IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 29 to the Nelson Resource Management Plan

SUMMARY STATEMENT OF MITHRAN GOPINATH ON BEHALF OF NELSON CITY COUNCIL

PLANNING – CITY CENTRE, COMMERCIAL & INFRASTRUCTURE

1. INTRODUCTION

1.1 My name is Mithran Gopinath, and I am a Senior Policy Adviser at Nelson City Council. For Plan Change 29 **(PC29)**, I am the reporting planner for the Inner City, and Suburban Commercial zones and also for proposed infrastructure related amendments across the whole plan change area.

1.2 My experience, qualifications, involvement in this project and agreement to comply with the Code of Conduct are set out in my Section 42A report.

1.3 The purpose of PC29 as it relates to the Inner City and the Suburban Commercial zones is to enable greater residential and business capacity to give effect to the intensification directive of the NPS-UD. PC29 proposes changes to the objectives, policies and rules associated with the Inner City and the Suburban Commercial Zones.

1.4 I note that the Inner City zone includes both the City Centre and City Fringe areas. While PC29 does not change the spatial extent of the City Centre or the Suburban Commercial zone, it does seek to extend the City Fringe area southwards along St Vincent and Vanguard Streets. This extension is intended to replace the operative Industrial zone that applies in this location under the NRMP. To view the area, please refer to the map attached to my summary statement.

1.5 The plan change also proposes amendments to infrastructure related objectives, policies, rules and definitions. This included amendments to the services overlay and updates to operative provisions to give effect to the National Policy Statement on Electricity Transmission.

1.6 PC29 also proposes acoustic insulation requirements for residential activities in the commercial and residential zones where affected by noise from the State Highway.

1.7 I set out below an overview of my opinion on the key outstanding matters raised in submissions and in submitter evidence.

2. KEY ISSUE 1: INNER CITY & SUBURBAN COMMERCIAL ZONE - ADDITIONS AND ALTERATIONS

2.1 As notified, PC29 proposed amendments to apply a restricted discretionary activity status for new buildings and more than minor alterations and additions in the Inner City and Suburban Commercial zones. I consider the consent requirement for new buildings or larger modifications necessary to ensure that those developments provide an appropriate level of streetscape amenity to effectively achieve objective IC2 (street and public amenity).

2.2 The notified provisions permitted minor alterations that do not change the external design and appearance of a building. Mr Lile in his evidence for Trafalgar House stated that given the subjectivity of the notified standard, it will result in a large number of resource consent applications, with many being for alterations that have no bearing on the wider amenity and quality of the Inner City environment. I agree with Mr Lile and consider that it is appropriate for the rule to be clear with respect to the permitted size for smaller modifications that are less likely to have an impact on the streetscape.

2.3 In relation to the proposed to rezoning of the St Vincent and Vanguard Street Industrial Zone, Mr Lile on behalf of GP investments noted that it is important for the plan change to, acknowledge, that there are some activities in this area that will create cross boundary effects for new residential units.

2.4 In response to these concerns, I recommend a number of modifications to the rules. This includes:

(a) Clarifying that maintenance or repair to an existing building are permitted.

(b) Clarifying that internal alterations to an existing building are permitted.

(c) Permitting external alterations where they are:

i. Less than 25m2 of any street facing building facades; and

ii. Less than 100m2 of any non-street facing building façade.

(d) I also recommend permitting additions that are:

i. less than 25% of existing floor area or 250m2, whichever is the lesser; so long as those additions don't involve a residential activity and are not located on a street facing building façade.

2.5 Within the area proposed to be rezoned, I recommended amending the activity status from restricted discretionary to controlled for additions and alterations that involve an industrial activity. Control is recommended to be reserved over matters that relate to streetscape amenity whilst, acknowledging the constraints on what can be achieved from an industrial activity. To support this, I have also recommended amendments to Policy IC3.2 (street appearance) and Policy IC4.2 (adverse effects) to recognises that the character of this area will change over time from industrial to mixed use and to efficiently provide for on-going use until redevelopment occurs.

2.6 As noted by Mr Wallace, the suggested alteration threshold will enable smaller scale architectural modifications that can help facilitate a change in tenant or internal activity. The 100m2 provision for non-street facing alterations recognise subdivision patterns that provide for lots that are deeper than they are wide. This provision also recognises the decreased visibility of those non street facing façades.

2.7 My recommended threshold for additions will enable extensions at the rear of a site where there is limited impact on streetscape amenity and therefore would not impact objective IC2 (street and public amenity).

2.8 Within the area proposed to be rezoned, providing a controlled pathway for larger industrial related additions and alterations helps reflect the existing nature of development in the area. This will support ongoing operations as the area transitions to a more mixed use environment.

2.9 Through the Inner City Joint Witness Statement, experts agreed, in principle that a rule could provide for reasonable ongoing use, while also triggering consent for larger scale redevelopments. While this was discussed in conferencing, we did not have the time to come to an agreement. I am open to having further discussions with Mr. Lile on the details of the recommended thresholds.

2.10 Lastly, I am of the opinion that the recommended addition and alteration standards should also be included in corresponding Suburban Commercial

zone rule (SCr.21). Such updates will clarify the intent of the provisions and improve usability of the plan.

3. KEY ISSUE 2: PROPOSED STATE HIGHWAY NOISE RULES

3.1 As notified, PC29 proposed to introduce acoustic insulation requirements for any new or altered residential activity within 100m of the State Highway. The plan change reduced this requirement to 40m where there is a solid structure or landform blocking line of sight.

3.2 A number of submitters have opposed the State Highway noise provisions. Relying on the evidence of Mr Styles, I understand that the main cause of adverse effects from noise is annoyance, which can lead to early onset of stress-related disease and a reduction in sleep quality.

3.3 In its submission, Waka Kotahi supplied an overlay that models the spatial extent of road-traffic noise across land adjacent to SH6. This model reflects the unique circumstances of each receiving site with respect to noise generated by the State Highway.

