

# Decision Report

## Plan Change 9 – 200m<sup>2</sup> Buildings

---

### Important Note

The Proposed District Plan May 2011 Annotated Version was the current version of the District Plan when Plan Changes 1-27 were notified in November 2011 and this version was therefore used as the base document for preparing the Plan Changes and the Section 32 and Planning Reports.

Since then the District Plan has been made operative (16 June 2012). The Operative District Plan 2012 is now the current version of the District Plan and therefore Plan Changes 1-27 are proposed to change this version only.

For the purpose of understanding how decisions on this Plan Change relate to the Section 32 and Planning Report and to both versions of the District Plan discussed above, this Decision Report is divided into three parts.

Part A contains the decisions made on the topics in the Planning Report and uses the Proposed District Plan May 2011 Annotated Version as the base document.

Part B shows how the full notified Plan Change and subsequent decisions on topics would change the Proposed District Plan May 2011 Annotated Version Base Document.

Part C shows how the full notified Plan Change and subsequent decisions on topics are proposed to change the Operative District Plan 2012.

### Advice to Submitters:

Submitters will be familiar with the rule and map numbers from the Proposed District Plan May 2011 Annotated Version and so should refer to Parts A and B of this report to understand the decisions on their submission points.

However any submitter wishing to make an appeal will need to refer to the rule and map numbers of the Operative District Plan 2012 in Part C and reference these in their appeal.

## Part A: Decisions on Topics in the Planning Report

Any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions on the topics in the Planning Reports in [blue](#).

### Topic 1: Rule 16A.3.1(d) - Lifestyle Section

#### Decision

That the status quo remains, which is as follows;

- (d) Buildings (except dwellings) accessory to the foregoing less than 200m<sup>2</sup> gross floor area.

The following submissions are therefore:

### Accepted

Submission	Point Number	Name
16	2	Blackford, Jan
17	2	Meads, Kathryn Ann
52	2	Biesiek, Carol Pamela
56	2	Board, Lesley Norma
58	3	Galloway, Jane Elizabeth
59	2	Biesiek, Edward Alexander
60	2	Matthews, Janet Mary
61	2	Owen, Beverley Claudette
62	2	Reid, Colin David James

### Rejected

Submission	Point Number	Name
45	22	Federated Farmers of New Zealand
FS75	41	Federated Farmers of New Zealand
FS75	42	Federated Farmers of New Zealand
FS75	43	Federated Farmers of New Zealand
FS75	44	Federated Farmers of New Zealand
FS75	45	Federated Farmers of New Zealand
FS75	46	Federated Farmers of New Zealand
FS75	47	Federated Farmers of New Zealand
FS75	48	Federated Farmers of New Zealand
FS79	14	Surveying Services Limited

### Reason for Decision

Accepting that lot sizes in the Lifestyle Zone are generally smaller, a reduced building gross floor area limitation of 200m<sup>2</sup> is deemed appropriate in order to maintain lifestyle amenity and avoid over-dominance on abutting properties.

## Topic 2: Rule 16.3.1(e) – Rural Section

### Decision

That Rule 16.3.1(e) is amended to read as follows:

16.3.1(e) Buildings (except dwellings) accessory to the foregoing [subject to 16.4.1\(k\)](#) ~~less than 200m<sup>2</sup> gross floor area;~~

That Rule 16.3.4(i) be deleted.

~~16.3.4(i) — Buildings not complying with 16.3.1 (e).~~

That a new Activity Performance Standard 16.4.1(k) be included to read as follows:

#### (k) Accessory Buildings

(i) Maximum gross floor area of 200m<sup>2</sup> when within a lot of two hectares or less.

(ii) No maximum gross floor area when on lots over two hectares

That new assessment criterion 16.5.6 be included to read as follows:

**16.5.6 Assessment Criteria for buildings not meeting 16.4.1(k)**

- (a) the extent to which the proposed building can be screened from neighboring properties
- (b) The extent to which the activity has the potential to adversely affect the visual amenity provided by the rural environment.
- (c) the intended use of the proposed building is appropriate for the Rural Zone

That any subsequent numbering changes be made as a result of the above amendments.

