106.43	CCZ - City Centre Zone	Objectives	CCZ-O1 The purpose of the City Centre Zone	Seeks for the rule to specifically provide for educational facilities. The submitter may have an operational need to locate their assets within the zone and this rule will manage the operation of educational facilities within the Town Centre Zone.	Amend CCZ-O1 The purpose of the City Centre Zone as follows: <i>The City Centre Zone is the main commercial and civic centre for the District and wider South Canterbury sub-region and the primary destination for retail activity, dining and entertainment, and:</i> <i>1. provides for a diverse range of activities, including commercial, visitor accommodation, <u>education</u>, and community facilities; and</i> [...]	Reject
Fire and Emergency New Zealand	131.99	CCZ - City Centre Zone	Objectives	CCZ-O1 The purpose of the City Centre Zone	Supports CCZ-O1, to the extent that the objective provides for community facilities within the City Centre Zone.	Retain as notified.	Accept
Kāinga Ora	229.152	CCZ - City Centre Zone	Objectives	CCZ-O1 The purpose of the City Centre Zone	Support the purpose of the City Centre Zone and the supports the enablement of residential activity in the Zone. However, residential activity in a City Centre should be appropriately located as to provide adequate amenity for the on-site occupants.	Amend CCZ-O1 as follows: CCZ-O1 The purpose of the City Centre Zone <i>The City Centre Zone is the main commercial and civic centre for the District and wider South Canterbury sub-region and the primary destination for retail activity, dining and entertainment, and:</i> <i>1. provides for a diverse range of activities, including commercial, visitor accommodation and community facilities; and</i> <i>2. accommodates higher density residential activities <u>where appropriate</u>, which support the viability and vibrancy of the zone.</i>	Reject
Ara Poutama Aotearoa, The Department of Corrections	239.13	CCZ - City Centre Zone	Objectives	CCZ-O1 The purpose of the City Centre Zone	Considers the objective appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.	Accept
Kāinga Ora	229.153	CCZ - City Centre Zone	Objectives	CCZ-O2 Character and qualities of the City Centre Zone	Support the policy with minor amendments.	Amend CCZ-O2 as follows: CCZ-O2 Character and qualities of the City Centre Zone <i>The City Centre Zone:</i> <i>1. is a vibrant area that provides an attractive place to live, work and visit; and</i> <i>2. contains built form that contributes to a high-quality streetscape that maintains the character associated with scheduled heritage items and historic heritage areas; and</i> <i>3. accommodates large volumes of people; and</i> <i>4. includes sites used for centralised car parking; and</i> <i>5. contains <u>large-scale, moderate to</u> high density buildings; and</i> <i>6. contains activities that are compatible with the amenity values of adjoining Residential Zones and Open Space and Recreation Zones. ; and</i> <i>7. <u>provides adequate connections from surrounding areas for all transport users; and</u></i> <i>8. <u>creates attractive streetscapes.</u></i>	Accept in part
Ministry of Education	106.44	CCZ - City Centre Zone	Policies	CCZ-P1 Commercial activities and community facilities	Seeks for the rule to specifically provide for educational facilities. The submitter may have an operational need to locate their assets within the zone and this rule will manage the operation of educational facilities within the Town Centre Zone.	Amend CCZ-P1 as follows: CCZ-P1 Commercial activities, <u>educational facilities</u> and community facilities <i>Enable a wide range of activities that are consistent with the purpose, character and qualities of the City Centre Zone.</i>	Accept in part
Fire and	131.100	CCZ - City	Policies	CCZ-P1 Commercial	Supports CCZ-P1 to the extent that the policy provides for a	Retain as notified.	Accept

