

# **Section 32 Evaluation Report**

## **Part 2: Large Lot Residential Zone**

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## Table of acronyms

<b>Abbreviation</b>	<b>Full term</b>
<b>AUP</b>	Auckland Unitary Plan
<b>ECO</b>	Ecosystems and Indigenous Biodiversity
<b>HBA</b>	The Wellington City Housing and Business Development Capacity Assessment
<b>LLRZ</b>	Large Lot Residential Zone
<b>NES-FW</b>	National Environmental Standards for Freshwater 2020
<b>NFL</b>	Natural Features and Landscapes
<b>NPS</b>	National Policy Statements
<b>NPS</b>	National Policy Statements
<b>NPS-FW</b>	National Policy Standard for Freshwater Management 2020
<b>NPS-UD</b>	National Policy Statement on Urban Development 2020
<b>ODP</b>	Operative District Plan
<b>ONFL</b>	Outstanding Natural Features and Landscapes
<b>RMA</b>	Resource Management Act
<b>SNAs</b>	Significant Natural Areas

## 1.0 Overview and Purpose

### 1.1 Introduction to the resource management issues

This section 32 evaluation report is focussed on the proposed Large Lot Residential Zone (LLRZ). The purpose of the LLRZ is to provide for lower density development on typically larger sites which are located on the periphery of the urban area. The zone provides a transition from the medium density residential zone to the rural zone. It allows people to live in a semi-urban area with an enhanced sense of privacy that is not always available within the residential areas.

The Wellington City Operative District Plan does not have an identified LLRZ. The proposed LLRZ sites comprise existing zoned rural areas which are more rural-residential in use. The sites are not suitable for residential zoning, particularly given the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and associated medium density residential standards (MDRS) as it would further increase the permitted development density on general residential zone land. These identified areas are therefore considered most appropriately zoned as LLRZ to reflect the transition between residential and rural zones.

## 2.0 Reference to other evaluation reports

This report should also be read in conjunction with the following evaluation reports:

Report	Relationship to this topic
Earthworks	The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land, plus adverse health and safety effects, damage to property, and the creation or increase in the risk of natural hazards.
Subdivision	The Subdivision Chapter contains provisions which manage subdivision of land in the Residential Zones.
Natural Features and Landscapes	The Natural Features and Landscapes Chapter contains provisions which manage activities within the identified Natural Features and Landscapes Overlay.
Ecosystems and Indigenous Biodiversity	The Ecosystems and Biodiversity Chapter contains provisions which manage activities within the identified Significant Natural Areas Overlay.
Historic Heritage	The Historic Heritage Chapter contains provisions for Heritage Buildings and Heritage Structures, Heritage Areas, Scheduled Archaeological Sites, and Heritage Orders.

## 3.0 Strategic Direction

The following objectives in the Strategic Direction chapter of the Proposed District Plan that are relevant to this issue/topic are:

<b>AW-03</b>	<b><i>Anga Whakamua – Moving into the future</i></b>
Mana whenua can exercise their customary responsibilities as mana whenua and kaitiaki with their own mātauranga Māori.	
<b>AW-04</b>	<b><i>Anga Whakamua – Moving into the future</i></b>
The development and design of the city reflects mana whenua and the contribution of their culture, traditions, ancestral lands, waterbodies, sites, areas, and landscapes, and other taonga of significance to the district's identity and sense of belonging.	
<b>UFD-01</b>	<b><i>Urban Form</i></b>
Wellington's compact urban form is maintained with most of the urban development located within the City Centre, in and around Centres, and along major public transport corridors.	
<b>UFD-02</b>	<b><i>Urban Development in Greenfield Areas</i></b>
Urban development in identified greenfield areas: <ol style="list-style-type: none"> <li>1. Is environmentally and ecologically sensitive</li> <li>2. Makes efficient use of land</li> <li>3. Is well-connected to the public transport network, and</li> <li>4. Reinforces the City's compact urban form.</li> </ol>	
<b>UFD-06</b>	<b><i>Housing Choice</i></b>
A variety of housing types, sizes, and tenures, including papakāinga options, are available across the city to meet the community's diverse social, cultural, and economic housing needs.	
<b>UFD-07</b>	<b><i>Liveable, Well-Functioning Urban Environments</i></b>
Development supports the creation of a liveable, well-functioning urban environment that enables all people and communities to provide for their social, economic, environmental, and cultural wellbeing, and: <ol style="list-style-type: none"> <li>1. Is accessible and well-designed;</li> <li>2. Supports sustainable travel choices, including active and micromobility modes;</li> <li>3. Is serviced by the necessary infrastructure appropriate to the intensity, scale and function of the development and urban environment;</li> <li>4. Is socially inclusive;</li> <li>5. Is ecologically sensitive;</li> <li>6. Is respectful of the City's historic heritage;</li> <li>7. Provides for community well-being; and</li> <li>8. Is adaptable over time and responsive to its evolving, more intensive surrounding context.</li> </ol>	

An evaluation of these objectives is contained in the companion Section 32 Evaluation Overview Report.