3.4 Mr Styles has reviewed the overlay and considers it to be more efficient than notified the 100m buffer. This is because the overlay excludes land that may not be subject to noise levels high enough to warrant any land use standards. To view the difference between the overlay and the notified 100m buffer, please refer to the maps attached to my summary statement.

3.5 Relying on the evidence of Mr Styles, I recommend deleting the notified setbacks and applying the mapped overlay as a trigger for acoustic insulation requirements. In my view, this approach more efficiently achieves the objectives that seek quality living environments (RE2.9) in the residential zone and quality housing choices (SC2A) in the suburban commercial zone.

3.6 As notified, the rules would trigger acoustic requirements for additions and substantial alterations to habitable spaces. GP investments (845.040) in their submission noted that there is uncertainty created by the variable manner in which the words ‘substantial alteration’ could be interpreted.

3.7 I agree and recommend modifying the rules to delete the reference to alterations and to apply the rules to new buildings and additions only. For additions, I recommend excluding additions (that increase habitable spaces) that are less than 10m2 from this acoustic insulation requirement.

3.8 These amendments will enable internal re-allocation of space between existing habitable rooms and modest conversion of non habitable spaces to improve the function of a residential unit. Quantifying large additions will ensure that they are appropriately insulated to deal with noise from the State Highway.

3.9 Some of the other recommended amendments to the State Highway noise provisions include:

(a) Removing reference to vibration as a matter of discretion.

(b) Amending the matters discretion to primarily to focus on indoor noise levels.

4. KEY ISSUE 3: AIRPORT

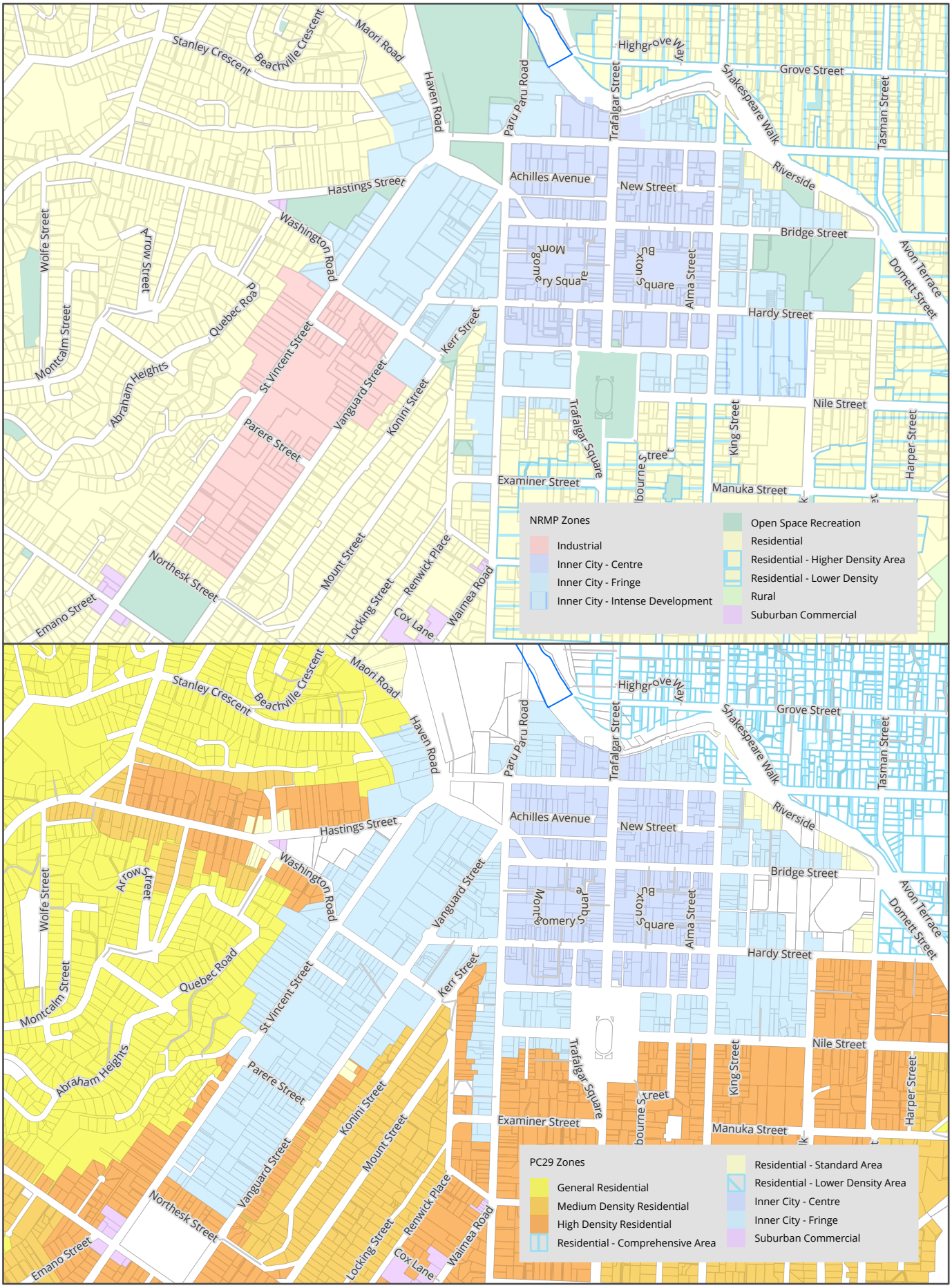
4.1 Nelson Airport Limited opposed the rezoning of a small portion of land at the southern end of the airport runway. The relief sought is that this area remains residential low density as opposed to the general residential zoning proposed by PC29. This area is within the Airport Effects Control Overlay that is proposed to be extended by Plan Change 30.

4.2 The operative NRMP overlay framework includes density restrictions for sites that are within the Airport Effects Control Overlay. The overlay is guided by a district wide objective (DO11 Air transport) and policy (e.g. DO11.1.3 management of receiving environment) that is aimed at balancing the operational needs of the airport over time against the amenities and well-being of the community.