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Emergency New Zealand		Centre Zone		activities and community facilities	range of activities. Emergency service facilities are generally of limited scale and support the function and wellbeing of commercial centres, providing for the health, safety and wellbeing of people.		
Ara Poutama Aotearoa, The Department of Corrections	239.14	CCZ - City Centre Zone	Policies	CCZ-P1 Commercial activities and community facilities	Considers the policy appropriately enables the development of community corrections activities in commercial and mixed-use zones.	Retain as notified.	Accept
Kāinga Ora	229.154	CCZ - City Centre Zone	Policies	CCZ-P2 Residential Activities	Support the provision for new residential activities to be established within the City Centre Zone, where appropriate. Amendment sought for residential activities to be provided for above ground floor level only as to not detract from the residential amenity of those units, and still provide for the core function of the City Centre as the District's primary commercial centre.	Amend CCZ-P2 as follows: CCZ-P2 Residential Activities <i>Provide for new residential activities <u>where appropriate, and</u> where they:</i> <i><u>1. will contribute to the viability and vibrancy of the Zone; and if</u></i> <i><u>2. are located: above ground floor level; and</u></i> <i><u>3. residential amenity for on-site occupants is not compromised.</u></i> <i>1. outside the Southern Centre Precinct, are located and designed to maintain the continuity of commercial activities along ground level street frontages; and</i> <i>2. within the Southern Centre Precinct, are designed to accommodate potential future commercial use.</i>	Accept in part
Timaru District Holdings Limited	186.48	CCZ - City Centre Zone	Policies	CCZ-P4 Streetscape and character	Consistent feedback through Council's consultation on the CBD is the need for public open space in the CBD. There is no recognition of the need for public open space in the City Centre Zone chapter, or mechanisms that enable its contemplation.	Amend CCZ-P4 Streetscape and character as follows: <i>Maintain or enhance the values associated with scheduled heritage items and historic heritage areas and the amenity values of high-quality streetscape, by requiring:</i> <i>1. ...; and</i> <i>4. that demolition of existing buildings and the erection of new buildings minimises gaps in the streetscape, <u>other than where public open space is proposed</u>; and</i>	Accept in part
Kāinga Ora	229.155	CCZ - City Centre Zone	Policies	CCZ-P6 Industrial activities	Seek amendments to the Policy so that industrial activities are avoided in the City Centre, as these activities are considered more than likely to detract from the character and qualities of the City Centre Zone, as well as the ability to provide for residential activities within the Zone.	Amend CCZ-P6 as follows: CCZ-P6 Industrial activities <i>Avoid the establishment of industrial activities within the City Centre Zone. <u>unless:</u></i> <i>1. the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the City Centre Zone; and</i> <i>any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.</i>	Reject
Woolworths New Zealand Limited	242.37	CCZ - City Centre Zone	Rules	CCZ-R1 Commercial activity	Supports CCZ-R1.	Retain as notified.	Accept
Kāinga Ora	229.156	CCZ - City Centre Zone	Rules	CCZ-R4 Public toilets	Support the provision for public toilets within the Zone as they are important amenities. However, seek amendments to the rule so that new public toilets don't establish adjacent to existing residential units and detract from the residential amenity of on-site occupants of those units.	Amend CCZ-R4 as follows: CCZ-R4 Public toilets Activity status: Permitted Where: PER-1 <i>CCZ-S2 is complied with. <u>and</u></i> PER-2 <i><u>Any new public toilet facility is not established on a site adjacent to a site containing an existing residential unit.</u></i>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<i>Note:</i> Any associated building and structure must be constructed in accordance with CCZ-R7.	
Kāinga Ora	229.157	CCZ - City Centre Zone	Rules	CCZ-R5 Residential activity (not listed in this chapter)	Support the provision for residential units within the City Centre Zone, only where they are located above ground floor level across the entire Zone.	<p>Amend CCZ-R5 as follows:</p> <p>CCZ-R5 Residential activity (not listed in this chapter) Outside of the Southern Centre Precinct</p> <p>Activity status: Permitted Where:</p> <p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> located above the ground floor level of a building; or is located at ground floor level and the residential unit was existing as at 22 September 2022; and <p>PER-2 CCZ-S2, CCZ-S5 and CCZ-S6 is <u>All applicable Zone standards are</u> complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with <u>CCZ-R6 and</u> CCZ-R7.</p> <p>Southern Centre Precinct Activity status: Permitted Where:</p> <p>PER-1 CCZ-S2, CCZ-S5 and CCZ-S6 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R6, CCZ-R7, and CCZ-R8.</p>	Accept in part
Timaru District Holdings Limited	186.49	CCZ - City Centre Zone	Rules	CCZ-R6 Demolition of any buildings	<p>There is no recognition of the need for public open space in the City Centre Zone chapter, or mechanisms that enable its contemplation. This rule needs to be amended to allow demolition of buildings where public open space is specifically proposed.</p> <p>Restricted discretionary activity status is supported for non-compliance with this rule, which will allow consideration of potential adverse effects without being unnecessarily restrictive of proposals that have the potential to benefit the City Centre.</p>	<p>Retain RDA activity status for CCZ-R6 Demolition of any buildings, AND</p> <p>Activity status: Controlled Where:</p> <p>CON-1 The resource consent application is lodged concurrently with the application under CCZ-R7 for a new building; <u>Or</u></p> <p>CON-2 <u>The resource consent application is lodged concurrently with an application to establish public open space under CCZ-RX.</u></p> <p>Matters of control are restricted to:</p> <p>CON-1</p> <ol style="list-style-type: none"> the duration between the demolition of the building and construction of a new building; and measures to ensure the construction of the new building; and <p>any mitigation measures proposed to minimise the impact on the streetscape during construction of the new building.</p> <p>CON-2</p> <p><u>1. the duration between the demolition of the building and establishment of the</u></p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><u>public space;</u></p> <p><u>landscaping and other measures proposed to ensure the site will provide a high quality of public open space;</u></p> <p><u>any mitigation measure proposed to minimise the impact on the streetscape during construction of the public open space.</u></p> <p>Activity status where compliance not achieved with CON-1 and CON-2: Restricted Discretionary</p>	
Woolworths New Zealand Limited	242.38	CCZ - City Centre Zone	Rules	CCZ-R7 Buildings and structures	Submitter seeks to introduce consideration of operational and functional requirements to the matters of control for new buildings given design requirements of supermarkets. Otherwise, this rule is supported.	<p>Amend CCZ-R7 as follows:</p> <p>CCZ-R7 Buildings and structures</p> <p>City Centre Zone</p> <p>Activity status: Controlled [...]</p> <p>Matters of control are restricted to: [...]</p> <p>3. the extent to which the development addresses the street frontage(s) and provides a pedestrian-focused environment <u>taking into account operational and functional requirements; and</u> [...]</p> <p><u>8. the functional and operational needs of the activity.</u> [...]</p>	Reject
Fire and Emergency New Zealand	131.101	CCZ - City Centre Zone	Rules	General	<p>These activities do not require subdivision so will not be subject to subdivision servicing standard to provide a firefighting water supply. Supports in part CCZ-R1, CCZ-R2, CCZ-R3 and CCZ-R5 subject to the inclusion of a new standard CCZ-S7 that requires these activities to provide a firefighting water supply.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>Amend CCZ-R1, CCZ-R2, CCZ-R3 and CCZ-R5 as follows:</p> <p><u>Compliance with: x.CCZ-S7 Servicing [...]</u></p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	Reject
Ministry of Education	106.45	CCZ - City Centre Zone	Rules	New	Seeks the inclusion of a rule specifically providing for educational facilities. The submitter may have an operational need to locate their assets within the zone and this rule will manage the operation of educational facilities within the City Centre Zone.	<p>Add a new rule as follows:</p> <p><u>CCZ-R* Educational Facilities</u></p> <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion:</u></p> <p>1. <u>The extent to which it is necessary to locate the activity within the City Centre Zone.</u></p> <p>2. <u>The effects on the viability, vibrancy, role and function of the City Centre Zone.</u></p> <p>3. <u>The extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this zone.</u></p> <p>4. <u>Servicing.</u></p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<u>5. Any matters of discretion from an infringed City Centre Standard.</u>	
Fire and Emergency New Zealand	131.102	CCZ - City Centre Zone	Rules	New	<p>Submitter seeks that Emergency Service Facilities are a permitted activity.</p> <p>Emergency service facilities are generally of limited scale and support the function and wellbeing of commercial centres, providing for the health, safety and wellbeing of people.</p> <p>New fire stations in the district may be necessary to continue to achieve emergency response times. It is noted that Fire and Emergency is not a requiring authority. A permitted activity rule is therefore the best way to facilitate new fire stations.</p>	<p>Add a new Rule in the CCZ - City Centre Zone chapter as follows:</p> <p><u>CCZ-RX Emergency Service Facilities Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p><u>[...]</u></p>	Reject
Timaru District Holdings Limited	186.50	CCZ - City Centre Zone	Rules	New	<p>Opposes the lack of recognition for the need for public open space in the CBD. A rule to allow public open space should be included, that also allows consideration of both the appropriateness of the location of proposed open space, and the quality of the space to be established.</p>	<p>Insert new rule CCZ-RX as follows:</p> <p><u>City Centre Zone</u></p> <p><u>Public Open Space Activity status: Restricted Discretionary</u></p> <p><u>Matters of Discretion are restricted to:</u></p> <p><u>the extent to which the scale, location and design of the space will maintain and enhance amenity values, connectivity, public access and encourage public enjoyment;</u></p> <p><u>whether the public open space is designed to incorporate National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED), including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;</u></p> <p><u>the extent to which landscaping, including hard surfaces, planting and seating, will contribute to a high quality urban environment; and</u></p> <p><u>4. the legal mechanism proposed to ensure the site is protected as public open space.</u></p> <p><u>Activity status where compliance not achieved: Not applicable.</u></p>	Accept in part
Kāinga Ora	229.158	CCZ - City Centre Zone	Rules	New	<p>Seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand.</p> <p>The Submitter does support the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Add a new rule to the CCZ-City Centre Zone Chapter as follows:</p> <p><u>CCZ-RX - The infringement of any applicable Zone Standard to an activity</u></p> <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <p><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></p>	Reject
Ara Poutama Aotearoa, The Department of Corrections	239.30	CCZ - City Centre Zone	Rules	New	<p>Considers new provisions should be inserted to provide for community corrections activities in the City Centre Zone. Community corrections activities are compatible and appropriate activities in these zones and are essential social infrastructure.</p>	<p>Insert a new rule in the City Centre Zone chapter as follows:</p> <p><u>CCZ-RX Community Corrections Activity City Centre Zone</u></p> <p><u>Activity status: Permitted Where:</u></p> <p><u>PER1</u></p> <p><u>CCZ-S2 is complied with.</u></p>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><u>Note: Any associated building and structure must be constructed in accordance with CCZ-R7</u></p> <p><u>Activity status where compliance not achieved: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> <u>1. The matters of discretion of any infringed standard.</u> AND</p> <p>Any consequential amendments required to give effect to this relief.</p>	
G.D.M. Offices Ltd	38.3	CCZ - City Centre Zone	Standards	CCZ-S1 Height of buildings and structures	The Submitter supports the proposed City Central Zoning and Standard CCZ-S1 as the proposed zone and new Standard CCZ- S1 will promote consistent development within the City Centre Zone, through encouraging options for mixed use development. This will help with attracting, retaining and growing investment within the zone which supports sustainable growth in Timaru. This is understood to be consistent with Timaru District Council's vision for future development within the City Centre and on The Terrace.	Retain as notified.	Accept
Fire and Emergency New Zealand	131.103	CCZ - City Centre Zone	Standards	CCZ-S1 Height of buildings and structures	Supports CCZ-S1.	Retain as notified.	Accept
22 The Terrace Timaru Limited	202.2	CCZ - City Centre Zone	Standards	CCZ-S1 Height of buildings and structures	Supports the CCZ-S1 as it will promote consistent development of land within the City Centre Zone and encourages mixed use and development which is consistent with the consented development for 22 The Terrace. The standard is consistent with what is required as a tier 3 local authority under the NPS Urban Development and the Timaru District 2045 Growth Management Strategy. [Refer original submission for full reason]	Retain as notified.	Accept
Kāinga Ora	229.159	CCZ - City Centre Zone	Standards	CCZ-S1 Height of buildings and structures	Support a permitted height limit of 20m for new buildings across the City Centre Zone.	Retain as notified.	Accept
Timaru District Holdings Limited	186.51	CCZ - City Centre Zone	Standards	CCZ-S3 Verandahs	Considers CCZ-S3 should only apply to buildings fronting Stafford Street, north of George Street. This will help address the elongated nature of the CBD by allowing for more concentrated activities north of George Street and better recognise the more open existing streetscape, south of George Street, where many building do not currently have verandahs, are setback from the boundary, and includes numerous vehicle crossings and direct access parks.	Amend CCZ-S3 Verandahs as follows: City Centre Zone, on sites fronting Stafford Street <u>north of George Street</u>	Reject
Timaru District Council	42.55	CCZ - City Centre Zone	Standards	CCZ-S4 Active street frontage	As outlined in other submission points, it is requested that the reference to the Southern Centre Precinct is deleted from the PDP at this stage. Additionally, CCZ-S4 (2) is considered restrictive in that it may prevent vehicle crossings servicing access lanes to townhouse developments on quieter central city roads. [Refer to original submission for full reasons].	Amend CCZ-S4 as follows: 1. Except for residential activities within the Southern Centre Precinct, all new buildings shall be built up to the street frontage; and 2. there must be no vehicle crossings across footpaths. or pedestrian areas [...] <u>and</u> 3. for new buildings, at least 60% (by length) of the façade of the ground floor of a building where the facade fronts the road or other public area must contain windows, and 4. Except for residential activities within the Southern Centre Precinct, any windows located on the ground floor of a building where the facade fronts the road or other public area must remain visually transparent and be used either for	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<i>the display of goods and services; or kept clear of obstructions to provide a view into the building.</i>	
Timaru District Holdings Limited	186.52	CCZ - City Centre Zone	Standards	CCZ-S4 Active street frontage	Considers Clause 2 is too restrictive when applied across the entire zone. The existing streetscape of Stafford Street, particularly south of George Street should be recognised, which includes buildings without verandahs and vehicle crossing and direct access car parking..	Amend CCZ-S4 Active street frontage as follows: City Centre Zone 1. <i>Except for residential activities within the Southern Centre Precinct <u>and along Stafford Street south of George Street</u>, all new buildings shall be built up to the street frontage.</i> 2. <i>There must be no vehicle crossings across footpaths or pedestrian areas <u>except along Stafford Street south of George Street</u>.</i> 3. <i>[....]</i> <i>[....]</i>	Reject
Kāinga Ora	229.160	CCZ - City Centre Zone	Standards	CCZ-S4 Active street frontage	Oppose the Standard in part, as it considers that unless a street provides a key retail or commercial frontage adding to the amenity of the Zone, a vehicle crossing, within reason, could be established as many activities still require vehicle access in order to function. Amendments sought or alternative relief requested, such as adding a Key Commercial Frontage Control into the District Plan along main roads (e.g. Stafford Street), where new vehicle crossing could be restricted. Otherwise, the rules for new vehicle crossing should be managed via the District-Wide Rules; Transport section of the District Plan.	Amend CCZ-S4 as follows: CCZ-S4 Active street frontage 1. <i>Except for residential activities within the Southern Centre Precinct, all new buildings shall be built up to the street frontage.</i> 2. <i>There must be no <u>new</u> vehicle crossings across footpaths or pedestrian areas <u>along National Arterial, Regional Arterial or Principal Roads in the City Centre Zone</u>.</i> 3. <i>For new buildings, at least 60% (by length) of the façade of the ground floor of a building where the facade fronts the road or other public area must contain windows.</i> <i>Except for residential activities within the Southern Centre Precinct, any windows located on the ground floor of a building where the facade fronts the road or other public area must remain visually transparent and be used either for the display of goods and services; or kept clear of obstructions to provide a view into the building.</i>	Accept in part
Kāinga Ora	229.161	CCZ - City Centre Zone	Standards	CCZ-S5 Outdoor Living Space	Support the provision for outdoor living spaces for residential units in the City Centre Zone. However, this is a high intensity zone and providing larger balconies may not be achievable across the board, particularly where residential units in the City Centre Zone are more than likely going to be smaller unit sizes being one and two bedroom apartments. Amendments sought, seeking a minimum outdoor living space of 8m ² .	Amend CCZ-S5 as follows: CCZ-S5 Outdoor Living Space 1. <i>Any residential unit must have an exclusive outdoor living space:</i> <i>a. that comprises a balcony of at least 12 8m², with a minimum dimension depth of 1.5m 1.8m; and</i> <i>b. which is located on the north, west or east side of the residential unit; and</i> <i>c. which is readily accessible from the common living space of the residential unit.</i>	Accept in part
Kāinga Ora	229.162	CCZ - City Centre Zone	Standards	CCZ-S6 Service and storage spaces	Support the provision for adequate refuse and recycling bins storage areas. However, seek a broader scope to ensure new residential units are provided with adequate storage space for their goods within their apartment building.	Amend CCZ-S6 as follows: CCZ-S6 Service and storage spaces <i>Any residential unit must have an outdoor or indoor service space of at least 2.5m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units.</i>	Accept in part

