

APPENDIX L – RESPONSE TO REQUEST 48

1. The Panel's request 48 is:

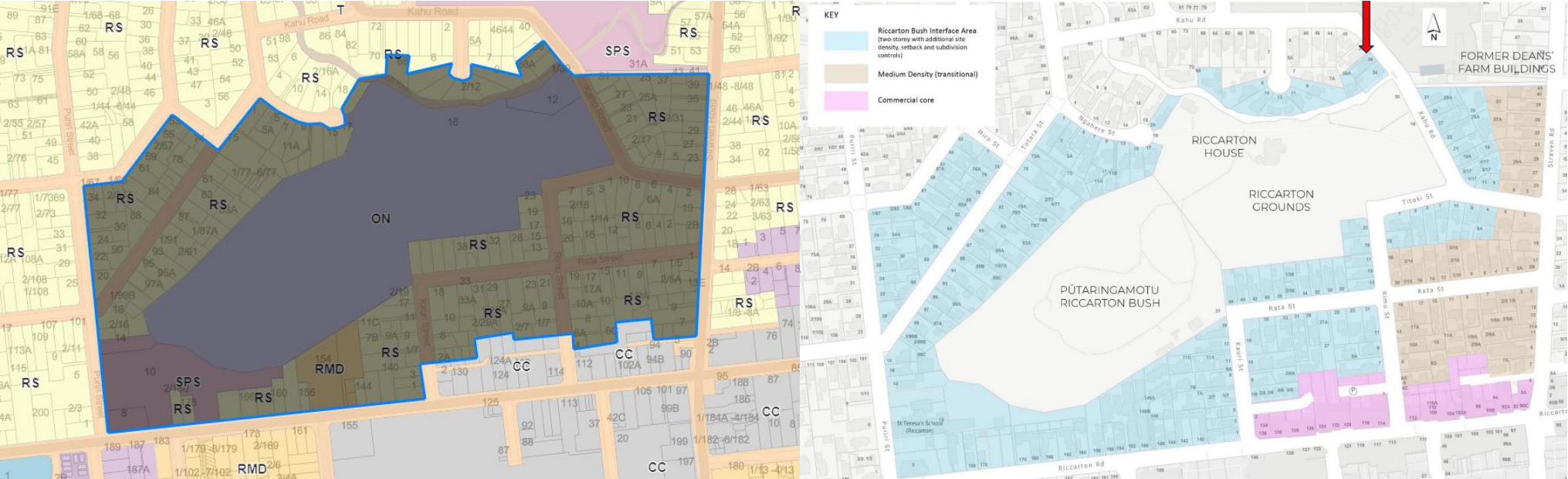
48. In relation to the Pūtaringamotu / Riccarton Bush qualifying matter, provide a table explaining the key operative provisions, the provisions proposed through Plan Change 14 as notified (including the error regarding St Teresa's School, noted in Mr Langman's summary for the residential hearing), and the current proposal.

2. The table is **overleaf**.

Council responses to IHP information requests #48

Information request – In relation to the Pūtaringamotu / Riccarton Bush qualifying matter, provide a table explaining the key operative provisions, the provisions proposed through Plan Change 14 as notified (including the error regarding St Teresa's School, noted in Mr Langman's summary for the residential hearing), and the current proposal.

For clarity, the images have been provided below to depict operative zoning (left) and the recommended overlay approach through the QM (right). The image on the left includes a graphic overlay for the scope of zones within the overlay response, noting that the QM does not apply to the site itself. The red arrow notes where 3 new sites are recommended to be added, as per the evidence of Dr Hoddinott.