## 4.0 Regulatory and policy direction

In carrying out a s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the RMA.

Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Sustainable management means:

*... managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety, while -*

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment’.*

In achieving this purpose, all persons exercising functions and powers under the RMA also need to:

- Recognise and provide for the matters of national importance identified in s6
- Have particular regard to the range of other matters referred to in s7
- Take into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi in s8.

The management of the areas to be zoned LLRZ is relevant to Section 5 as development will be controlled on this land to ensure it can occur in a way which maintains the natural and built environment.

### 4.1 Section 6

The s6 matters relevant to the LLRZ chapter are:

Section	Relevant Matter
6(b)	<i>the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.</i>  This is relevant to the LLRZ as ONFLs have been identified within the LLRZ. However, these are managed through the NFL chapter.
6(c)	<i>The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i>  This is relevant to the LLRZ as SNAs have been identified within the LLRZ. However, these are managed through the ECO chapter
6(e)	<i>The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.</i>  This is relevant to the LLRZ as the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is a relevant consideration across the entire city.
6(g)	<i>The protection of customary rights.</i>

	This is relevant to the LLRZ as the protection of customary rights is a relevant consideration across the entire city.
6(f)	<i>The protection of historic heritage from inappropriate subdivision, use, and development.</i>  This is relevant to the LLRZ as the protection of customary rights is a relevant consideration across the entire city.

#### 4.2 Section 7

The s7 matters that are relevant to this topic are:

Section	Relevant Matter
7(b)	<i>The efficient use and development of natural and physical resources.</i>  This is relevant to the LLRZ as all sites being zoned LLRZ have the potential to be developed. The LLRZ provides objectives, policies, and a rule framework to ensure development and use is efficient.
7(c)	<i>The maintenance and enhancement of amenity values</i>  This is relevant to the LLRZ as the proposed zone contains semi-urban/rural amenity values which the LLRZ seeks to maintain.
7(f)	<i>The maintenance and enhancement of the quality of the environment.</i>  This is relevant to the LLRZ as the proposed zone contains semi-urban/rural amenity values which the LLRZ seeks to maintain.

#### 4.3 Section 8

Section 8 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Council works in partnership with Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira to actively provide for and protect their interests and develop provisions to recognise and provide opportunities for tangata whenua to exercise kaitiakitanga.

The District Plan Review has included significant engagement with our mana whenua partners - Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira. This has included over 100 hui and wānanga attended by Council officers over the last 12 months. This has provided a much greater understanding of mana whenua values and aspirations as they relate to the PDP.

The PDP elevates the consideration of mana whenua values in resource management processes, including:

- A new Tangata Whenua chapter which provides context and clarity about who mana whenua are and what environmental outcomes they are seeking.
- A new Sites and Areas of Significance to Māori chapter that provides greater protection for sites and areas of significance than the current District Plan.
- Integrating mana whenua values across the remainder of the plan where relevant.



This is consistent with both the City Goal of ‘Partnership with mana whenua’ in the Spatial Plan; and the recently signed Tākai Here (2022), which is the new partnership agreement between the Council and our mana whenua partners, Rūnanga o Toa Rangatira, Taranaki Whānui ki Te Upoko o Te Ika and Te Rūnanganui o Te Āti Awa.

A full copy of the advice received is attached as an addendum to the complete suite of Section 32 reports as Addendum A – Advice received from Taranaki Whānui and Ngāti Toa Rangatira. No specific advice has been received from Taranaki Whānui and Ngāti Toa.

#### 4.4 Other relevant statutory requirements

##### 4.4.1 Section 31 – Maintenance of indigenous biological diversity

Section 31(1)(a) requires that every territorial authority, as a function of giving effect to the purpose of the RMA inclusion of provisions to manage the effects of the use, development, or protection of land and associated natural and physical resources of the district.