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<u>Residential units must have an internal secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m2 and with a minimum dimension of 1m. These areas may be grouped into a communal area of a new building at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</u>	
Fire and Emergency New Zealand	131.104	CCZ - City Centre Zone	Standards	New	<p>Submitter notes that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision in the City Centre Zone will not be subject to the servicing standards within, including SUB-S3 that applies to the subdivision of new lots only and requires a water supply.</p> <p>A new standard is requested in the CCZ requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision.</p> <p>This new standard is consistent with the approach taken in SUB-S3.</p>	<p>Add a new standard in the CCZ - City Centre Zone as follows:</p> <p><u>CCZ-S7 Servicing</u></p> <p><u>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</u></p> <p><u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</u></p> <p><u>Note: Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u></p>	Reject
Kāinga Ora	229.163	CCZ - City Centre Zone	Standards	New	Seek the addition of height in relation to boundary Standard for the Zone, where a new building adjoins a lower intensity Zone.	<p>Add a new standard to the CCZ-City Centre Zone Chapter as follows:</p> <p><u>CCZ-SX: Height in relation to boundary</u></p> <p><u>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site, when the site boundary adjoins an open space and recreation zone, the Mixed Use Zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</u></p> <p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. any impact on privacy and the ability to use and enjoy outdoor living space; and</u></p> <p><u>2. any impact on solar access to living rooms; and</u></p> <p><u>3. any adverse effects resulting from the bulk and dominance of built form; and</u></p> <p><u>4. any benefits, such as the use of architectural features or steps in the building façade; and</u></p> <p><u>5. any mitigation measures</u></p>	Accept in part
Kāinga Ora	229.164	CCZ - City Centre Zone	Standards	New	Seek the addition of an outlook space requirement for all habitable rooms in residential units, into the City Centre Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.	<p>Add a new standard to the CCZ-City Centre Zone Chapter as follows:</p> <p><u>CCZ-SX - Outlook space for residential units in new buildings</u></p> <p><u>A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</u></p> <p><u>A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></p>	Accept in part