Standard	Operative Control	Notified s32 Control	Current Control – s42A & Evidence
Site Density	<p>RS – Residential Suburban Zone:</p> <p>450m² for residential units.</p> <p>No site density for: social housing complexes; multi-unit residential complexes; older person’s housing units; retirement villages.</p> <p>RMD – Residential Medium Density Zone:</p> <p>No site density control.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>No site density control.</p>	<p>RS – Residential Suburban Zone:</p> <p>450m² for residential units.</p> <p>No site density for: social housing complexes; multi-unit residential complexes; older person’s housing units; retirement villages.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>No site density control.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>No site density control.</p>	<p>RS – Residential Suburban Zone:</p> <p>450m² for residential units.</p> <p>No site density for: social housing complexes; multi-unit residential complexes; older person’s housing units; retirement villages.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>No site density control.</p> <p>Within the Riccarton Bush Interface Area:</p> <ul style="list-style-type: none"> • Each unit has a net site area of 450m² with subdivision limiting sites to 450m². • Maximum of 2 units per development site. • Except over operative RMD-zoned sites on Riccarton Road where no site density shall apply. <p>SPS – Specific Purpose (School) Zone:</p> <p>No site density control.</p>
Tree and garden planting [landscaping]	<p>RS – Residential Suburban Zone:</p> <p>Only for multi-unit residential complexes and social housing complexes (taken across a complex):</p> <ul style="list-style-type: none"> • 20% must be landscaped, with: • 50% of this being trees and shrubs, and 	<p>RS – Residential Suburban Zone:</p> <p>Only for multi-unit residential complexes and social housing complexes (taken across a complex):</p> <ul style="list-style-type: none"> • 20% must be landscaped, with: • 50% of this being trees and shrubs, and 	<p>RS – Residential Suburban Zone:</p> <p>Only for multi-unit residential complexes and social housing complexes (taken across a complex):</p> <ul style="list-style-type: none"> • 20% must be landscaped, with: • 50% of this being trees and shrubs, and

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	<ul style="list-style-type: none"> One tree per 250m² of gross site area, and One tree adjacent to the road boundary <p>RMD – Residential Medium Density Zone:</p> <p>Landscaping must be provided as follows:</p> <ul style="list-style-type: none"> 20% must be landscaped, with: 50% of this being trees and shrubs, and One tree per 250m² of gross site area, and One tree adjacent to the road boundary <p>SPS – Specific Purpose (School) Zone:</p> <p>None.</p>	<ul style="list-style-type: none"> 20% tree canopy copy required over a development site, in accordance with Chapter 6.10A, with 15% tree canopy in the road corridor for greenfield development; OR a financial contribution. <p>MRZ – Medium Density Residential Zone:</p> <ul style="list-style-type: none"> As per MDRS: 20% landscaping with either grass, plants, or tree canopy. 20% tree canopy copy required over a development site, in accordance with Chapter 6.10A, with 15% tree canopy in the road corridor for greenfield development; OR a financial contribution. <p>SPS – Specific Purpose (School) Zone:</p> <p>None.</p>	<ul style="list-style-type: none"> 20% tree canopy copy required over a development site, in accordance with Chapter 6.10A, with 15% tree canopy in the road corridor for greenfield development; OR a financial contribution. <p>MRZ – Medium Density Residential Zone:</p> <ul style="list-style-type: none"> As per MDRS: 20% landscaping with either grass, plants, or tree canopy. 20% tree canopy copy required over a development site, in accordance with Chapter 6.10A, with 15% tree canopy in the road corridor for greenfield development; OR a financial contribution. <ul style="list-style-type: none"> Does not apply to retirement villages. <p>SPS – Specific Purpose (School) Zone:</p> <p>None.</p>
Building height	<p>RS – Residential Suburban Zone:</p> <p>8m, or 5.5m (single storey) for minor residential units.</p> <p>RMD – Residential Medium Density Zone:</p> <p>11m provided there is a maximum of 3 storeys.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>10 metres within 20 metres of an internal boundary, otherwise 14 metres.</p>	<p>RS – Residential Suburban Zone:</p> <p>8m, or 5.5m (single storey) for minor residential units.</p> <p>8m, for all buildings within the qualifying matter Riccarton Bush Interface Area.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>As per MDRS: 11m plus 1m.</p> <p>Within the Riccarton Bush Interface Area: 8m.</p>	<p>RS – Residential Suburban Zone:</p> <p>8m, or 5.5m (single storey) for minor residential units.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>As per MDRS: 11m plus 1m.</p> <p>Within the Riccarton Bush Interface Area: 8m <i>[moved to Area-specific controls 14.5.3]</i> <i>Except over operative RMD-zoned sites on Riccarton Road where 11m is permitted.</i></p>

