

PART 27A RULE 27A – RESIDENTIAL 2 ZONE

For the avoidance of doubt, and notwithstanding the rules which follow, all activities (or applications for consent for such activities) must also comply with such other provisions as may affect the activity or site and which are specified in Parts 7, 8, 10, 11, 12, 15, 22, 26, 50, 51, 52, 53 and 54 of this Plan. Where the activity involves the use of a SIGN erected on private property, the SIGN shall be consistent with matters set out in Rule 15.4.

Refer to Part 27B for the MEDIUM DENSITY HOUSING provisions and Part 29D for the NEIGHBOURHOOD CENTRE provisions.

27A.1 PERMITTED ACTIVITIES – RESIDENTIAL 2 ZONE

The activities listed below are *Permitted*, and do not require a resource consent if they comply in all respects with Rule 27A.5 (Development Standards) and Rule 27A.6 (PERFORMANCE STANDARDS).

Note: For the activity status of activities within a NEIGHBOURHOOD CENTRE refer to Part 29D.

(NOTE: Within the following list, the words in CAPITALS are defined in Rule 50)

1. One DWELLING HOUSE (and accessory BUILDINGS) per LOT except:
 - for LOTS identified on a Structure Plan (and further defined in RULE 29D.1) for the DEVELOPMENT of a NEIGHBOURHOOD CENTRE.
2. HOME OCCUPATIONS complying with RULE 27.6.3.1;
3. CHILD CARE AND LEARNING CENTRES meeting all of the following prerequisites:
 - not on a rear site;
 - not with the main vehicular access to a no-exit ROAD;
 - not exceeding 200m² total GROSS FLOOR AREA
4. COMMUNITY FACILITIES meeting all of the following prerequisites:
 - not on a rear site;
 - not with the main vehicular access to a no-exit ROAD;
 - not exceeding 250m² total GROSS FLOOR AREA;
 - not exceeding 2000m² SITE area.
5. One SHOW HOME on a SITE meeting all the following prerequisites:
 - not on a rear site;
 - not with the main vehicular access to a no-exit ROAD;
 - for a demonstration period not exceeding 12 months.
6. Provided that they comply with the Development Standards and PERFORMANCE STANDARDS specified in Rules 27A.5 and Rule 27A.6, the following are also permitted activities in a “Town Centre Overlay Area” (refer Planning Maps 105):
 - CHILD CARE AND LEARNING CENTRES not exceeding 400m² total GROSS FLOOR AREA
 - COMMUNITY FACILITIES not exceeding 400m² total GROSS FLOOR AREA
 - HEALTH CENTRES not exceeding 400m² total GROSS FLOOR AREA
 - VETERINARY CENTRES not exceeding 400m² total GROSS FLOOR AREA
 - DAIRY or RETAILING ACTIVITIES no greater than 200m² total GROSS FLOOR AREA on a SITE that has a common boundary with the *Business Zone*.

7. Swimming pools ancillary to any lawfully-established activity
8. FARMING
9. HORTICULTURE

27A.2 RESTRICTED DISCRETIONARY ACTIVITIES – RESIDENTIAL 2 ZONE

- i. *Restricted Discretionary* activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- ii. Applications will be assessed in terms of the matters set out in Rule 27A.8, and any conditions of consent will only relate to those matters.
- iii. The information submitted with the application must be in terms of Rule 52 but only to the extent needed to enable a thorough assessment in terms of Rule 27A.8. The application must also clearly demonstrate compliance with any stated standards applicable to the activity.
- iv. Except as provided for by Section 94C of the Resource Management Act 1991, applications for Restricted Discretionary Activities will be considered without notification.
- v. Except as provided for by Section 94C of the Resource Management Act 1991, applications for Restricted Discretionary Activities relating to Rules 27A.5.5.3, 27A.5.7, 27A.5.8, 27A.5.9, 27A.5.11, 27A.5.12 and 27A.5.13 will be considered without notification or the need to obtain approval of, or serve notice on, affected persons.
- vi. The activities listed below are *Restricted Discretionary* activities in the *Residential 2 Zone*.

Note: For the activity status of BUILDINGS for NEIGHBOURHOOD CENTRES refer to Part 29D and for MEDIUM DENSITY HOUSING refer to Part 27B.