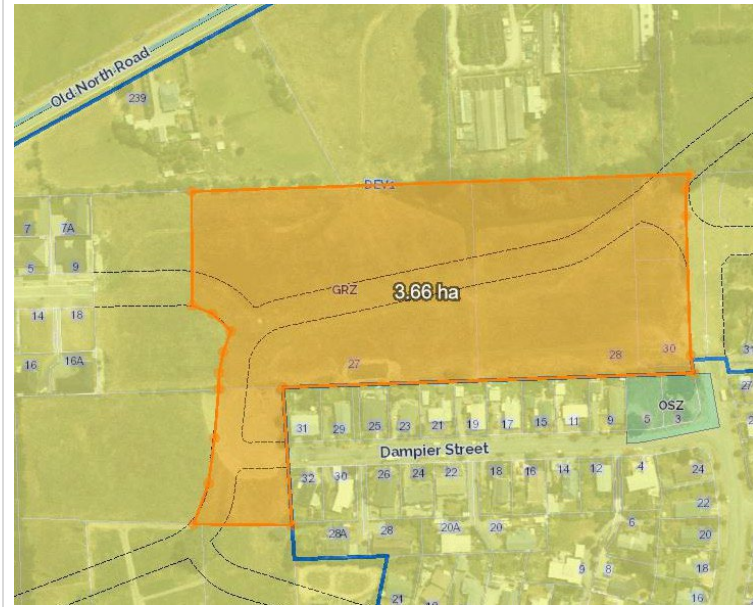
Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
						<p><u>These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></p> <p>Matters of discretion:</p> <p><u>1. Privacy, overlooking and dominance effects; and</u></p> <p><u>2. Residential amenity; and</u></p> <p><u>3. any mitigation measures; and</u></p> <p><u>any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>	
Kāinga Ora	229.165	CCZ - City Centre Zone	Standards	New	Seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.	<p>Add a new standard to the CCZ-City Centre Zone Chapter as follows:</p> <p><u>CCZ-SX - Minimum residential unit sizes</u></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <p><u>1. 35m2 for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m2 for a residential unit containing more than one habitable room.</u></p> <p>Matters of discretion:</p> <p><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></p>	Accept in part
22 The Terrace Timaru Limited	202.1	Planning Maps	City Centre Zone		<p>Supports the City Centre Zoning of 22 The Terrace because the zoning promotes consistent development of land within the City Centre Zone and encourages mixed use and development in this zone which is consistent with the future development of the site.</p> <p>Considers the zoning also consistent with the National Policy Statement on Urban Development 2020 and the Timaru District 2045 Growth Management Strategy.</p> <p>[Refer original submission for full reason]</p>	Retain as notified.	Accept

Table B10 – General & Mapping

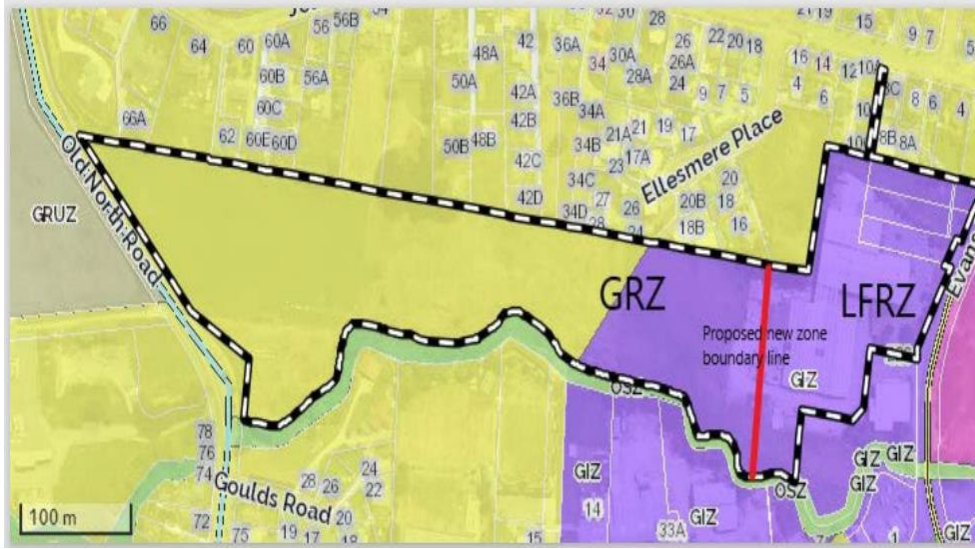

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Timaru Old Boys Sports Club	5.1	Planning Maps	Rezone		<p>Considers part of 66 Quarry Road zoned Open Space Zone is now surplus to the requirements of the sports club and should be rezoned General Residential to allow funds to be released to support the various sports codes of the club.</p> <p>[Refer to original submission for full reasons].</p>	Rezone land between 42 69.1- 66 that fronts Quarry Road as General Residential Zone.	Accept