Standard	Operative Control	Notified s32 Control	Current Control – s42A & Evidence
		<p>SPS – Specific Purpose (School) Zone:</p> <p>10 metres within 20 metres of an internal boundary, otherwise 14 metres.</p>	<p>SPS – Specific Purpose (School) Zone:</p> <p>10 metres within 20 metres of an internal boundary, otherwise 14 metres. <i>[had been proposed at 8m within supplementary report]</i></p>
<p>Site coverage [building coverage]</p>	<p>RS – Residential Suburban Zone:</p> <p>35%, or 40% for social housing complexes; multi-unit residential complexes; older person’s housing units – where units are single storey.</p> <p>55% for market gardens; 45% for retirement villages.</p> <p>RMD – Residential Medium Density Zone:</p> <p>50%.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>40%.</p>	<p>RS – Residential Suburban Zone:</p> <p>35%, or 40% for social housing complexes; multi-unit residential complexes; older person’s housing units – where units are single storey.</p> <p>55% for market gardens; 45% for retirement villages.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>50%.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>40%.</p>	<p>RS – Residential Suburban Zone:</p> <p>35%, or 40% for social housing complexes; multi-unit residential complexes; older person’s housing units – where units are single storey.</p> <p>55% for market gardens; 45% for retirement villages.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>50%.</p> <p><i>Within the Riccarton Bush Interface Area: 35% over net site area, except over operative RMD-zoned sites on Riccarton Road where 50% is permitted.</i></p> <p>SPS – Specific Purpose (School) Zone:</p> <p><i>45%.</i></p>
<p>Outdoor living space</p>	<p>RS – Residential Suburban Zone:</p> <p>90m² with a minimum dimension of 6m; 30m² with a minimum dimension of 4m for: social housing complexes; multi-unit residential complexes; older person’s housing units.</p>	<p>RS – Residential Suburban Zone:</p> <p>90m² with a minimum dimension of 6m; 30m² with a minimum dimension of 4m for: social housing complexes; multi-unit residential complexes; older person’s housing units.</p>	<p>RS – Residential Suburban Zone:</p> <p>90m² with a minimum dimension of 6m; 30m² with a minimum dimension of 4m for: social housing complexes; multi-unit residential complexes; older person’s housing units.</p>

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	<p>RMD – Residential Medium Density Zone:</p> <p>For residential units with two or more bedrooms:</p> <ul style="list-style-type: none"> • Total of 30m² with 16m² being private (at least one area accessible from living area); • 4m minimum dimension or 1.5m as a balcony; • Minimum of 50% required at ground level across entire site. <p>For residential units with one bedroom or studio units:</p> <ul style="list-style-type: none"> • 16m² for each unit; • Any balcony being 6m² with 1.5m minimum dimension. <p>SPS – Specific Purpose (School) Zone:</p> <p>N/A</p>	<p>MRZ – Medium Density Residential Zone:</p> <p>As per MDRS:</p> <ul style="list-style-type: none"> • Ground floor units: 20m² with a 3m minimum dimension and 8m² for a balcony, patio or roof terrace, with a minimum dimension of 1.8m – being accessible to the residential unit. • Above ground units: 8m² as a balcony, patio or roof terrace, with a minimum dimension of 1.8m – being accessible to the residential unit. • Either option may be grouped communally at ground level. <p>SPS – Specific Purpose (School) Zone:</p> <p>N/A</p>	<p>MRZ – Medium Density Residential Zone:</p> <p>As per MDRS:</p> <ul style="list-style-type: none"> • Ground floor units: 20m² with a 3m minimum dimension and 8m² for a balcony, patio or roof terrace, with a minimum dimension of 1.8m – being accessible to the residential unit. • Above ground units: 8m² as a balcony, patio or roof terrace, with a minimum dimension of 1.8m – being accessible to the residential unit. • Either option may be grouped communally at ground level. <p>SPS – Specific Purpose (School) Zone:</p> <p>N/A</p>
<p>Daylight recession planes [taken at absolute orientation]</p>	<p>RS – Residential Suburban Zone:</p> <p>Taken at 2.3m above internal boundaries at ground level at:</p> <ul style="list-style-type: none"> • North: 55° • East/West: 39° • South: 26° <p>RMD – Residential Medium Density Zone:</p> <p>Taken at 2.3m above internal boundaries at ground level at:</p> <ul style="list-style-type: none"> • North: 55° • East/West: 50° • South: 35° 	<p>RS – Residential Suburban Zone:</p> <p>Taken at 2.3m above internal boundaries at ground level at:</p> <ul style="list-style-type: none"> • North: 55° • East/West: 39° • South: 26° <p>MRZ – Medium Density Residential Zone:</p> <p>Taken at 3m above internal boundaries at ground level at:</p> <ul style="list-style-type: none"> • North: 60° • East/West: 55° • South: 50° 	<p>RS – Residential Suburban Zone:</p> <p>Taken at 2.3m above internal boundaries at ground level at:</p> <ul style="list-style-type: none"> • North: 55° • East/West: 39° • South: 26° <p>MRZ – Medium Density Residential Zone:</p> <p>Taken at 3m above internal boundaries at ground level at:</p> <ul style="list-style-type: none"> • North: 60° • East/West: 55° • South: 50°