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50)

1. Activities which are otherwise permitted activities that do not comply with one (but no more than one) of the Development Standards in Rule 27A.5, except for:
 - i) 27A.5.2 Density for DWELLING HOUSES
2. Bridges for pedestrians and/or vehicles.
3. BUILDINGS located outside a SPECIFIED BUILDING AREA or other restrictions on location or HEIGHT identified on a certificate of title where located within 12 to 32 metres either side of the centreline of a National Grid Transmission Line designed to operate at or above 110kv (as shown on the Plan Maps).
4. The construction of any BUILDING on a SITE within a Structure Plan Area, where the SITE existed at the date of notification of the relevant Plan Change (which introduced that Structure Plan) and where a structural element of a Structure Plan is located within that SITE.

Council has restricted the exercise of its discretion to consideration of the potential adverse effects on the achievement of any structural elements of a Structure Plan.

Refer 27A.8.3 for Assessment Criteria.

27A.3 DISCRETIONARY ACTIVITIES – RESIDENTIAL 2 ZONE
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- i. *Discretionary* activities require a resource consent, and the consent may be granted (conditionally or unconditionally) or refused. An application must be submitted in the prescribed format (available from the Council).
- ii. Applications will be assessed in terms of the matters set out in Rule 53, but the Council will first consider the standards and assessment criteria applicable to *Permitted* and *Restricted Discretionary* activities in the Zone.
- iii. The information submitted with the application must be in terms of Rule 52.
- v. An application for a *Discretionary* activity may be considered without public notification where Council so determines in terms of Section 93 and 94 of the Act. (This is a *non-notified* application in terms of the Act).
- v. The activities listed below are *Discretionary* activities in the *Residential 2 Zone*.

Note: For the activity status of NEIGHBOURHOOD CENTRES refer to Part 29D and for MEDIUM DENSITY HOUSING refer to Part 27B.

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50)

1. An otherwise Permitted Activity not complying with two or more Development Standards listed in Rule 27A.5.
2. An otherwise Permitted Activity not complying with the PERFORMANCE STANDARDS listed in Rule 27A.6.
3. An otherwise Permitted Activity not complying with Rule 27A.5.2 (Density for DWELLING HOUSES)
4. CHILD CARE AND LEARNING CENTRES, COMMUNITY FACILITIES and HEALTH CENTRES not provided for as Permitted Activities in the Town Centre Overlay Area (Refer Planning Maps 105).
5. SPECIAL HOUSING DEVELOPMENTS.
6. TRAVELLERS' ACCOMMODATION.
7. HOME OCCUPATIONS not complying with Rule 27.6.3.1 provided that the sale of goods is limited to those activities in Rule 27.6.3.1(v).
8. DWELLING HOUSE(S), MEDIUM DENSITY HOUSING, RESIDENTIAL BUILDINGS located at GROUND LEVEL or preceding the construction of a NEIGHBOURHOOD CENTRE on a SITE identified for such a centre on an approved subdivision scheme plan.
9. GREENHOUSES that are not an accessory BUILDING or ancillary activity of the DWELLING HOUSE

27A.4 NON-COMPLYING ACTIVITIES – RESIDENTIAL 2 ZONE

- i. *Non-complying* activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- ii. Applications will be assessed in terms of the matters set out in Rule 53, and where consent is granted, conditions of consent may be imposed.
- iii. The information submitted with the application must be in terms of Rule 52.
- iv. The activities listed below are *Non-complying* activities in the *Residential 2 Zone*.

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50)

1. Any activity not provided for by Rules 27A.1, 27A.2, or 27A.3 above.
2. BUILDINGS and structures within 12 metres either side of the centreline of a national grid transmission line designed to operate at or above 110kv (as shown on the Plan Maps).
3. EARTHWORKS within 12 metres from the outer edge of the visible foundation of any transmission tower for a national grid transmission line designed to operate at or above 110kv (as shown on the Plan Maps).

27A.5 DEVELOPMENT STANDARDS FOR ALL ACTIVITIES – RESIDENTIAL 2 ZONE
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- A. All activities in the *Residential 2 Zone* shall be required to meet the standards set out in this Rule unless they:
- i. have a resource consent to depart from any one or more of the standards; or
 - ii. are departed from in accordance with any exemption provisions within the particular clause.
 - iii. are a MEDIUM DENSITY HOUSING DEVELOPMENT and the standards of 27B.5 apply.
 - iv. are a NEIGHBOURHOOD CENTRE and the standards of 29D.6 apply.
- B. Unless otherwise stated, these standards shall be satisfied prior to commencement of the activity or occupation of the structure, notwithstanding that a building consent or other approval may have been obtained.