4.3 If the Airport Effects Control Overlay is extended (as proposed in PC30), the restrictions of operative rules will apply to the extension regardless of the underlying zoning. Further, as a decision on PC30 has not yet been made I am uncertain at this time whether the extent of the Airport Effects Control Overlay will change.

Mithran Gopinath

26 August 2024



Operative Industrial Zone, proposed to be rezoned to Inner City - Fringe

Plan Change 29

0 100 200 300 m

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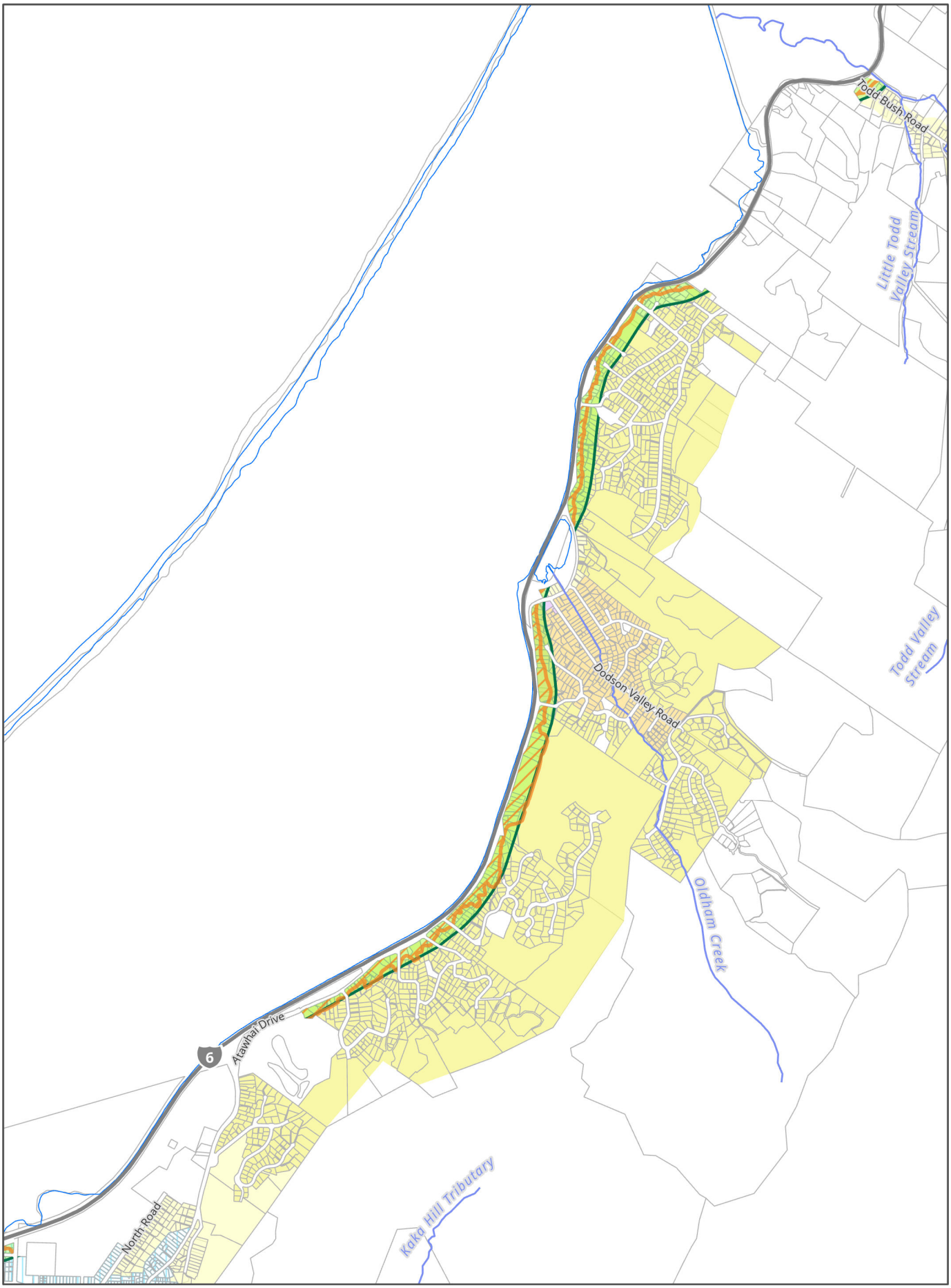
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August 2024

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Waka Kotahi - SH6 Noise Overlays - Atawhai

Plan Change 29

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Proposed Waka Kotahi Road Noise Overlay Jan 2024