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	<p>SPS – Specific Purpose (School) Zone:</p> <p>Rules under RS (above) apply.</p>	<p>SPS – Specific Purpose (School) Zone:</p> <p>Rules under RS (above) apply.</p>	<p>SPS – Specific Purpose (School) Zone:</p> <p>As per MRZ, above.</p>
Minimum setbacks	<p>RS – Residential Suburban Zone:</p> <p>1m: All internal boundaries [side and rear]. 4m: Balconies setback from internal boundaries. 4.5m from road boundary or 5.5m where a garage door faces the road.</p> <p>RMD – Residential Medium Density Zone:</p> <p>1m: All internal boundaries [side and rear]. 4m: Balconies setback from internal boundaries. 4.5m from road boundary or 5.5m where a garage door faces the road.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>Side and rear: 6m: All internal boundaries [side and rear], OR 3m: where building is 4.5m or less and complies with other form standards. Road boundary: 10m.</p>	<p>RS – Residential Suburban Zone:</p> <p>1m: All internal boundaries [side and rear]. 4m: Balconies setback from internal boundaries. 4.5m from road boundary or 5.5m where a garage door faces the road.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>As per MDRS: Front: 1.5m Side: 1m Rear: 1m (excluded on corner sites)</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>Side and rear: 6m: All internal boundaries [side and rear], OR 3m: where building is 4.5m or less and complies with other form standards. Road boundary: 10m.</p>	<p>RS – Residential Suburban Zone:</p> <p>1m: All internal boundaries [side and rear]. 4m: Balconies setback from internal boundaries. 4.5m from road boundary or 5.5m where a garage door faces the road.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>As per MDRS: Front: 1.5m Side: 1m Rear: 1m (excluded on corner sites)</p> <p>Within the Riccarton Bush Interface Area: Front: 4.5m Side: 1m and 3m [as per rebuttal]</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>Side and rear: 6m: All internal boundaries [side and rear], OR 3m: where building is 4.5m or less and complies with other form standards. Road boundary: 4m.</p>
Street Fencing	<p>RS – Residential Suburban Zone:</p>	<p>RS – Residential Suburban Zone:</p>	<p>RS – Residential Suburban Zone:</p>

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	<p>Maximum of 1.8m in the required building setback from road boundary.</p> <p>RMD – Residential Medium Density Zone:</p> <p>For local road boundary:</p> <ul style="list-style-type: none"> • 1.8m maximum, where at least 50% is visually transparent. • 1m maximum, where less than 50% is visually transparent. <p>For collector or arterial road boundary, maximum is 1.8m.</p> <p>Any other fence [i.e. internal boundary], maximum is 2.0m.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>N/A</p>	<p>Maximum of 1.8m in the required building setback from road boundary.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>At road boundary: 50% 1.5m (or 1.8 along arterial roads), 50% 1.0m high.</p> <p>At side, rear, and internal boundary: 2.0m high.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>N/A</p>	<p>Maximum of 1.8m in the required building setback from road boundary.</p> <p>MRZ – Medium Density Residential Zone:</p> <p>At road boundary: 50% 1.8m, 50% 1.0m high.</p> <p>At side, rear, and internal boundary: 2.0m high.</p> <p>SPS – Specific Purpose (School) Zone:</p> <p>N/A</p>