#### 4.5 National Direction

##### 4.5.1 National Policy Statements

There are five National Policy Statements (NPS) currently in force:

- NPS for Electricity Transmission 2008
- New Zealand Coastal Policy Statement 2010
- NPS for Renewable Electricity Generation 2011
- NPS for Freshwater Management 2020
- NPS on Urban Development 2020

The following are considered relevant to this topic:

NPS	Relevant Objectives / Policies
<i>NPS on Urban Development 2020</i>	<p>The NPS-UD largely applies to the urban areas of Wellington City. The LLRZ provides a buffer between the urban and rural areas in the city.</p> <p>The NPS-UD requires councils to provide development capacity over short, medium, and long terms, as below:</p> <ul style="list-style-type: none"> <li>• Short Term (3 years): Development capacity that is feasible, reasonably expected to be realised, zoned, and serviced with development infrastructure.</li> <li>• Medium term (10 years): Development capacity that is feasible, reasonably expected to be realised, zoned and either: <ul style="list-style-type: none"> <li>○ Serviced with development infrastructure, or</li> <li>○ the funding for the development infrastructure is identified in a Long-Term Plan.</li> </ul> </li> <li>• Long term (30 years): Development capacity must be feasible, identified in relevant plans and strategies, and associated</li> </ul>

	<p>development infrastructure is identified in an Infrastructure Strategy.</p> <p>Additionally, there are requirements for certain areas of the city to allow for higher density development to occur.</p> <p>The LLRZ does contribute capacity towards housing and therefore is considered relevant.</p>
<i>NPS for Freshwater Management 2020</i>	<p>The NPS-FM is relevant to the LLRZ as there are some freshwater networks within these areas.</p> <p>The Greater Wellington Regional Council is largely responsible for implementing the NPS-FM in the Regional Policy Statement and the Proposed Natural resources Plan.</p>

#### 4.5.2 Proposed National Policy Statements

In addition to the five NPSs currently in force there are also two proposed NPSs under development, noting that these are yet to be issued and have no legal effect:

- Proposed NPS for Highly Productive Land
- Proposed NPS for Indigenous Biodiversity

#### 4.5.3 National Environmental Standards

In addition to the NPSs there are nine National Environmental Standards (NES) currently in force:

- NES for Air Quality 2004
- NES for Sources of Human Drinking Water 2007
- NES for Electricity Transmission Activities 2009
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- NES for Telecommunication Facilities 2016
- NES for Plantation Forestry 2017
- NES for Freshwater 2020
- NES for Marine Aquaculture 2020
- NES for Storing Tyres Outdoors 2021

The following is considered relevant to this topic:

<b>NES</b>	<b>Relevant Regulations</b>
<i>NES for Freshwater 2020</i>	The NES-FW is relevant to the LLRZ as some sites include freshwater streams and waterbodies. The NES-FW sets out the requirements for any activity that poses a risk to freshwater or freshwater environments. Every person is required to act in accordance with the NES-FW and district plans cannot be inconsistent with the NES-FW.

	<p>The NES-FW seeks to:</p> <ul style="list-style-type: none"> <li>• Protect existing inland and coastal wetlands</li> <li>• Protect urban and rural streams from in-filling.</li> <li>• Ensure connectivity of fish habitat (fish passage).</li> <li>• Set minimum requirements for feedlots and other stockholding areas.</li> <li>• Improve poor practice intensive winter grazing of forage crops.</li> <li>• Restrict further agricultural intensification until the end of 2024.</li> <li>• Limit the discharge of synthetic nitrogen fertiliser to land and require reporting of fertiliser use.</li> </ul>
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#### 4.5.4 National Planning Standards

The National Planning Standards provide for a range of zone options to be included in Part 3 – Area Specific Matters of the District Plan. This includes the LLRZ, the purpose of which is as follows:

Zone	Description
Large Lot Residential Zone (LLRZ)	Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the low density residential and general residential zones, and where there are particular landscape characteristics, physical limitations, or other constraints to more intensive development.

#### 4.6 National Guidance Documents

There is no national guidance relevant to this topic.

#### 4.7 Regional Policy and Plans

##### Regional Policy Statement for the Wellington Region 2013 (RPS)

The table below identifies the relevant provisions and resource management topics for LLRZ contained in the RPS.