							
John McKenzie	10.1	Planning Maps	Rezone		<p>Remove the small allotments along Shaw Street & Hislop Street, Geraldine from the Rural Lifestyle Zone and zone these properties as General Residential Zone, GRZ. The small allotments along Shaw Street & Hislop Street, are effectively part of the urban precinct of Geraldine, are small scale and have all infrastructural services connected. These are zoned RLZ and across the road from the Medium Density Zone, MRZ. The existing RLZ properties cannot meet the standards of the RLZ.</p> <p>[Refer to original submission for full reasons].</p>	<p>Re-draw the planning maps to include 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street in the General Residential Zone, or in the alternative amend the standards of the Rural Lifestyle Zone to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area.</p> 	Accept
Agnes Baekelandt	87.1	Planning Maps	Rezone		<p>Considers that the small allotments along Shaw Street & Hislop Street, are effectively part of the urban precinct of Geraldine, are small scale and have all infrastructural services connected. These are zoned RLZ and across the road from the Medium Density Zone, MRZ. The existing RLZ properties cannot meet the standards of the RLZ.</p> <p>[Refer to original submission for full reasons].</p>	<p>Rezone 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street as General Residential Zone.</p>	Accept

							
Joseph John McKenzie and Catherine Bo Choung	103.1	Planning Maps	Rezone		<p>Oppose the Rural Lifestyle Zone of 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street which are small in size, fully serviced, with an urban amenity and are located across the road from the Medium Density Zone (MRZ). The properties are below the minimum site area of 5000 sq metres for new Lots referred to in the RLZ-R2 and are unable to achieve the yard setback required in the Rural Lifestyle Zone. A better graduation of zoning would be achieved to zone the lots subject to this submission as General Residential Zone.</p> <p>Considers that when RLZ is applied to the properties at 2, 4, 6 and 12 Shaw Street and 6 and 6A Hislop Street, none of the relevant zone standards can be met such as setbacks, site coverage and minimum lot size. The lots are too small to be included in this Zone.</p> <p>[Refer original submission for full reason].</p>	<p>Rezone 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street, as indicated in attached map, from the Rural Lifestyle Zone to General Residential Zone.</p> <p>Shaw Street 2, 4, 6, 12 and Hislop Street 6 & 6A highlighted in yellow below.</p>  <p>If the preferred relief of changing the zoning of lots on Hislop and Shaw Street to GRZ is not granted, then:</p> <p>Amend all relevant rules and standards of the RLZ-Rural Lifestyle Zone Chapter to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area.</p>	Accept
Ministry of Education	106.1	General	General	General	<p>Considers the Proposed Plan's approach in zone change and urban growth has the potential to impact on the capacity of educational facilities. Council has an obligation under the National Policy Statement for Urban Development (NPSUD, Policy 10 & 3.5 of Subpart 1 of Part 3) to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development. However,</p>	<p>Request enabling provisions for educational facilities to achieve NPSUD, Policy 10 & 3.5 of Subpart 1 of Part 3.</p>	Accept in part (refer to individual submission points on zone provisions)

					<p>educational facilities within several zones is relatively prohibitive, which would not achieve the outcome sought by the NPSUD.</p> <p>[Refer original submission for full reason]</p>		
Grants Motels Ltd	112.1	Planning Maps	Rezone		<p>Consider rezoning land (18 College Road, Parkside, Timaru) to enable one household per 250 sqm site to allow for town houses for old people. The site is located close to town, is flat and is orientated to the sun. Considers Council should upgrade storm water and sewage lines to help enable the development.</p>	Rezone 18 College Road, Parkside, Timaru down to 200 to 250 sqm per unit.	Reject
Broughs Gully Development Limited	167.1	General	General	General	<p>General supports the PDP as it relates to the submitter's site at 27 Dampier Street and 28 and 30 Tasman Street, Broughs Gully, Timaru.</p> <p>The primary relief sought is to rezone the central area of the site from GRZ to MRZ.</p>	Rezone the central area of site from GRZ to MRZ and make any necessary consequential amendments.	Reject
Broughs Gully Development Limited	167.2	Planning Maps	Rezone		<p>Considers the submitter's land is located close to the Showgrounds commercial centre and the MDZ provides for a sustainable urban form and greater housing choice. On this basis, request requests the rezoning of the central area of the submitters Broughs Gully site from GRZ to MRZ.</p>	<p>Rezone the submitters' land from GRZ to MDZ as indicated below.</p> 	Reject
Malpati Regenvanu	180.1	Planning Maps	Rezone		<p>Considers that properties on Shaw and Hislop Streets, Geraldine are part of the urban precinct of Geraldine, are small scale and have all infrastructural services connected, with an urban amenity including streetlights, kerb and channel etc.</p> <p>Along Shaw Street these RLZ sites are across the road from the Medium Density Zone, MRZ. The MRZ provides for higher density settlement in town centres. A better graduation of zoning would be achieved to zone the lots subject to this submission as General Residential Zone, GRZ. They are not rural residential properties.</p> <p>Considers that when RLZ is applied to the properties at 2, 4, 6 and 12 Shaw Street and 6 and 6A Hislop Street, none of</p>	Rezone 2, 4, 6 and 12 Shaw Street and 6 and 6A Hislop Street from Rural Lifestyle Zone to General Residential Zone.	Accept

					<p>the relevant zone standards can be met such as setbacks, site coverage and minimum lot size. The lots are too small to be included in this Zone.</p> <p>[see related submission to change the zoning of this land].</p>	<p>Shaw Street 2, 4, 6, 12 and Hislop Street 6 & 6A highlighted in yellow below.</p>  <p>If the preferred relief of changing the zoning of lots on Hislop and Shaw Street to GRZ is not granted, then:</p> <p>Amend all relevant rules and standards of the RLZ-Rural Lifestyle Zone Chapter to exclude Lots existing at the time of public notification of the Proposed District Plan which are less than 2001 square metres in area.</p>	
Canterbury Regional Council (Environment Canterbury)	183.1	General	General	General	<p>Notes that a large number of rules in the plan use variable terminology to define floor areas of buildings, often with the term undefined, so that it is not clear what is being measured. It is necessary to review all references to size of buildings and consider whether a clear definition is required linking development to either the "building footprint" or "gross floor area", which are defined National Planning Standard terms, and then create exclusions from those terms within the rules if necessary.</p>	<p>Review the entire plan so all references to the size of buildings, link to either building footprint or gross floor area which are defined terms in the National Planning Standards.</p>	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.4	General	General	General	<p>Note across the whole plan, that references to "height" of buildings or structures do not make reference to where height is measured from (for example Open Space Zones and Rural Lifestyle Zone). Ensure that height for buildings and structures is measured from "ground level", which is a national planning standard term, with consistent expression of height rules across the plan.</p>	<p>Review all references to the height of buildings across the plan to ensure that height is measured from ground level, with consistent expression of height rules.</p>	Reject
KiwiRail Holdings Limited	187.85	General	All Zones	Rules	<p>The submitter notes there is variation in boundary setback rules in zone chapters in the Proposed Plan. For health and safety reasons, the submitter seeks a setback for structures from the rail corridor boundary. A 5m setback from the rail corridor is appropriate in providing for vehicular access to the backs of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely.</p> <p>[see original submission for full reason]</p>	<p>Add new rules to all relevant zone chapters (where the zone is adjacent to the rail corridor including GRZ, MRZ, GRUZ, SETZ, LFRZ, MUZ, TCZ, CCZ, GIZ, NOSZ, OSZ, SARZ, MPZ, PORTZ) as follows:</p> <p><u>XXX-RX Rail corridor setback Activity Status Permitted Where:</u> <u>No building or structure may be located within 5m of any site boundary with the rail corridor.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>XXXX-RX Buildings or structures not meeting Rule XXX-RX Activity Status Restricted Discretionary</u> <u>Where:</u> <u>The building is setback less than 5m from the rail corridor boundary.</u> <u>Discretion is restricted to:</u></p>	Reject