PC 29 – Proposed Acoustic Insulation Requirement – 100m from the State Highway

Property Boundaries

0 200 400 600 m

Scale 1:25,000

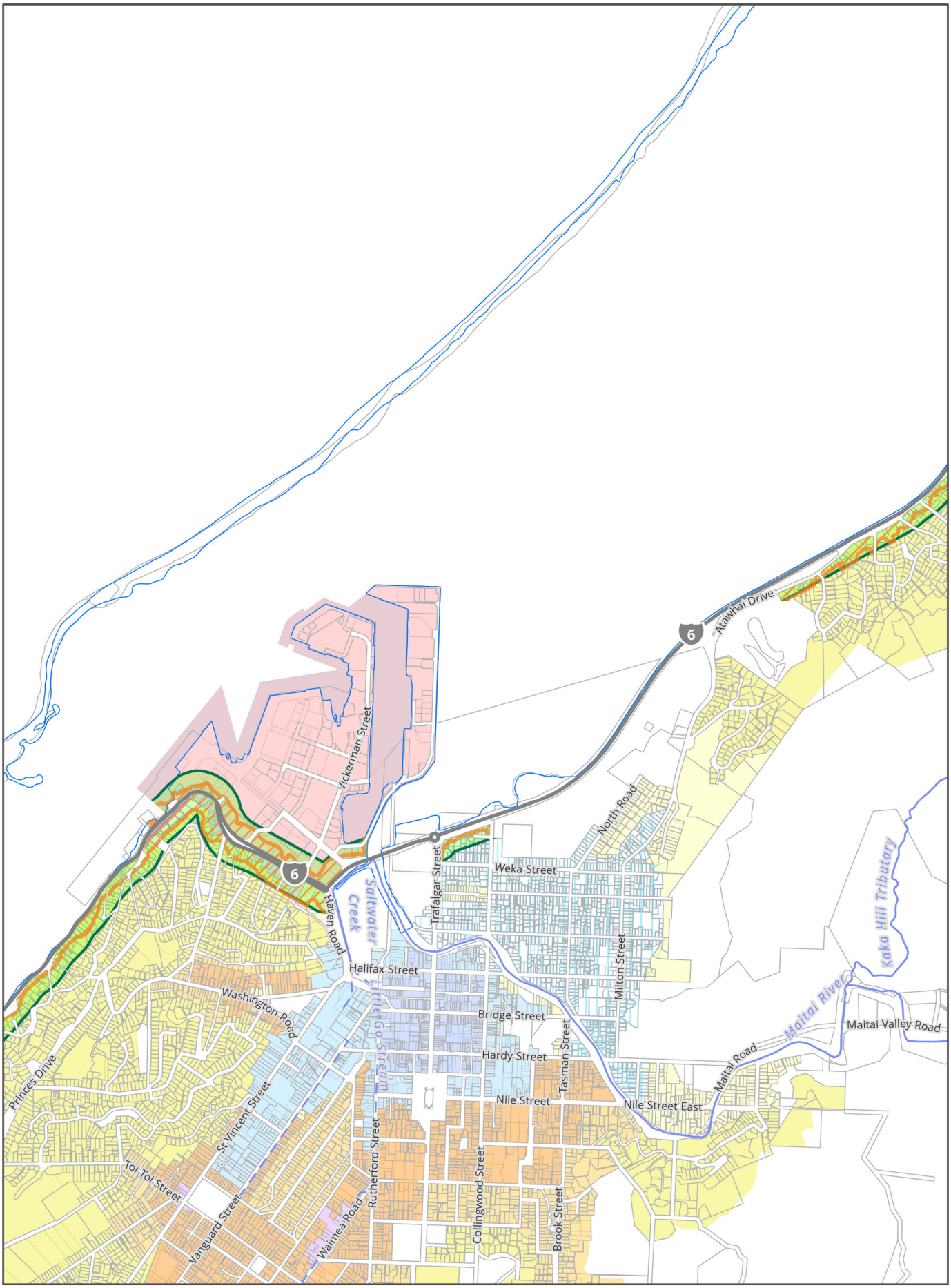
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Waka Kotahi - SH6 Noise Overlays - Nelson

Plan Change 29

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Proposed Waka Kotahi Road Noise Overlay Jan 2024

PC 29 – Proposed Acoustic Insulation Requirement – 100m from the State Highway

Property Boundaries

0 200 400 600 m

Scale 1:25,000

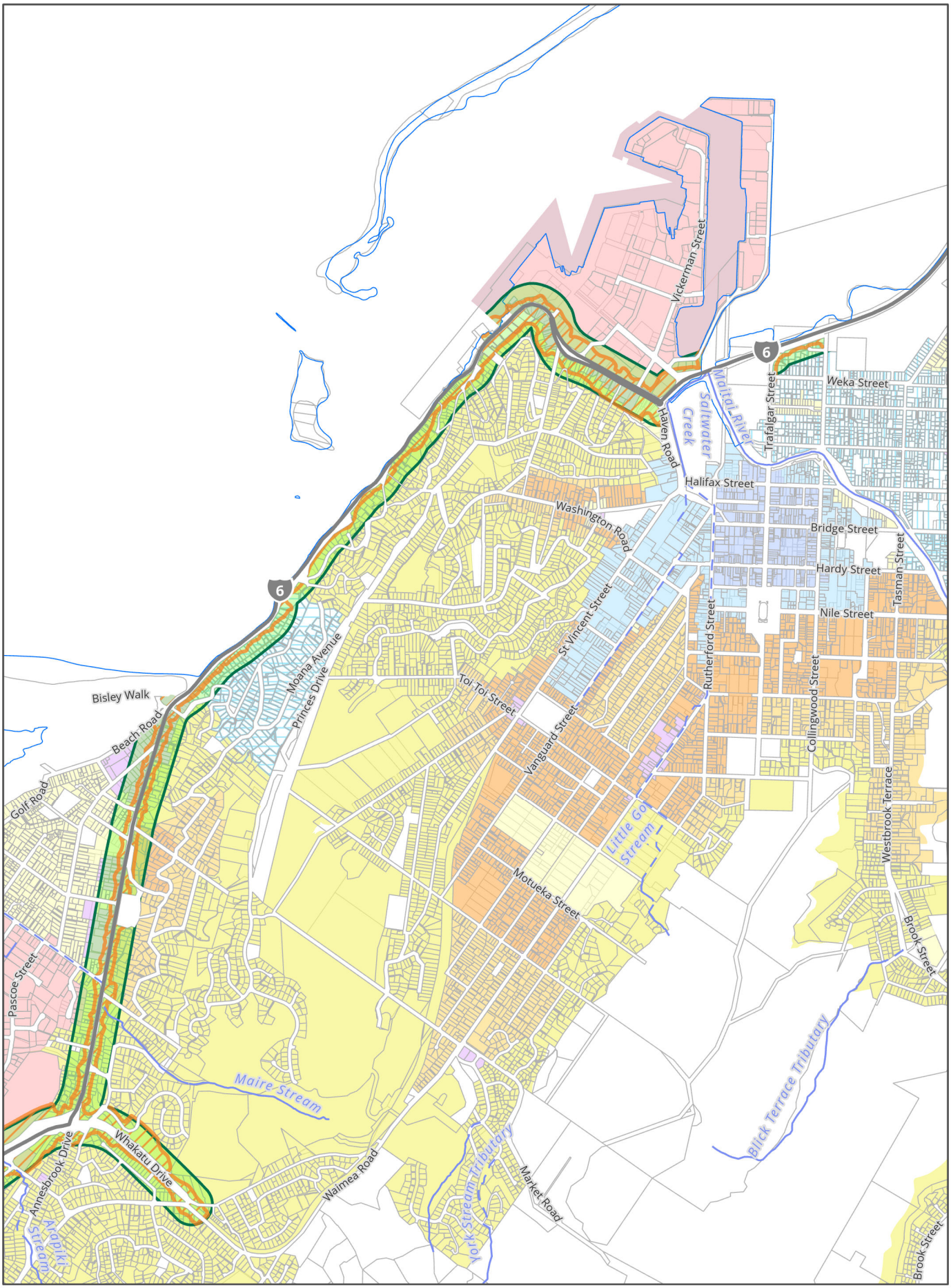
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Waka Kotahi - SH6 Noise Overlays - Port Hills & Tahunanui