<b>Section 3.1 Air Quality</b>	
<b>Section</b>	<b>Relevant matters</b>
<i>Objective 1</i>	<p>Odour, smoke, and dust affect amenity values and people’s wellbeing. These effects are generally localised and result from the following activities or land uses:</p> <ol style="list-style-type: none"> <li>a. odour from activities – such as, rendering, spray painting and solvent use, landfills, sewage treatment plants, silage feeding and effluent spreading</li> <li>b. smoke from domestic fires and backyard burning</li> <li>c. dust from land uses or activities – such as, earthworks, quarries, and land clearance.</li> </ol>
<i>Policy 1</i>	District plans shall include policies and/or rules that discourage:

M	<ul style="list-style-type: none"> <li>a. new sensitive activities locating near land uses or activities that emit odour, smoke, or dust, which can affect the health of people and lower the amenity values of the surrounding area; and</li> <li>b. new land uses or activities that emit odour, smoke, or dust and which can affect the health of people and lower the amenity value of the surrounding areas, locating near sensitive activities.</li> </ul>
<b>Section 3.9 Regional Form, Design and Function</b>	
Objective 22	<p>A compact well designed and sustainable regional form that has an integrated, safe, and responsive transport network and:</p> <ul style="list-style-type: none"> <li>a. a viable and vibrant regional central business district in Wellington city;</li> <li>b. an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality;</li> <li>c. sufficient industrial-based employment locations or capacity to meet the region's needs;</li> <li>d. development and/or management of the Regional Focus Areas identified in the Wellington Regional Strategy;</li> <li>e. urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;</li> <li>f. strategically planned rural development;</li> <li>g. a range of housing (including affordable housing);</li> <li>h. integrated public open spaces;</li> <li>i. integrated land use and transportation;</li> <li>j. improved east-west transport linkages;</li> <li>k. efficiently use existing infrastructure (including transport network infrastructure); and</li> <li>l. essential social services to meet the region's needs</li> </ul>
Policy 56 R	<p>When considering an application for a resource consent or a change, variation, or review of a district plan, in rural areas (as of March 2009), particular regard shall be given to whether:</p> <ul style="list-style-type: none"> <li>a. the proposal will result in a loss of productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals;</li> <li>b. the proposal will reduce aesthetic and open space values in rural areas between and around settlements;</li> <li>c. the proposal's location, design or density will minimise demand for non-renewable energy resources; and</li> <li>d. the proposal is consistent with the relevant city or district council growth and/or development framework or strategy that addresses future rural development; or</li> <li>e. in the absence of such a framework or strategy, the proposal will increase pressure for public services and infrastructure beyond existing infrastructure capacity.</li> </ul>
<b>Section 3.11 Soil and Minerals</b>	

<i>Objective 30</i>	Soils maintain those desirable physical, chemical and biological characteristics that enable them to retain their ecosystem function and range of uses.
<i>Policy 59</i> <i>R</i>	When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, particular regard shall be given to safeguarding productive capability on Class I and II land.

*M = policies which must be implemented in accordance with stated methods in the RPS*

*R = policies to which particular regard must be had when varying a district plan*

## Regional Plans

There are currently five operative regional plans and one proposed regional plan for the Wellington region:

- Regional Freshwater Plan for the Wellington Region, 1999
- Regional Coastal Plan for the Wellington Region, 2000
- Regional Air Quality Management Plan for the Wellington Region, 2000
- Regional Soil Plan for the Wellington Region, 2000
- Regional Plan for discharges to the land, 1999
- Proposed Natural Resources Plan, appeals version 2021

None of the Regional Plans are relevant to the LLRZ.

The proposed Natural Resources Plan (PNRP) replaces the five operative regional plans, with provisions in this plan now largely operative with the exception of those that are subject to appeal.

The table below identifies the relevant provisions for the LLRZ contained in the Proposed Natural Resources Plan, appeals version 2021.

