

## Attachment A: Amendments Sought

Base text (black) Section 42A Appendix 1 Recommendation

Recommended amendments; red underline / ~~strikethrough~~

### RPROZ-P7

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
  - i. scale and compatibility with rural activities;
  - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
  - iii. the potential for loss of highly productive land or LUC 4 land that is, or has the potential to be productive, land sterilisation or fragmentation
- f. at zone interfaces and the rail designation boundary:
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; [...]

### RRZ-P5

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Residential Zone :

- a. consistency with the scale and character of the rural residential environment;
- b. location, scale and design of buildings or structures;
- c. at zone interfaces and the rail designation boundary:
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- d. the capacity [...]

### RLZ-P4

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Lifestyle Zone :

- a. consistency with the scale and character of the rural lifestyle environment;
- b. location, scale and design of buildings or structures;
- c. at zone interfaces and the rail designation boundary:
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- d. the capacity [...]

### RSZ-P5

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Settlement Zone:

- a. the scale, character and amenity of the settlement, in particular impacts on existing residential activities;
- b. siting and design including proximity to the rail designation boundary;

- c. cultural and social well-being, including health and safety;
- d. potential reverse sensitivity effects both within the settlement and on adjacent zones;
- e. its location within or adjoining to the settlement; and
- f. the vitality and viability of nearby urban environments.
- g. the capacity [...]

### **RPROZ-S3**

The new building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except:

1. on sites less than 5,000m<sup>2</sup> accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road; or
2. artificial crop protection and support structures must be setback at least 3m from all site boundaries; or
3. habitable buildings must be setback at least 20m from the boundary of an unsealed road; and
4. habitable buildings must be set back 30m from the boundary of a site containing a commercial forest.

Exemptions (1) and (2) do not apply to rail designation boundaries where for all buildings and structures, the setback must be at least 3m for buildings and structures up to 4m high and at least a 4m setback for buildings and structures 4m high and over, from the KHR designation boundary.

### **RRZ-S3**

The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from all site boundaries, except:

1. no building is erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive; and
2. minimum building setback from the boundary of any Rural Production zone is at least 10m, and from any boundary with the mineral extraction overlay the setback is at least 20m.;and
3. habitable buildings must be setback at least 20m from the boundary of an unsealed road;
4. habitable buildings must be set back 30m from the boundary of a site containing a commercial forest;23 and 5. buildings containing sensitive activities must be setback at least 20m from the boundary of a Rural Production Zone or a Horticulture Zone.

5. for a boundary adjoining a KHR rail designation, for buildings and structures 4m high and over, at least a 4m setback from the KHR designation boundary.

### **RSZ-S3**

The building or structure, or extension or alteration to an existing building or structure must be set back at least 1.2m from all site boundaries, except that:

1. the setback [...]; and
2. for a boundary adjoining a rail corridor, the setback must be at least 3m for buildings and structures up to 4m high and at least a 4m setback for buildings and structures 4m high and over, from the KHR designation boundary.

### **RLZ-S3**

~~The building or structure, or extension or alteration to an existing building or structure must be set back at least 1.2m from all site boundaries, except that:~~

- ~~1. the setback must be at least 3m measured from a road boundary; and~~

~~2. for a boundary adjoining a rail corridor, the setback must be at least 3m for buildings and structures up to 4m high and at least a 4m setback for buildings and structures 4m high and over, from the KHR designation boundary.~~

### **RLZ-S3 [corrected version]**

The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except

1. on sites less than 5,000m<sup>2</sup> the setback is a minimum of 3m for boundaries that do not adjoin a road;
3. habitable buildings must be setback at least 20m from the boundary of an unsealed road;
4. habitable buildings must be set back 30m from the boundary of a site containing a commercial forest; ~~and~~
5. buildings containing sensitive activities must be setback at least 20m from the boundary of a Rural Production Zone or a Horticulture Zone; ~~and-~~
6. for a boundary adjoining a rail corridor, the setback must be at least 3m for buildings and structures up to 4m high and at least a 4m setback for buildings and structures 4m high and over, from the KHR designation boundary.

This standard does not apply to: [...]

### **Include additional matter of discretion to RPROZ-S3, RLZ -S3, RRZ-S3 and RSZ-S3:**

Where the standard is not met, matters of discretion are restricted to:

[...]

x. the outcome of consultation with KiwiRail.