27A.5.1 DELINEATED AREA /NOTIONAL LOT

A delineated area / *notional lot* of at least 450m² shall be provided for each permitted DWELLING HOUSE. Such delineated area / *notional lot* shall be shown on plans submitted to Council in support of a building or resource consent application. It shall be retained for the exclusive use of the occupier and comprise the DWELLING HOUSE, required parking, private open space but no common driveway or manoeuvring area.

Exemption

1. MEDIUM DENSITY HOUSING

Explanation

The requirement for a delineated area is intended to ensure sufficient space around a single dwelling house where a specific design is unable to be considered.

27A.5.2 DENSITY FOR DWELLING HOUSES

1. The maximum density is 1 dwelling house per site.

Explanation

This standard sets a maximum density requirement intended to maintain a reasonably spacious character through the whole Zone, while recognising the appropriateness of maximising opportunities to live in a Town Centre and around selected RESERVES and NEIGHBOURHOOD CENTRES.

27A.5.3 MAXIMUM HEIGHT

The maximum HEIGHT of BUILDINGS shall be 8 metres.

Refer to definitions of "BUILDING" and "HEIGHT", Rule 50.

Explanation

Controls limiting height are intended to reflect the typical characteristics of the areas to which they have been applied. A permitted maximum building height of 8m is consistent with other residential areas in Franklin, and enables the construction of a two storey dwelling house.

Buildings and structures that are over the height limit can be perceived as out of scale with their surroundings and can overshadow and visually dominate adjoining properties. However, a greater height may be appropriate, particularly for developments on sites large enough to contain any adverse effects within the site (resource consent would be required for this).

27A.5.4 HEIGHT IN RELATION TO BOUNDARY

(Refer to "BUILDING" and "HEIGHT", Rule 50)

No BUILDING or part thereof shall exceed a HEIGHT equal to 3 metres plus the shortest horizontal distance between that part of the BUILDING and any SITE boundary, provided that for boundaries or parts of boundaries that are within the *southern quarter* as defined by Diagram 27.A, this formula shall be applied using a figure of "2.5" instead of "3.0" metres. Provided further that:

1. No account shall be taken of radio and television AERIALS, solar heating devices and chimneys (not exceeding 1.1m in any horizontal direction), provided such structures are located at least 1m from each SITE boundary.
2. This rule shall not apply:
 - a) to the length of the common wall between abutting BUILDINGS.
 - b) to boundaries where the abutting SITE is zoned Business Zone, Light Industrial Zone or Industrial 2 Zone.
 - c) Where the written consent/s of the owners and occupiers of the abutting sites or notional lots that would be directly affected by the encroachment have been obtained.
3. Where the land abutting a site boundary is part of an entrance strip, right of way, access lot or public pedestrian accessway the far boundary of that land shall be deemed to be the site boundary for the purposes of this standard.

Explanation

This standard ensures that a building on one site does not unduly restrict the admission of daylight or sunlight to an abutting property. Sunlight and daylight are fundamental to living amenity, and can be used in house designs to reduce reliance on reticulated energy sources such as electricity and gas. The effectiveness of the standard will depend on terrain and the orientation of sites. The standard also maintains the character of residential streets by ensuring that the building's bulk does not visually impose on the streetscape.

27A.5.5 YARDS

1. FRONT YARD and ROAD and RESERVE Interface
 - a) Minimum FRONT YARD: 5 metres,
except that:
 - i. the FRONT YARD along Helenslee and Munro Road, Pokeno shall be 8 metres;
 - ii. on any SITE located wholly within the Town Centre Overlay Area (Refer Planning Maps 105) the FRONT YARD shall be 3 metres.
 - b) Garages must be set back at least 6m from the front boundary.
 - c) Fences on a ROAD or RESERVE boundary, or between the ROAD boundary and the closest BUILDING on the SITE, shall not exceed 1.2 metres in HEIGHT and shall not be close-boarded or of similar solid construction.
 - d) On SITES where ROAD widening or formation is proposed (refer Appendix 4 of the PLAN) the FRONT YARD shall be measured after ROAD widening.
2. SIDE and REAR YARDS
 - a) Minimum REAR YARD: 3 metres
 - b) Minimum SIDE YARD: 1.5 metres

- c) All yards on REAR SITES shall be REAR YARDS.
 - d) Fences on SIDE or REAR YARD adjoining a RESERVE or pedestrian accessway or link shall not exceed 1.2m in HEIGHT.
3. Riparian YARD

The minimum distance between any BUILDING and the edge of a stream identified as “perennial stream requiring riparian margin” on a Structure Plan (refer Part 54) shall be 20 metres.
 4. Rural YARD

The minimum distance between any BUILDING and the boundary of the Rural Zone shall be 10 metres.
 5. State Highway YARD

The minimum distance between any BUILDING and the legal boundary of a State Highway shall be 20 metres.
 6. North Island Main Trunk Rail Line YARD

The minimum distance between any BUILDING and the nearest edge of a track of the North Island Main Trunk Rail Line shall be 20 metres.