<b>Section</b>	<b>Relevant matters</b>
<i>Objective O1</i>	Air, land, freshwater bodies, and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.
<i>Objective O44</i>	The adverse effects on soil and water from land use activities are minimised.
<i>Objective O48</i>	The adverse quality and quantity effects of stormwater discharges from the stormwater networks and urban land uses are improved over time.
<i>Rule 48A</i>	Stormwater from new subdivision and development (Permitted activity). The discharge of stormwater into water, or onto or into land where it may enter a surface water body or coastal water, including through an existing local authority stormwater network, from: <ul style="list-style-type: none"> <li>a. a new urban subdivision or development associated with earthworks up to a total area of 3,000m<sup>2</sup> per property per 12-month period, or</li> <li>b. a new urban subdivision or development in an area where a stormwater management strategy in accordance with Schedule N (stormwater strategy) applies is a permitted activity provided the following condition is met:</li> </ul>

	c. the discharge shall comply with the conditions of Rule R48 except condition R48(c).
<i>Rule 50</i>	The discharge of stormwater, including stormwater that may be contaminated by wastewater into water, or onto or into land where it may enter water, from a local authority stormwater network is a controlled activity, provided the following condition is met: <ul style="list-style-type: none"> <li>a. the resource consent application is received within six months of this rule becoming operative</li> </ul>
<i>Rule R51</i>	The discharge of stormwater, including stormwater that may be contaminated by wastewater, into water, or onto or into land where it may enter water, from a local authority stormwater network that is not provided for by Rule R50 is a restricted discretionary activity, provided the following condition is met: <ul style="list-style-type: none"> <li>a. the resource consent application includes a stormwater management strategy in accordance with Schedule N (stormwater strategy).</li> </ul>
<i>Rule R80</i>	The discharge of treated wastewater from a wastewater network onto or into land, or onto or into land where a contaminant may enter water, and the associated discharge of odour to air is a restricted discretionary activity.
<i>Rule R108</i>	Certain activities in significant natural wetlands are non-complying, including <ul style="list-style-type: none"> <li>a. take, use, damming or diverting water into, within, or from the significant natural wetland, or the take and use of water within 50m of the significant natural wetland.</li> <li>b. land disturbance including excavation and deposition</li> <li>c. reclamation of a significant natural wetland.</li> </ul>

#### 4.8 Iwi Management Plan

There are no Iwi Management Plans relevant to this topic.

#### 4.9 Relevant plans or strategies

The following plans / strategies are relevant to this topic:

<b>Plan / Strategy</b>	<b>Organisation</b>	<b>Relevant Provisions</b>
<i>Wellington City Housing and Business Development Capacity Assessment 2019</i>	<i>Wellington City Council</i>	<p>The Wellington City Housing and Business Development Capacity Assessment (HBA) is a requirement under the National Policy Statement for Urban Development Capacity. The document provides an overview of expected population growth across the city and compares this to the expected development capacity. Where a shortfall in development capacity is identified, the council is required to change the district plan to enable the capacity that is required.</p> <p>The Wellington City HBA identified that between 25,000 and 32,300 new dwellings will be required between 2017 and 2047. An assessment of capacity found that the District Plan could provide</p>

		<p>20,400 new dwellings. This represents a shortfall of between 4,600 and 12,000 new dwellings.</p> <p>While the Large Lot Residential Zone is not intended to contribute significantly to providing more housing, it does provide for more residential development on the fringe of the city.</p>
<p><i>He Mahere Mokowā mō Pōneke – A Spatial Plan for Wellington City 2021</i></p>	<p><i>Wellington City Council</i></p>	<p>The Spatial Plan is Council's blueprint for how Wellington will grow in the next 30 years. It was adopted on 24 June 2021 and replaces the former Northern Growth Management Framework (2003) and the Wellington Urban Growth Plan (2015).</p> <p>The Spatial Plan is a non-statutory document that provides a vision and goals that can be implemented via the District Plan. It strikes a balance between old and new - by valuing areas of special significance, open space, landscapes and natural features, while providing greater capacity for new housing. This new housing will be enabled in areas supported by public transport, infrastructure and services, and in a way that concentrates growth in a compact city form.</p> <p>The Spatial Plan is mainly focussed on the central city, inner suburbs, suburban centres, and outer suburbs. The plan has several goals, including to keep the city compact and to make the city greener. The LLRZ is one of the zones contributing to the range of residential typology and is therefore considered relevant.</p>

There are no additional plans or strategies relevant to this topic.

#### 4.10 Other relevant legislation or regulations

There is no other legislation or regulations relevant to this topic.

## 5.0 Resource Management Issues Analysis

### 5.1 Background

As part of the full review of the Wellington City District Plan, the Council has identified areas that are currently zoned Rural, which would be better suited to the LLRZ. The criterion for reviewing these sites includes:

- Sites that are larger than typical residential zoned sites.
- Sites which are located on the periphery of the urban area, bordering the rural area.
- Sites which are currently zoned rural but adjoin the Outer Residential Area.
- Sites which are no longer used for productive rural purposes.