						<p><u>1. the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</u></p> <p><u>2. the safe and efficient operation of the rail network.</u></p>	
Harvey Norman Properties (N.Z.) Limited	192.1	Planning Maps	Rezone		<p>The submitter notes the GIZ is normally applied to areas of the District that primarily contain industrial activities. Therefore, the submitter requests that the eastern part of the site be re-zoned from a GIZ to a commercial zoning, being Large Format Retail Zoning, to better reflect its current consented and likely future uses.</p> <p>The submitter also considers that the GRZ within the western portion of the Site at 226 Evans Street is appropriate, it should extend further eastward to recognise the existing and resource consented environment, and provide for residential activities. The submitter considers the new boundary line should extend up to within 5m of the consented 'boundary' line of the Harvey Norman Warehouse to provide opportunity for amenity buffer planting between the two zones.</p>	<p>Rezone the eastern portion of the site at 226 Evans Street from General Industrial Zone to Large Format Retail Zone.</p> <p>Rezone the western portion of the site at 226 Evans Street from General Industrial Zone to General Residential Zone.</p> <p>[The extent of the requested rezoned LFRZ is to the east of the red line in the map below, while the GRZ is immediately to the west of the red line].</p> 	Accept
Foodstuffs South Island Limited	193.2	Planning Maps	Rezone		<p>The land at 11 Chalmers Street is zoned General Residential but has resource consent for a car park extension for the Highfield New World supermarket. Foodstuffs request the land be rezoned Local Centre Zone to align zoning of this land under the Proposed Plan with the land use that is authorised under the resource consent. The proposed rezoning will:</p> <ul style="list-style-type: none"> - not detract from the Timaru Town Centre; - acknowledge the land is no longer suitable for residential purposes; - encourages reinvestment and revitalisation; - support residential intensification in the area; - be consistent with the Timaru Growth Management Strategy. [Refer to original submission for full reason] 	<p>Rezone 11 Chalmers Street, Highfield, Timaru from Medium Density Residential Zone to Local Centre Zone.</p> <p>(as shown with black and white border in map below)</p> 	Accept
Foodstuffs South Island Limited	193.3	Planning Maps	Rezone		<p>The submitter purchased a 10m strip in order to widen the service at 18A Hobbs Street to provide more room for back-of-house operations at the supermarket in Northtown. The ODP zoned this land as Commercial Zone</p>	<p>Rezone the 10m strip of land at 18A Hobbs Street (adjacent to the Pak'n Save supermarket), from Medium Density Residential Zone to Local Centre Zone. (as shown labelled '1' in purple in map below).</p>	Accept

					but under the PDP that land is Medium Density Residential Zone. The submitter considers the zoning of this land should be Local Centre Zone to enable its use for supermarket activities.		
Venture Timaru	212.2	General	General	General	<p>The submitter is pleased to see some encouragement of housing diversity to occur -including inner/near city apartment/townhouse and in-fill and larger residential development. In particular, acknowledges and welcomes the areas mapped for future residential development and seek that the Council encourage and enables diversity of housing.</p> <p>Considers in the inner City or near the city, apartment and townhouse development should be further enabled.</p> <p>[Refer original submission for details]</p>	<p>No specific relief sought but requests that diversity of housing provision is encouraged by council within their enabling and regulatory environment when either in-fill or new residential developments are progressed.</p>	Accept in part
Te Pukenga - New Zealand Institute of Skills and Technology	215.2	Planning Maps	Rezone		<p>Opposes the Medium Density Residential Zone for the Timaru Campus consisting of Part Lot 1 DP 60138, Lot 2 DP 60138, and Lots 2 and 3 DP 399809. Considers the zone is not appropriate for the submitter's institution.</p> <p>[Refer to original submission for full reason].</p>	<p>1. Rezone Part Lot 1 DP 60138, Lot 2 DP 60138, and Lots 2 and 3 DP 399809 from Medium Density Residential Zone to Special Purpose Tertiary Education Zone with accompanying provisions as detailed within relief sought 215.3.</p> <p>If the above is not accepted,</p> <p>2. Rezone the Medium Density Residential Zone for Part Lot 1 DP 60138, Lot 2 DP 60138, and Lots 2 and 3 DP 399809 to Mixed Use Zone subject to the relief sought at 215.5 - 215.12.</p> <p>[Refer to Table 3 of the original submission for further information]</p>	Accept in part
Te Pukenga - New Zealand Institute of Skills and Technology	215.3	Special Purpose Zones	New		<p>Considers the Timaru Campus is not a small-scale non-residential activity and does not display the characteristics of the MRZ zone.</p> <p>Hence request the addition of a new Special Purpose Tertiary Education Zone, which includes supporting objectives, policies, and rules to enable the ongoing operation and development of tertiary education</p>	<p>Add a new Special Purpose Tertiary Education Zone which includes supporting objectives, policies, and rules as set out in Appendix 3 of the submission.</p>	Reject

					activities, also to align with the national planning standards.		
					[Refer to original submission for full reason].		
David Walter & Charlotte Marie Hussey	218.1	Planning Maps	Rezone		<p>Oppose the Rural Lifestyle Zone of 2, 4, 6, 12 Shaw Street and 6 & 6A Hislop Street which are small in size, fully serviced, with an urban amenity and are located across the road from the Medium Density Zone (MRZ). The properties are below the minimum site area of 5000 sq metres for new Lots referred to in the RLZ-R2 and are unable to achieve the yard setback required in the Rural Lifestyle Zone. A better graduation of zoning would be achieved to zone the lots subject to this submission as General Residential Zone.</p> <p>Considers that when RLZ is applied to the properties at 2, 4, 6 and 12 Shaw Street and 6 and 6A Hislop Street, none of the relevant zone standards can be met such as setbacks, site coverage and minimum lot size. The lots are too small to be included in this Zone.</p> <p>[Refer original submission for full reason].</p>	<p>Rezone 2, 4, 6 and 12 Shaw Street and 6 and 6A Hislop Street (as indicated in attached map) from Rural Lifestyle Zone to General Residential Zone.</p> <p>Shaw Street 2, 4, 6, 12 and Hislop Street 6 & 6A highlighted in yellow below.</p> 	Accept
Timaru City Centre Ratepayers Action Group	219.1	General	General	General	Supports the principle of the new zone names and the overarching principle of bringing the zoning names in line with nation-wide practice. However, the implications of how these zone changes affect property owners are not well illustrated in the PDP. The summary information is inadequate and such information has been requested previously at Draft District Plan stage.	Provide property owners with a comparison of how they will be affected by the changes, such as a simple analysis of what has changed with each zone transition and the potential implications for landowners (ie. a 'before' & 'after' comparison sheet showing what restrictions/rules have and have not changed between the old and the new zoning).	Reject
Timaru Civic Trust	223.1	General	General	General	Noticed that the commercial zone names has changed from the Operative Plan to the Proposed Plan. However, the implications of how these zone changes affect property owners are not well illustrated in the PDP. The summary information is inadequate and such information has been requested previously at Draft District Plan stage.	Provide property owners with a comparison of how they will be affected by the changes, such as a simple analysis of what has changed with each zone transition and the potential implications for landowners (ie. a 'before' & 'after' comparison sheet showing what restrictions/rules have and have not changed between the old and the new zoning).	Reject
Bidwill Trust Hospital	225.1	Special Purpose Zones	New		The submitter wants to ensure the hospital activities, which have a high level of community value continue to operate, develop and upgrade and are sustained and managed in a way that avoids or mitigates adverse effects on the environment. Accordingly, the submitter seeks a new a special purpose Hospital Zone (HOSZ) in the PDP to encompass the submitter's land and facilities.	<p>1. Amend the PDP to include a new Special Purpose Hospital Zone including:</p> <p>1. A set of objectives that achieve the following:</p> <ul style="list-style-type: none"> a. Address the zones purpose; b. for evolving demands, services and technological changes associated with the hospital facilities, and c. Seek to manage adverse effects; <p>2. Include a new suite of policies that:</p> <ul style="list-style-type: none"> a. Seek to enable hospital activities, 	Reject