Explanation

The FRONT YARD control pertains to the public face of any DEVELOPMENT - i.e. where it relates to the public street. The intention is to maintain an appropriate relationship between all built DEVELOPMENT and the street. A larger FRONT YARD is utilised along the rural interface of the Structure Plan area to contribute to achieving a more spacious character.

Avoiding visual dominance of street elevations and RESERVES by preventing high front fences will contribute to pedestrian and public amenity. Utilising only low (or no) front fences will assist both public experience and public safety by enabling informal visual surveillance from the DWELLING HOUSE to the street.

In some situations it may be appropriate to consider other solutions, for example where houses are located on the southern sides of roads or reserves on corners it may be appropriate for the limitation on fencing height to be relaxed across part of the frontage to enable greater on-site privacy. Where fences are used, close-boarded timber fencing is not contemplated by the RULE.

The Rear and Side Yards RULES are intended to provide conventional separation between DWELLING HOUSES.

The Riparian YARD maintains separation of BUILDINGS from the streams. The purpose of this YARD is to reduce the impact of activities on water quality and water flows and in particular to provide a permeable area between the streams and impermeable surfaces.

There may be circumstances where the Riparian YARD can be reduced due to site characteristics.

The Rural YARD maintains separation of BUILDINGS from the adjoining rural area, and is intended to maintain a transition in built scale and density.

The purpose of the State Highway and NIMT Rail Line Yards is to provide sufficient space for suitable NOISE attenuation measures and landscaping.

27A.5.6 MAXIMUM BUILDING COVERAGE

The maximum total BUILDING COVERAGE per SITE shall be 35% of the NET AREA, provided that:

1. For the area identified in a Structure Plan Area as “Residential Large Lot Size Overlay” (Refer Planning Maps 105) the maximum BUILDING COVERAGE shall be 20% of the NET AREA.

Explanation

Building coverage controls manage the intensity and scale of development in a neighbourhood - the general relationship between building bulk and open space.

Visual and scale effects related to infringement to building coverage are likely to be more perceptible on smaller sites with greater visibility from adjoining properties and public spaces. In other situations it may be appropriate to allow greater levels of coverage, particularly where the design is considered comprehensively.

27A.5.7 MINIMUM PERMEABLE AREA

A minimum of 30% of NET AREA shall be retained as a permeable surface.

Explanation

This control is intended to enable sufficient space on-site to achieve useable outdoor spaces for residents to maintain amenity in the area, and to encourage stormwater soakage and reduce runoff.

27A.5.8 ON-SITE PARKING AND POSITION OF VEHICLE CROSSINGS

1. On-site Parking

Section 51 of the PLAN applies.

2. Position of Vehicle Crossings

- a) Vehicle crossings are to be located so as not to remove any formed on-street car parking bays.
- b) Any street trees required to be removed must be reinstated, relocated or replaced.

3. Vehicle Crossings

- a) Section 51 of the PLAN applies.
- b) 6 metre spacing between crossings required on one side of the vehicle crossing.

Explanation

Inadequate on-site provision of parking can result in adverse amenity effects arising from vehicles parked on streets and berms.

It may be appropriate to exercise discretion in situations where a SITE is located particularly close to public transport, or a Town Centre, or where additional off-SITE parking has been (or will be) provided as part of an integrated development.

The purpose of the vehicle crossing rule is to ensure that vehicle crossings are located so as to retain vehicle parking bays constructed within the Road, on-street car parking where this is unformed and to maintain the subservience of vehicle crossings to footpath space. Where consent is required the applicant will be expected to locate and reinstate the on-street car parking bay.

27A.5.9 SETBACK FROM WATER

Rule 27.6.1.10 of the PLAN applies, except where modified by 27A.5.5.3 Riparian YARD

27A.5.10 SWIMMING POOLS

Rule 27.6.1.12 of the PLAN applies.

27A.5.11 Aerials

Rule 27.6.1.13 of the PLAN applies.

27A.5.12 OUTDOOR LIVING COURT

Rule 27.6.1.16 of the PLAN applies.