The identified sites are not expected to contribute significantly to the City's housing supply but are identified as having the potential to be developed to a greater scale than the Rural zone anticipates. Additionally, the sites proposed to be re-zoned LLRZ are not in areas that Council anticipates greater housing supply, due to their location being separated from easy access to centres, infrastructure, services, and public transport. For this reason, they have also been identified as not being suitable for the MDRS under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. The Bill excludes the LLRZ from being subject to the MDRS.

The Wellington City Operative District Plan does not currently have a Large Lot Residential Zone and the sites identified are currently zoned Rural.

## 5.2 Evidence Base - Research, Consultation, Information and Analysis undertaken

The Council has reviewed the operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions. This advice includes the following:

Title	Author	Brief synopsis
Wellington City District Plan Rural Land Study Areas for Possible Rezoning – Residential. 9 September 2019	The Property Group	<p>This study identifies 25 rurally zoned areas within the urban footprint which are suitable for being re-zoned to residential. The study used a GIS model to identify the sites based on:</p> <ul style="list-style-type: none"> <li>• Land currently zoned Rural; and</li> <li>• Land currently adjoining the Outer Residential Zone.</li> </ul> <p>From there a detailed analysis of each of the 25 identified sites was undertaken, including discussions with Council and analysis of various known attributes of the identified land.</p> <p>The study enabled further analysis of the identified areas to determine appropriateness for re-zoning to LLRZ.</p>

In addition to the material listed in the table above, the Council has also gathered the following information and advice that is relevant to this topic:

- GIS analysis of proposed sites. This was completed to identify any further sites suitable for re-zoning. Accompanying this, an assessment of additional sites was undertaken, the outcome of this assessment is attached at **Appendix 1**.

### 5.2.1 Analysis of Operative District Plan provisions relevant to this topic

For the purposes of this report the key provisions in the Operative Wellington District Plan of relevance to this topic are summarised below. It is noted that there is no Large Lot Residential Zone in the Operative District Plan. Therefore, the key provisions of the Rural Zone, as they relate to development, have been summarised here.

Topic	Summary of relevant provisions
Rural Zone	<p>This zone/topic chapter has 11 objectives which broadly seek the following:</p> <ul style="list-style-type: none"> <li>• The efficient use and development of the Rural Area, whilst maintaining and enhancing the character and amenity values of the rural area. This is through the management of scale, location, rate, and design of new buildings.</li> </ul>



Topic	Summary of relevant provisions
	<ul style="list-style-type: none"> <li>• To avoid adverse effects of subdivision in the Rural Zone.</li> <li>• To maintain and enhance the natural features and the quality of the coastal environment of the Rural Zone.</li> <li>• Avoidance or mitigation of natural or technological hazards.</li> <li>• Prevention or mitigation of adverse effects from hazardous substances.</li> <li>• Convenient, efficient, and safe access to the Rural zone and the development of a safe and healthy city.</li> <li>• The facilitation and enablement of the exercise of tino rangatiratanga and kaitiakitanga by Wellington’s tangata whenua and other Māori.</li> </ul> <p>These objectives are implemented by a framework of 38 supporting policies that seek to:</p> <ul style="list-style-type: none"> <li>• Encourage new development within established urban areas, encourage the use of renewable energy and energy efficiency, and allow work from home activities to occur.</li> <li>• Control new building development, construction, signage, and earthworks to avoid, remedy, or mitigate adverse effects on the rural character and landscape.</li> <li>• Ensure activities within the Rural Area do not have harmful effects on urban areas.</li> <li>• Manage subdivision so that rural land is not fragmented, greenfield development is controlled, and appropriate servicing is provided.</li> <li>• Any effects arising from potential natural hazards are remedied or mitigated and certain development is discouraged within certain hazard areas.</li> <li>• Manage the road network to avoid, remedy, or mitigate any adverse effects of road traffic on Rural Areas.</li> <li>• Protect sites of significance to Māori, provide opportunities for establishment of Marae and Papakāinga, and take into account the principles of the Treaty of Waitangi.</li> </ul> <p>Rules and standards relating to land use activities, buildings, signs, subdivision, earthworks, heritage, utilities, contaminated sites are co-located in the chapter. Typically, any activity identified in the associated rule table and/or which complies with the permitted activity standards is permitted, with exceptions to this including:</p> <ul style="list-style-type: none"> <li>• Non-Rural activities and structures, including factory farming.</li> <li>• Rural and residential activities which do not comply with standards (overview below).</li> <li>• Structures on ridgelines and hilltops.</li> <li>• Residential buildings in a hazard area or near high transmission voltage lines.</li> <li>• Any subdivision.</li> </ul>