The following submissions are therefore:

**Accepted in Part**

Submission	Point Number	Name
7	2	Stewart Family Trust
13	2	Aurecon
35	5	Land Matters New Zealand
45	21	Federated Farmers of New Zealand
46	2	NZ Premium Aquaculture
47	10	Horticulture New Zealand and New Zealand Kiwifruit Growers Incorporated
FS75	49	Federated Farmers of New Zealand
FS75	50	Federated Farmers of New Zealand
FS75	51	Federated Farmers of New Zealand
FS75	52	Federated Farmers of New Zealand
FS75	53	Federated Farmers of New Zealand
FS75	54	Federated Farmers of New Zealand
FS75	55	Federated Farmers of New Zealand
FS75	56	Federated Farmers of New Zealand
FS75	57	Federated Farmers of New Zealand
FS75	58	Federated Farmers of New Zealand
FS75	59	Federated Farmers of New Zealand
FS75	60	Federated Farmers of New Zealand
FS75	61	Federated Farmers of New Zealand
FS75	62	Federated Farmers of New Zealand
FS75	63	Federated Farmers of New Zealand
FS75	64	Federated Farmers of New Zealand
FS79	13	Surveying Services Limited
FS79	24	Surveying Services Limited

**Rejected**

Submission	Point Number	Name
16	1	Blackford, Jan
17	1	Meads, Kathryn Ann
52	1	Biesiek, Carol Pamela
56	1	Board, Lesley Norma
58	2	Galloway, Jane Elizabeth

59	1	Biesiek, Edward Alexander
60	1	Matthews, Janet Mary
61	1	Owen, Beverley Claudette
62	1	Reid, Colin David James
10	2	Lyon, Barry Trevor
55	1	Haslam, Jillian Rae
9	2	Lyon, Cheryle Dallas

### Reason for Decision

A building gross floor area limitation of 200m<sup>2</sup> is deemed appropriate on lots of 2 hectares or less in order to maintain amenity and avoid over-dominance on abutting smaller properties.

It is not necessary to have controls on building sizes on lots larger than 2 hectares.

Retaining the yard at 5 metres on sites of greater than 2 hectares allows flexibility for the landowner by not placing undue restriction on the utilisation of their land.

## Part B: Changes to the Proposed District Plan May 2011 Annotated Version Base Document

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

### Rural Section: Section 16

That Rule 16.3.1(e) is amended to read as follows:

16.3.1(e) Buildings (except dwellings) accessory to the foregoing subject to 16.4.1(k) less than 200m<sup>2</sup> gross floor area;

That Rule 16.3.4(i) be deleted, as follows;

~~(i) Buildings not complying with 16.3.1 (e)~~

That a new Activity Performance Standard 16.4.1(k) be included to read as follows:

#### (k) Accessory Buildings

(i) Maximum gross floor area of 200m<sup>2</sup> when within a lot of two hectares or less.

(ii) No maximum gross floor area when on lots over 2 hectares

That new assessment criteria 16.5.6 be included to read as follows:

#### 16.5.6 Assessment Criteria for buildings not meeting 16.4.1(k)

(a) the extent to which the proposed building can be screened from neighboring properties

- ~~(b) The extent to which the activity has the potential to adversely affect the visual amenity provided by the rural environment.~~
- ~~(c) the intended use of the proposed building is appropriate for the Rural Zone~~

That any subsequent numbering changes be made as a result of the above amendments.

## Part C: Changes to the Operative District Plan 2012

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

### Rural Section: Section 18

That Rule 18.3.1(e) is amended to read as follows:

18.3.1(e) *Buildings* (except *dwellings*) accessory to the foregoing subject to 18.4.1(n) less than 200m<sup>2</sup> gross floor area;

That Rule 18.3.4(i) be deleted, as follows;

~~(i) Buildings not complying with 18.3.1 (e)~~

That a new Activity Performance Standard 18.4.1(n) be included to read as follows:

#### (n) Accessory Buildings

- (i) Maximum gross floor area of 200m<sup>2</sup> when within a lot of two hectares or less.
- (ii) No maximum gross floor area when on lots over two hectares.

That new assessment criteria 18.5.7 be included to read as follows:

#### 18.5.7 Assessment Criteria for buildings not meeting 18.4.1(n)

- (a) the extent to which the proposed building can be screened from neighboring properties
- (b) The extent to which the activity has the potential to adversely affect the visual amenity provided by the rural environment.
- (c) the intended use of the proposed building is appropriate for the Rural Zone

That any subsequent numbering changes be made as a result of the above amendments.