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Proposed Waka Kotahi Road Noise Overlay Jan 2024

PC 29 – Proposed Acoustic Insulation Requirement – 100m from the State Highway

Property Boundaries

0 200 400 600 m

Scale 1:25,000

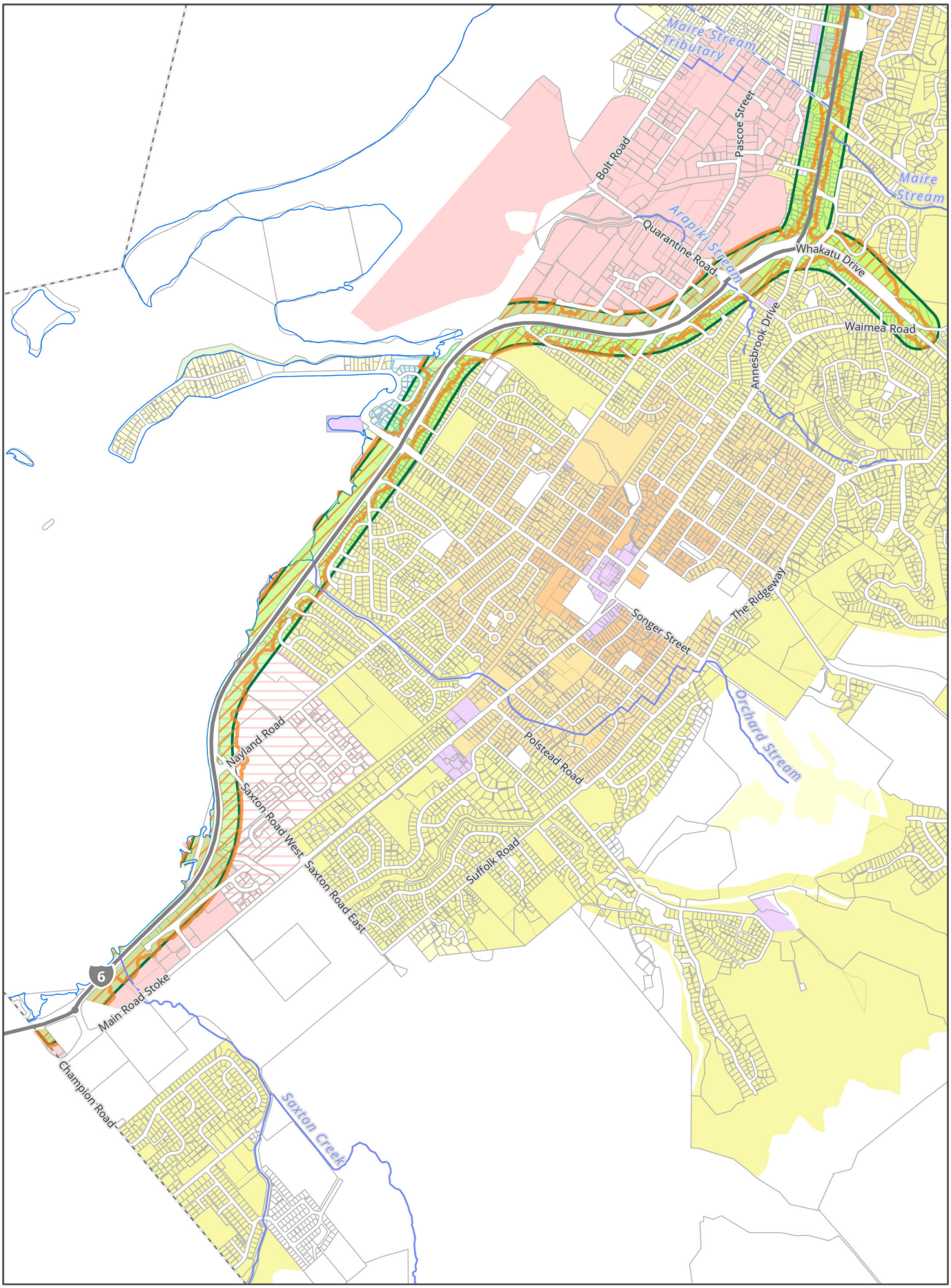
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Waka Kotahi - SH6 Noise Overlays - Stoke

Plan Change 29

Nelson City Council | Te Kaunihera o Whakatū

Proposed Waka Kotahi Road Noise Overlay Jan 2024

PC 29 – Proposed Acoustic Insulation Requirement – 100m from the State Highway

Property Boundaries

0 200 400 600 m

Scale 1:25,000

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February 2024

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Inner City (City Centre and City Fringe) Rules – Comparison Table

Rule	Operative NRMP	Notified	s.42A Officer Recommendation	s42A Addendum
City Centre Area only				
ICr.20 Location of buildings	Any building (when it is erected, or substantially altered), must be built to the road boundary, except for heritage buildings or buildings with a boundary with the ring road or parking squares.	No change	No change	No change
ICr.21 Buildings over road reserve	No part of any building may protrude over any road reserve (or beyond any road widening designation), except for a verandah, a sign, or a minor decorative feature (apart from a minor decorative feature)	No change	No change	No change
ICr.22 Continuity	Any building must occupy the full frontage of the site, (except for heritage buildings, buildings on a boundary with the ring road or parking squares and land set aside for public access.)	No change	No change	No change
ICr.23 Minimum façade height	No part of the crest of the façade of any building where it fronts **Trafalgar, Bridge or Hardy Streets** (within the ring road) may be less than 8m high.	No change	No change	No change
ICr.24 Maximum building height	Maximum building height – 15m.	**Deleted**	No change	No change