27A.5.13 STORMWATER MANAGEMENT – VOLUME CONTROL

Rule 27.6.1.18 of the PLAN applies.

27A.6 PERFORMANCE STANDARDS FOR ALL ACTIVITIES – RESIDENTIAL 2 ZONE
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- A. All activities in the *Residential 2 Zone* shall be required to meet the standards set out in this Rule unless they:
- have a resource consent to depart from any one or more of the standards; or
 - are departed from in accordance with any exemption provisions within the particular clause.
- B. Unless otherwise stated, these standards shall be satisfied prior to commencement of the activity or occupation of the structure notwithstanding that a building consent or other approval may have been obtained.

27A.6.1 NOISE

1. The NOISE level measured within the boundary of a SITE zoned Residential 2 shall not exceed:

Area	The noise level measured within the boundary of a site within the area described in column 1 of this table shall not exceed the following limits:		
	7.00am – 10.00pm	10.00pm – 7.00am	
	(dBA L _{eq})	(dBA L _{eq})	dBA L _{max}
High Background Noise Area (refer Planning Maps 107)	55	45	75
All other areas	50	40	70

Except that the NOISE limits do not apply to construction NOISE, or NOISE generated by the operation and maintenance of the State Highway, and may be exceeded by intermittent NOISE associated with normal HOUSEHOLD activity e.g. lawn mowing undertaken at reasonable times during the day.

2. HABITABLE ROOMS in a DWELLING HOUSE or RESIDENTIAL BUILDING that is within the area shown on Planning Maps 107 as “Background Noise Area” and “High Background Noise Area” shall be designed and constructed such that:
- The noise level resulting from traffic shall not exceed:
 - 45dBAL_{eq(24hour)} in any habitable room; and
 - 35dBAL_{eq(9hour)} from 10.00pm to 7.00am in any bedroom.
 - The noise level resulting from trains shall not exceed:
 - 35dBAL_{eq(1hour)} in bedrooms; and
 - 45dBAL_{eq(1hour)} in any habitable rooms.
 - The internal NOISE levels shall be achieved with ventilation windows open and with any mechanical ventilation required to ventilate the rooms in accordance with the Building Code, switched on.
3. Acoustic design in relation to Rule 27A.6.1.2 shall be based on the traffic flows predicted for the road 10 years after the construction of the BUILDING.
4. Compliance with Rule 27A.6.1.2 shall be demonstrated by the provision of an acoustic design report from a suitably qualified and experienced acoustic engineer confirming that the BUILDING to be constructed is designed to achieve the above NOISE levels.
5. The NOISE standards do not apply to the construction or maintenance of BUILDINGS or the DEVELOPMENT of land.

6. The NOISE levels shall be measured and assessed in accordance with the requirements of NZS 6801: 2008 Measurement of Environmental Sound and NZS 6802: 2008 Environmental Noise respectively, or any standards that supersede these standards.
7. The NOISE shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1 or any standard that supersedes that standard.

Explanation

To ensure a good acoustic environment and to support residential amenity and wellbeing, maximum allowable levels of NOISE are applied to the zone.

Some residential areas are adjacent to State Highway 1, other roads and the NIMT rail corridor, which are expected to be sources of elevated background noise. In order to ensure that residents do not suffer adverse effects in relation to their health, safety and amenity from exposure to unacceptable noise levels and to ensure efficient operation of the networks, the rules require acoustic treatment of DWELLING HOUSES or RESIDENTIAL BUILDINGS (in addition to other methods) in these locations (Refer Planning Maps 107).

27A.6.2 LIGHT SPILL

1. Any activity shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on a LOT boundary.
2. Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments; Instruments or standards adopted by Council that supersede those stated above will be used in place of the instruments/standards.
3. All outdoor lighting shall be directed away from ADJOINING PROPERTIES.

Explanation

The rules reflect the need to control these adverse effects of light spill and glare within residential environments.

27A.7 STANDARDS FOR SPECIFIC ACTIVITIES – RESIDENTIAL 2 ZONE

27A.7.1 REQUIREMENTS FOR HOME OCCUPATIONS

Rule 27.6.3.1 of the PLAN applies.