					[Refer to original submission for full reason].	<p>b. Only allow compatible activities, c. Support the future growth of the zone, and d. Require high quality urban form and development;</p> <p>3. Include a supporting rule framework that manages land use and building and structure activities, such that:</p> <ol style="list-style-type: none"> Hospital activities are permitted, all other activities are discretionary, The maintenance and repair of buildings and structures is permitted, The demolition or removal of buildings and structures is permitted, Additions and alterations to buildings and structure are permitted if compliant with the associated standards, and Construction of new buildings and structures are permitted if compliant with the associated standards. <p>4. Include a complementary set of standards that address:</p> <ol style="list-style-type: none"> Maximum height of buildings and structures, Height in relation to boundary, Building setbacks, Building coverage. <p>AND</p> <p>2. Rezone 53 Elizabeth Street to Special Purpose Hospital Zone;</p>	
Ryman Healthcare Limited	226.1	General	General	General	Supports the Retirement Villages Association of New Zealand submission in order to prevent the Proposed District Plan from having a significant impact on the provision of housing and care for Timaru's growing and ageing population. The proposed changes may delay necessary retirement and aged care accommodation in the area.	Relief sought as per the Retirement Villages Association of New Zealand submission; AND Recognise that the PDP could have a significant impact on the provision of housing and care for Timaru's growing ageing population.	Accept in part
The Retirement Villages Association of New Zealand Incorporated	230.10	General	All zones	New	Submitter seeks to introduce a new objective to all zones that provide for residential activity that address the NPS-UD and better enables the provision of a diverse range of retirement housing and care options in the District	<p>Amend the PDP to include the below new policies in all zones that provide for residential activity:</p> <p><u>P# - Changing Communities</u></p> <p><u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the zone will change over time to enable a variety of housing types with a mix of densities.</u></p> <p><u>P# Larger Sites</u></p> <p><u>Recognise the intensification opportunities provided by larger sites within the medium density residential zone by providing for more efficient use of those sites.</u></p> <p><u>P# - Provision of housing for an ageing population</u></p> <ol style="list-style-type: none"> <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the medium density residential zone, such as retirement villages.</u> <u>Recognise the functional and operational needs of retirement villages, including that they:</u> <ol style="list-style-type: none"> <u>May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> 	Accept in part

						<p><u>P# Role of density standards</u></p> <p><u>Enable the density standards to be utilised as a baseline for the assessment of effects of developments.</u></p>	
The Retirement Villages Association of New Zealand Incorporated	230.1	General	General	General	<p>Submitter generally supports specific provisions in the PDP that:</p> <ol style="list-style-type: none"> 1. Ensure a more consistent, targeted approach to planning for retirement villages and their unique attributes; 2. Recognise that aspects of retirement village activities differ from typical residential activities; and 3. Provide mechanisms to enable the well-planned and intensive development of a variety of accommodation opportunities for the elderly within the District. 	Not specified.	Accept in part
The Retirement Villages Association of New Zealand Incorporated	230.11	General	All zones	New	<p>The Submitter supports in principle the inclusion of retirement village specific rules with a permitted/restricted discretionary activity status.</p> <p>The submitter considers the matters of discretion should be guided by the Enabling Housing Act.</p> <p>The submitter further considers that public notification for retirement village is an overly cautious approach and considers public notification should be precluded and limited notification should be restricted for retirement villages.</p>	<p>Amend the PDP to include the below new rules in all zones that provides for residential activity:</p> <p><u>R1 Retirement Villages, excluding the construction of buildings</u></p> <p><u>Activity status: Permitted.</u></p> <p><u>R2 Construction of buildings for a Retirement Village</u></p> <p><u>Activity status: Restricted Discretionary Matters of discretion are limited to:</u></p> <ol style="list-style-type: none"> 1. <u>The effects arising from exceeding any of the following standards: S1 -S4 and excluding a non-compliance that does not trigger limited notification.</u> 2. <u>The effects arising from exceeding any of the following standards: S4 -S8.</u> 3. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> 4. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> 5. <u>When assessing the matters in (1), (2) and (3), consider:</u> <ol style="list-style-type: none"> a. <u>The need to provide for efficient use of larger sites.</u> b. <u>The functional and operational needs of the retirement village.</u> 6. <u>The positive effects of the construction, development and use of the Retirement Village.</u> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p> <p><u>Notification status:</u></p> <p><u>An application for resource consent made in respect of rule GRZ-R2 is precluded from being publicly notified.</u></p> <p><u>An application for resource consent made in respect of rule GRZ-R2 that complies with S1-S4 is precluded from being limited notified.</u></p>	Accept in part
The Retirement Villages Association of New Zealand Incorporated	230.2	General	General	General	<p>Considers the PDP, as it relates to retirement villages:</p> <ol style="list-style-type: none"> 1. Will not promote the sustainable management of natural and physical resources; 2. Will not promote the efficient use and development of natural and physical resources; 	<ol style="list-style-type: none"> 1. Request a new planning framework for retirement village including new Objective, Policies, Rules, standards and definitions in all zones that provides for residential activities. Detail of request provisions are set out in Appendix 2 of the submission (detailed in points 230.9 - 230.21); and 2. Any alternative or consequential relief to address the RVA's concerns, including amendments or deletion of any objectives, policies and rules to better enable retirement villages in the Timaru Proposed District Plan. 	Reject