ICr.25 Daylight admission Trafalgar, Hardy or Bridge Streets (within the ring road)	Except for an aerial, no part of a building may penetrate any recession plane shown in Appendix 17	**Deleted**	No change	No change
ICr.26 Daylight admission Parking squares	No part of any building may cast a shadow on the ground in the parking Squares between the hours of 10.10am and 2.50pm as per Appendix 17	**Deleted**	No change	No change
ICr.27 Buildings in Montgomery, Buxton and Wakatū Squares	Not a permitted activity.	No change	No change	No change
ICr.28 External design and appearance Trafalgar, Hardy and Bridge Streets	Alteration to the exterior of the façades of buildings fronting Trafalgar, Hardy or Bridge Streets, (including any façades of the building fronting the ring road) is permitted, for insignificant alterations or restoration.	**Deleted**	No change	No change
ICr.29 Display windows	On buildings fronting Trafalgar, Hardy or Bridge Streets (within the ring road) the ground floor frontages must contain glazing for the display of goods and services.	No change	No change	No change

ICr.30 Security doors and screens	For buildings fronting Trafalgar, Hardy or Bridge Streets (within the ring road): display windows or glazed pedestrian entrances must not be blocked from view from the road by the use of obscure doors, screens or shutters.	No change	No change	No change
ICr.33 Residential activity ground floor	Residential activity may not occur on the ground floor of that part of a building with a boundary on any scheduled frontage (Trafalgar, Bridge, Hardy & parking Squares in the City Centre)	**Deleted**	Reinstate operative rule – Residential activity may not occur on the ground floor of that part of a building with a boundary on any scheduled frontage (Trafalgar, Bridge, Hardy & parking Squares in the City Centre)	No change
City Centre and city fringe areas				
ICr.34 Building setback Corner sites	The ground floor of any building must be set back at the corner to a diagonal line joining points on each road boundary 3m from the corner of the site.	No change	No change	No change
ICr.35 Daylight admission Boundary with any Residential	Any building adjoining a Residential, Open Space or recreational zone must comply with daylight angles in Appendix 15. Breaches of permitted criteria result in a discretionary consent.	Any building on a site adjoining a Residential Zone must comply with the daylight angles for the adjoining Residential Zone. Breaches of permitted criteria result in a discretionary consent.	Any building on a site with a boundary adjoining a Residential Zone must comply with the daylight angles for the adjoining Residential Zone on that boundary. Amendments to provide a restricted discretionary pathway for activities that	No change

			contravene a permitted condition.	
ICr.36 Verandahs Trafalgar, Hardy and Bridge Streets and Parking Squares (**scheduled frontages**)	Any building (apart from heritage buildings) when it is erected, or substantially altered **must** be provided with a verandah as per Appendix 18.	No change	No change	No change
ICr.37 Verandahs Other roads	Any building (apart from heritage buildings) **may** be provided with a verandah as per Appendix 18.	No change	No change	No change
ICr.37A Maximum building height	n/a	The maximum permitted height for buildings is 24m. Breaches of permitted criteria: • City Centre – restricted Discretionary • City Fringe – Discretionary New Assessment Criteria. New Explanation.	The maximum permitted height for buildings, which are not adjacent to a heritage precinct is 24m. The maximum permitted height for buildings adjacent to a heritage precinct is 15m. Breaches of permitted criteria: • City Centre and City Fringe – restricted Discretionary • Adjacent to a heritage precinct breach – restricted discretionary. Assessment Criteria	The maximum permitted height for buildings, which do not share a common legal boundary with ~~are not adjacent to~~ a heritage precinct is 24m. The maximum permitted height for buildings ~~adjacent to~~ that share a common legal boundary with a heritage precinct is 15m.

			New assessment criteria to address heritage values.	
ICr.37B New buildings and alterations and additions to buildings	n/a (adds/alts & new buildings) permitted where they comply with relevant standards.	Minor alterations and additions to a building that does not change its external design and appearance of the building are permitted. A new building, or larger alterations and additions are restricted discretionary. New Matters of discretion. Consents will be considered without notification, or obtaining written approval. New assessment criteria. New Explanation.	Minor alterations and additions to a building that does not change its external design and appearance of the building are permitted. A new building, or larger alterations and additions are restricted discretionary. Additionally matter of discretion to consider micromobility and accessibility. Consents will be considered without notification, or obtaining written approval. New assessment criteria to address the potential reverse sensitivity effect as a result of the proposed Inner City – Fringe rezoning. New assessment criteria where residential is proposed at ground floor (for non scheduled frontages). New assessment criteria for ground floor residential on other key streets, including Halifax, Collingwood and Rutherford Streets, Selwyn	**Permitted**: Alterations to existing buildings are permitted where they involve: a. maintenance or repair of an existing building; or b. b. internal alterations to an existing building; or c. external alterations to an existing building that are: i. less than 25m2 of any street facing building facades; and ii. less than 100m2 of any nonstreet facing building façade. Additions to an existing building are permitted where they: a. Are less than 25% of the existing floor area of the building