<p>27A.8 ASSESSMENT OF RESTRICTED DISCRETIONARY ACTIVITIES – RESIDENTIAL 2 ZONE</p>
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- A. The *Restricted Discretionary* activities listed in Rule 27A.2 will be assessed in terms of the following matters, and conditions of consent will only relate to these matters (or such other matters as the Act provides).
- B. Sufficient information shall be submitted to ensure that these matters can be fully evaluated with respect to the proposal:
1. Activities which are otherwise Permitted that infringe no more than one of the standards listed in Part 27A.5.
 - a) The extent of the specific effects with reference to the explanation of the relevant standard. Council may impose conditions in relation to these.
 2. Bridges
 - a) Whether the structure is of an appropriate design and appearance to maintain residential amenity.
 - b) Whether the structure includes measures to avoid, remedy or mitigate noise from vehicle movements on surrounding residential areas.
 3. When assessing an application for a Restricted Discretionary Activity for a BUILDING located outside a SPECIFIED BUILDING AREA identified on a certificate of title where located within 12 to 32 metres either side of the centre line of a national grid transmission line, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:
 - The location of any BUILDING or DEVELOPMENT and whether they will inhibit the safe and efficient operation of the national grid, or result in adverse effects on people's health and safety including:
 - i. The ability for emergency maintenance and inspection of the transmission lines, including support structures, and the minimising of risk of injury or property damage from or to such lines;
 - ii. The extent to which any BUILDINGS, structures, construction activities, mobile plant or EARTHWORKS could affect transmission lines and support structures;
 - iii. The ability to comply with the New Zealand Electrical Code of Practice of electrical safety distances (NZECP:34 2001);
 - iv. The nature and location of tree/vegetation, planting near the transmission lines and support structures and the ability to comply with the Electricity (Hazards from Trees) Regulations 2003;
 - v. The extent to which the proposal could constrain the operational needs of the national grid; and
 - vi. The outcome of any consultation with the line operator.

Advice Note: All EARTHWORKS, including the use of mobile plant, must comply with the requirements of the New Zealand Electrical Code of Practice 34:2001 (NZECP34:2001).

Advice Note: Consultation with Transpower New Zealand Ltd (or its successor) is advised when considering construction within 32 metres of a high voltage electricity transmission line. The New Zealand Electrical Code of Practice NZECP: 34 contains restrictions on the location of structures in relation to lines.

4. The construction of any BUILDING on a SITE within a Structure Plan Area, where the SITE existed at the date of notification of the relevant Plan Change (which introduced that Structure Plan) and where a structural element of a Structure Plan is located within that SITE.

Whether the design and layout of the proposed BUILDING, access, Earthworks and associated DEVELOPMENT will prejudice the achievement of the structural element of the Structure Plan within that SITE or (where relevant) the connection or co-ordination of the structural element with development on adjoining sites.

Note: For the assessment criteria for NEIGHBOURHOOD CENTRES refer to Part 29D and for MEDIUM DENSITY HOUSING refer to Part 27B.

27A.9 ASSESSMENT OF DISCRETIONARY ACTIVITIES – RESIDENTIAL 2 ZONE

Applications for Discretionary Activity Resource Consent will be assessed with regard to the following matters (to the extent that they are relevant):

- a) The assessment criteria for Restricted Discretionary Activities (RULE 27A.8);
- b) The matters identified in Part 53 of the PLAN;
- c) Whether any adverse effects on the environment will be satisfactorily avoided, remedied or mitigated;
- d) Whether the scale and intensity of the DEVELOPMENT and use is such that the adverse effects on the amenity and character of the surrounding area will be minor;
- e) Whether the DEVELOPMENT can be adequately serviced for stormwater (having regard to the recommendations of an adopted Stormwater Catchment Management Plan and/or an approved stormwater discharge consent), wastewater, water supply and utilities.
- f) Whether any DEVELOPMENT involving residential activities is in accordance with the Design Assessment Criteria in Appendix 27B.1 and Appendix 29D.1 (to the extent that these criteria are relevant);
- g) Whether any residential DEVELOPMENT (other than above GROUND LEVEL) on land identified on an approved subdivision scheme plan for a NEIGHBOURHOOD CENTRE, will preclude the construction of an appropriately-sized centre, having regard to the ultimate size of the catchment that the centre can service, and the land area required to accommodate the centre;
- h) Whether the DEVELOPMENT is consistent with the objectives and policies of Part 19 of the Plan (to the extent that they are relevant);
- i) Whether the DEVELOPMENT is consistent with the objectives and policies for a Structure Plan Area (refer Part 54);
- j) Any other relevant matter under Section 104 of the Resource Management Act 1991.

Note: Refer to Part 27B for MEDIUM DENSITY HOUSING and 29D for NEIGHBOURHOOD CENTRES.

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