					<p>3. Is contrary to good resource management practice;</p> <p>4. Does not comply with the requirements of section 32 of the RMA, particularly in that the provisions are not the most appropriate means of achieving the relevant plan objectives having regard to their efficiency and effectiveness and taking into account benefits, costs and risks;</p> <p>5. Does not provide a planning framework that adequately provides for retirement villages taking into account their functional and operational needs and effects; and</p> <p>6. Is otherwise inconsistent with the relevant provisions of the RMA, including the purposes and principles of the RMA under Part 2.</p>	[Refer original submission for full relief sought]	
The Retirement Villages Association of New Zealand Incorporated	230.9	General	All zones	New	Submitter seeks to introduce a new objective to all zones that provide for residential activity that address the NPS-UD and better enables the provision of a diverse range of retirement housing and care options in the District	<p>Amend the PDP to include the below new objective in all zones that provide for residential activity:</p> <p><u>O# Aging Population</u></p> <p><u>Recognise and enable the housing and care needs of the aging population.</u></p>	Reject
Willowridge Developments Limited	235.1	Planning Maps	Rezone		<p>Considers the Neighbourhood Centre zoning of these properties are not appropriate, as with an elevated prominent position at the entrance to the showgrounds development and with the signalisation of the junction at Grants/Evans Road, should be Local Centre Zone. The current Neighbourhood Centre Zone is more suited to only serve the day-to-day convenience needs of the surrounding residential neighbourhood. But the LCZ would provide the opportunity to redevelop the site in a manner more consistent with the volume of traffic and character of the area.</p> <p>[See original submission for full reason].</p>	<p>1. Rezone 192, 194, 196, 204, 206 and 208 Evans Street and 4 Grants Road (legally described as Lot 1 DP19425, Lot 1 DP 15285, Lot 1 DP29051) from Neighborhood Centre Zone to Local Centre Zone;</p> <p>OR</p> <p>2. alternative relief of similar effect.</p>	Reject
Aitken, Johnston, and RSM Trust	237.5	Planning Maps	Rezone		Opposes the proposed General Residential Zoning for 27 Hally Terrace, Temuka as it reduces the scope for commercial use of the land. The property is zoned Commercial 1 (C1) in the Operative District Plan.	<p>Rezone 27 Hally Terrace from General Residential Zone to Town Centre Zone. AND</p> <p>Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.</p>	Reject
Aitken, Johnston, and RSM Trust	237.9	Planning Maps	Rezone		Opposes the General Residential Zoning placed on 168 King Street, Temuka as it reduces the scope for commercial use of land and given the prior underlying zoning it should be included within the Town Centre Zone. The property is zoned Commercial 1 (C1) in the Operative District Plan.	<p>Rezone 168 King Street, Temuka from General Residential Zone to Town Centre Zone. AND</p> <p>Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.</p>	Accept
Woolworths New Zealand Limited	242.1	General	General	General	The submitter notes that the PDP as notified takes a 'centres' approach. Generally support the 'centres hierarchy' approach but considers the notified approach is not adaptive nor responsive to evolving supermarket retailing.	<p>1. Amend the PDP to address the submitter's concerns to ensure the PDP be adaptive and responsive to evolving supermarket retail to achieve the best outcomes for the District and its communities. Such as providing a "centre plus" approach, or a consenting pathway if the 'centre plus' approach is not adopted.</p> <p>AND</p>	Accept in part

				<p>The submitter supports a ‘centres plus’ approach to achieve the best outcomes for the City and its communities. To achieve so, the submitter considers below activity status for supermarkets are appropriate:</p> <p>a. Permitted in all Centre zones;</p> <p>b. Restricted Discretionary in the Mixed-Use zone for larger- scale supermarkets;</p> <p>c. Discretionary in the General Industrial zone and General Residential zone.</p> <p>The submitters considers the PDP would limit future re-zoning of land for commercial and mixed use purpose and result in an insufficient land supply. If this approach is not changed through the PDP process, the submitter considers the PDP should enable supermarket activities through a consenting pathway. This will include amending the plan to:</p> <p>1. Establish parameters for consenting assessment relative to what constitutes appropriate out-of-centre activity;</p> <p>2. How supermarkets can be appropriately consented in Zones other than Centre Zones;</p> <p>3. Amend the Strategic Directions to provide a positive framework for establishing new business zoned land;</p> <p>4. Establishing enabling and flexible provisions for commercial activities, especially supermarkets in urban zones.</p> <p>[Refer original submission for full reason]</p>	<p>2.One way to address the sbumitter’s relief sought is per detailed on specific provisions below.</p> <p>AND</p> <p>3. Any necessary consequential relief to give effect to the submission.</p>	
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Table B11 – Definitions

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Ara Poutama Aotearoa, The Department of Corrections	239.2	Definitions	Definitions	Residential Activity	Considers that the definition is consistent with the wording provided for in the National Planning Standards. Residential accommodation activities, are an important component of the reintegration process for people under the submitters. It enables people and communities to provide for their social and cultural well-being and for their health and safety.	Retain the definition of Residential Activity as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.3	Definitions	Definitions	Residential Unit	Considers that the definition is consistent with the wording provided for in the National Planning Standards. It is supported as these are an important component of the reintegration process for people under the submitters care.	Retain the definition of Residential Unit as notified.	Accept
Kāinga Ora	229.6	Definitions	Definitions	Supported residential care activity	Supports this definition as it captures activities which are necessary.	Retain definition of Supported Residential Care Activity as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.5	Definitions	Definitions	Supported Residential Care Activity	Considers that the definition of “residential activity” entirely captures ‘supported residential care activities’ and both definitions encapsulate supported residential care services provided by the submitter. i.e. people living in a residential situation, who are subject to support and/or supervision. However, should Council disagree with the above interpretation, the definition of “supported residential care activity”, and the associated provisions should be retained as notified.	Retain the definition of “ Supported Residential Care Activity , if the Council does not consider the definition of “residential activity” captures the supported accommodation activities provided by the submitter.	Accept in part
Fire and Emergency New Zealand	131.1	Definitions	Definitions	Emergency Services Facility	Supports the provision of a specific definition for emergency service facilities which includes fire stations and any ancillary facilities on a site. However request the note be removed.	Amend the definition of Emergency Services Facility as follows: <i>means fire stations, ambulance stations, police stations and associated ancillary facilities. Note: this definition is a subset of 'Community Facility'.</i>	Reject
Harvey Norman Properties (N.Z.) Limited	192.10	Definitions	Definitions	New	A specific definition of drive-through restaurant is sought, as this use is considered to be appropriate in the LFRZ. It needs to be defined separately from the other food and beverage activities that are not considered suitable within this zone.	Add a new definition for Drive-through restaurant as follows: <u>Drive-through restaurant</u> <u>Means any land and/or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe and/or playground area</u>	Reject
Bidwill Trust Hospital	225.7	Definitions	Definitions	New	Seeks a new definition of ‘hospital’ be included in the PDP to support the implementation of the proposed new HOSZ and / or the proposed new rule and policy in the MRZ.	Add a new definition as follows: <u>Hospital</u> <u>means areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.</u>	Reject
Te Pukenga - New Zealand Institute of Skills and Technology	215.1	Definitions	Definitions	New	Request to add a new definition of Tertiary Education Activity to support the existing definition of Educational Facility. [Refer to original submission for full reason].	Add a new definition of Tertiary Education Activity as follows: <u>Tertiary Education Activity</u> <u>The use of land and/or buildings for the purpose of the facilitating tertiary education, training, development, and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural,</u>	Accept

						<u>commercial, community, staff and student facilities, conferencing, accommodation, retail and recreational activities.</u>	
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