			Place and St Vincent and Vanguard Streets.	or 250m2, whichever is the lesser; and b. are not located on a street facing building façade or within 10m of a street boundary; and c. do not include a residential activity. **Controlled** Alterations and/or additions to existing buildings are a controlled activity within the Inner City – Fringe, (between Vanguard Street and St Vincent Street, south of Gloucester Street), where they are not otherwise permitted and are for an industrial activity. Control is reserved over: having regard to the functional requirements of the activity, the design and location of a. building entrances and glazing; and b. pedestrian and vehicle access, and parking; and

				c. servicing and provision for on-site rubbish storage and sorting of recyclable materials; and d. landscaping. **Assessment criteria** • ICr.37B.4 – Amendments to Clarify intent of the provision. • IC37B.4 (c)(iii) - to clarify the consideration of any neighbouring industrial activity in the Inner City – Fringe (south of Gloucester Street). **Explanation** Additions to clarify that the matters of discretion and assessment criteria in ICr.37B.3 and ICr.37B.4 are focused on managing the design related effects of development and address matters of building form and layout, not scale.
ICr.37C Residential	n/a	Residential units permitted if:	New assessment criteria to provide design flexibility of	No change

unit - minimum size		a. studio unit - 35m2; or b. 1 bedroom unit - 45m2 Breaches – Discretionary New Assessment Criteria.	residential activities that have a care component.	
ICr.37D Residential activity	n/a	A residential activity is a permitted activity provided that: a) It is located above the ground floor b) Habitable buildings are connected to water supply and the wastewater network; and c) stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes Breaches – Discretionary New Assessment Criteria.	A residential activity is a permitted activity provided that: ~~a) It is located above the ground floor~~ Assessment Criteria Deletion of 4 assessment criteria that relate to ground floor residential.	No change
ICr.40 Outdoor living court Residential activity	Every residential unit must be provided with an outdoor living court.	Deleted	n/a	n/a

ICr.40A Outlook Space	n/a	New outlook space requirements for residential units. Breaches are discretionary. New assessment Criteria New Explanation	New assessment criteria to provide design flexibility of residential activities that have a care component.	No change
ICr.43A Acoustic Insulation of Buildings	Construction of any new bed room is acoustically insulated in accordance with Appendix 19 or to achieve a façade sound level difference of not less than 30 dB D2m,nT+Ctr.	No change	Change to apply acoustic requirements to habitable rooms of residential activity, not just bedrooms of residential units. This includes: • Rule title change from "~~Acoustic Insulation of Buildings~~" to "Residential Activity- Acoustic insulation" • Replace the term ~~bedroom~~ with Habitable Space.	No change
City Fringe Area Only				
ICr.72 Maximum building height Intense Development Area	Maximum Building Height a. 20m - Intense Development Area (as shown on Planning Maps), or b. 12m - rest of City Fringe Explanation Exception provided for in the block housing the Polytechnic, where taller buildings are allowed. The preference is to allow the Polytech to build up,	**Deleted**	No change	No change

	rather than to intrude further into residential areas. Refer also to rules for daylight angles.			
ICr.73 External appearance Large buildings	The erection or substantial alteration of a building is a permitted activity if the gross ground floor area of the building does not exceed 2,500m2. Explanation The rule allows control over the visual aspects of the site where the 'footprint' of the building exceeds 2,500m2.	**Deleted**	No Change	No Change
ICr.73A Design and External Appearance Area bounded by Collingwood St, Riverside, Malthouse Lane, Harley St and Hardy St	ICr.73A.1 The erection or substantial exterior alteration of a building in the area bounded by Collingwood St, Riverside, Malthouse Lane, Harley St and Hardy St is not a permitted activity. Explanation Ahead of a more comprehensive review of the zoning to apply to the area, some design control has been reserved over the external appearance of new or significantly altered buildings, and layout of the site.	**Deleted**	No Change	No Change
ICr.74 Landscaping	Except where the building is built to the road boundary, a minimum of 5% of any site must be set aside as a	**Deleted**	No Change	No Change

	landscaped area along the road frontage (expect for any rear site).			
ICr.75 Setback From Residential Zone	a. Buildings must be set back at least 3m from a residential zone. b. Provision must be made for landscaping, fences, walls, or for a combination, to at least 1.8m in height along the length of the zone boundary; and c. Where landscaping is provided it must have an average depth of 1.5m along the boundary.	No Change	No Change	No Change
ICr.78 Retail activity	Retail activity (including display) is permitted, if: a) it is a single business, and the site is occupied by no more than one other retail business b) the retail activity involves one or more of the following: i. the sale of goods manufactured or processed onsite. ii. the sale of goods which is ancillary to retail services, or trade sales, or sale of motor fuel and vehicle accessories iii. sale of food, groceries and related consumables. Sale of good by auction.	**Deleted**	No Change	No Change

	iv. the outside storage and display of large bulky items such as building materials, heavy equipment, boat and vehicle sales (but excluding vehicle wrecking yards), or wood and concrete products, or landscape supplies (provided the outside retail and display area is not less than 60% of the total retailing area of the activity)			
ICr.79 Retail Activity St Vincent St and Haven Road Scheduled Site - Sch.J	Retailing permitted if: it complies with Sch.J.	**Deleted rule & sch J**	No Change	No Change
ICr.80 Ajax Avenue Special Amenity Area Scheduled Site - Sch.K	Schedule K rules apply	**Deleted rule & sch k**	No Change	No Change

This Summary table does not include rules associated with:

- Heritage
- Transport and Access
- Natural Hazards/Earthworks
- Subdivision
- Papakāinga
- Building over or alongside drains (piped or open) and water mains

Rule	Operative NRMP	Notified	s.42A Officer Recommendation	s42A Addendum
Suburban Commercial Zone				
SCr.20 Restricted activities	The following are not permitted activities: a. boarding of dogs, cats or other animals, or b. storage or sorting of any bottles, scrap or other waste materials; or c. drying or rendering of fish, meat or animal product or by-product, including the manufacture of fish or animal meal; or d. panel beating, vehicle wrecking, sheet metal work, heavy engineering such as engine reboring and crankshaft grinding, spray painting, or boat, caravan or motor vehicle building.	No Change	No Change	No Change
SCr.20A Residential activity	n/a	A residential activity is a permitted activity provided that:	No Change	No Change

		a) It is located above the ground floor b) Habitable buildings are connected to water supply and the wastewater network; and c) stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes Breaches – Discretionary New Assessment Criteria. New Explanation		
SCr.21 Floor Space Maximum and External Appearance — Large Buildings	No building on any site may exceed a gross floor area of 800m, except for the Stoke Centre, west of Main Road Stoke, where a gross floor area of 1,600m is permitted.	Title - New buildings and alterations and additions to buildings Permitted Status Minor alterations and additions to a building that does not change its	No change	**Permitted**: Alterations to existing buildings are permitted where they involve: a. maintenance or repair of an existing building; or b. b. internal alterations to an existing building; or

		external design and appearance of the building are permitted. A new building, or larger alterations and additions are restricted discretionary. New Matters of discretion. Consents will be considered without notification, or obtaining written approval. New assessment criteria. New Explanation.		c. external alterations to an existing building that are: i. less than 25m2 of any street facing building facades; and ii. less than 100m2 of any nonstreet facing building façade. Additions to an existing building are permitted where they: a. Are less than 25% of the existing floor area of the building or 250m2, whichever is the lesser; and b. are not located on a street facing building façade or within 10m of a street boundary; and c. do not include a residential activity.
SCr.22 Maximum building height	Maximum height: a. 8m, or b. 10m in the Stoke Centre, and Tahunanui (west of Tahunanui Drive and north of Parkers Road), or	Maximum height: a. 19.5m in Stoke Centre, and on sites with access to Waimea Road (between	Maximum height: a. 19.5m in Stoke Centre, and on sites with access to Waimea Road (between Wellington	No change

	c. 21m (leisure area, landward side of Wakefield Quay).	Wellington Street and Franklyn Street), St. Vincent Street and Toi Toi Street; or b. 19.5 where the site adjoins the High Density Residential Zone; c. 21m (in the leisure area, landward side of Wakefield Quay); or d. 12m in all other Suburban Commercial Zone area.	Street and Franklyn Street), St. Vincent Street and Toi Toi Street; or b. 19.5 where the site adjoins the High Accessibility Overlay ~~Density Residential Zone;~~ c. 21m (in the leisure area, landward side of Wakefield Quay); or d. 12m in all other Suburban Commercial Zone area. Amendments to provide a restricted discretionary pathway for activities that contravene a permitted condition.	
SCr.23 Verandahs Stoke Centre	Any building (apart from heritage buildings) when it is erected, or substantially altered **must** be	No change.	No change.	No change.

	provided with a verandah as per Appendix 18.			
SCr.24 Verandahs Other areas	Any building (apart from heritage buildings) **may** be provided with a verandah as per Appendix 18.	No change.	No change.	No change.
SCr.25 Landscaping	Except where the building is built to the road boundary, a minimum of 5% of any site must be set aside as a landscaped area or areas.	**Deleted**	No change.	No change.
SCr.26 Setback From Residential Zone boundary	Buildings must be set back at least 3m from any Residential Zone boundary. Provision must be made for landscaping, fences, walls, or for a combination, to at least 1.8m in height along the length of the Zone boundary. Where landscaping is provided it must have an average depth of 1.5m along the boundary.	No change.	No change.	No change.
SCr.27 Daylight admission Residential	Any building adjoining a Residential must comply with daylight angles in Appendix 15.	Any building on a site adjoining a Residential Zone must comply with the	Any building on a site with a boundary adjoining a Residential Zone must comply with the daylight	No change

Zone boundaries	Breaches of permitted criteria result in a discretionary consent.	daylight angles for the adjoining Residential Zone. Breaches of permitted criteria result in a discretionary consent.	angles for the adjoining Residential Zone on that boundary. Amendments to provide a restricted discretionary pathway for activities that contravene a permitted condition.	
SCr.30 Outdoor living court Residential activity	Every residential unit must be provided with an outdoor living court: a. minimum area: 1 bedroom 25m 2 or more bedrooms 40m, and b. minimum dimension 4m, and c. units without a room on the ground floor may instead provide a balcony or balconies (minimum combined area of 12m , minimum dimension for any required balcony of 2.4m), and	Any residential unit must be provided with an outdoor living court: a. minimum area: 6m2; and b. minimum dimension 1.5m; and c. outdoor living courts for different residential units may be grouped cumulatively in 1 communally accessible location or located directly	New assessment criteria to provide design flexibility of residential activities that have a care component.	No change

	d. the outdoor living court must not be located on a side of the residential unit facing within 45º either side of due South, and must be readily accessible from a living area of the unit.	adjacent to the unit.		
SCr.30A Residential Unit - Outlook space	n/a	New outlook space requirements for residential units. Breaches are discretionary. New assessment Criteria New Explanation Breaches are discretionary	New assessment criteria to provide design flexibility of residential activities that have a care component	No change
SCr.30B Residential unit – minimum size	n/a	Residential units permitted if: a. studio unit - 35m2; or b. 1 bedroom unit - 45m2 Breaches – Discretionary New Assessment Criteria.	New assessment criteria to provide design flexibility of residential activities that have a care component	No change

SCr.30C Residential activity – acoustic insulation	n/a	Requires that bedrooms of residential units in the SCZ are subject to the same acoustic insulation standards that apply in the Inner City via Appendix 19	• Replace the term bedroom with Habitable Space. • Rule title change from "Acoustic Insulation of Buildings" to "Residential Activity- Acoustic insulation". • Additional standard to address cumulative noise. • Additional standard relating to mechanical ventilation and cooling system compliance.	No change
SCr.36A Acoustic Insulation within the State Highway Noise Overlay	n/a	PC29 proposes to introduce acoustic insulation requirements for residential activity in the SCZ that are within 100m of a State Highway.	• Replace the 100m set distance with a overlay. • Qualify additions as being increases in habitable space gross floor areas by 10m2 or more.	No change

			• Remove acoustic insulation requirements for internal alterations. • Amend the activity status for infringing permitted standard in the Suburban Commercial Zone from discretionary to restricted discretionary. • Additional standard to address cumulative noise. • Additional standard relating to mechanical ventilation and cooling system compliance. • Remove vibration and reverse sensitivity effects from the assessment criteria.	

This Summary table does not include rules associated with:

- Heritage
- Transport and Access
- Natural Hazards/Earthworks
- Subdivision
- Papakāinga
- Building over or alongside drains (piped or open) and water mains
- Airport/Port Effects Control Overlays
- Aerials/Network Utilities