Topic	Summary of relevant provisions
	<ul style="list-style-type: none"> <li>• The remediation, use, development, and subdivision of any contaminated or potentially contaminated land.</li> </ul> <p>Key activity and building and structure standards include:</p> <ul style="list-style-type: none"> <li>• Limits on noise emission.</li> <li>• Maximum number of houses per allotment.</li> <li>• Maximum height limits, which differ across the Rural Zone depending on location.</li> <li>• Maximum floor areas for accessory buildings.</li> <li>• Controls on the materials used for construction, in respect of reflectivity and dominance.</li> </ul>

The review of the operative provisions for the purposes of this report identified the following key issues:

- The operative provisions are overly restrictive in respect of buildings and structures for the use of the sites proposed for LLRZ; and
- The operative provisions are tailored to a rural environment which is inappropriate for the identified LLRZ sites, as the sites are located on the urban/rural periphery, with uses that more closely resemble residential than rural.

### 5.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans.

Plan	Local Authority	Description of approach
<i>Auckland Unitary Plan</i>	<i>Auckland Council</i>	<p>The Auckland Unitary Plan (AUP) has a Large Lot Residential Zone. The zone provides for development on the periphery of urban areas, including the development of land where there is limited access to reticulate services, or land where there are landscape or natural hazard constraints.</p> <p>The zone provides for subdivision with a minimum net site area of 4,000m<sup>2</sup>.</p> <p>The zone allows for the following activities to occur as a permitted activity:</p> <ul style="list-style-type: none"> <li>• A maximum of one dwelling per site.</li> <li>• Demolitions, additions, accessory buildings, and new buildings subject to standards: <ul style="list-style-type: none"> <li>○ Maximum 8m in height.</li> <li>○ 10m side yard and 6m front and rear yard.</li> <li>○ Maximum impervious area of 35% or 1,400m<sup>2</sup> of the site.</li> <li>○ Maximum building site coverage of 20% or 400m<sup>2</sup>.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Home occupations.</li> <li>• Care centres which accommodate up to 10 people per site.</li> <li>• Grazing of livestock on sites up to 2,000m<sup>2</sup>.</li> </ul> <p>The zone provides for the following as a restricted discretionary activity:</p> <ul style="list-style-type: none"> <li>• One minor dwelling complying with all building bulk standards and to a maximum floor area of 65m<sup>2</sup>.</li> <li>• Residential care, boarding houses, and visitor accommodation to a maximum of 10 persons.</li> </ul> <p>Other activities provided for as a discretionary activity include:</p> <ul style="list-style-type: none"> <li>• More than one dwelling per site.</li> <li>• Dairies and restaurants up to 100m<sup>2</sup>.</li> <li>• Service stations.</li> <li>• Community and education facilities.</li> <li>• Veterinary clinics.</li> <li>• Marae.</li> </ul> <p>Activities which are not listed are a non-complying activity.</p>
<p><i>Christchurch City District Plan</i></p>	<p><i>Christchurch City Council</i></p>	<p>Christchurch City has a Residential Large Lot Zone. The zone covers a specific area of the city on the Port Hills, Akaroa Hillslopes, Samarang Bay, and Allandale. These areas are characterised by low density and semi-rural landscapes.</p> <p>The zone provides for subdivision with a minimum net site area of 1,500m<sup>2</sup>.</p> <p>The zone allows for the following activities to occur as a permitted activity:</p> <ul style="list-style-type: none"> <li>• Residential activities.</li> <li>• One minor residential unit, not exceeding 80m<sup>2</sup>.</li> <li>• Older persons housing units not exceeding 120m<sup>2</sup>.</li> <li>• Home occupation where no customers visit the site, the maximum number of people employed is 2, and hours of operation are restricted.</li> <li>• Bed and breakfasts where up to 6 people are accommodated.</li> <li>• Education centres, health care facilities, veterinary care facilities, and places of assembly where certain standards are complied with, including: <ul style="list-style-type: none"> <li>○ Limited hours of operation (1900-2100).</li> <li>○ Maximum floor area of 250m<sup>2</sup>.</li> <li>○ Maximum number of four animals to be kept at a veterinary clinic.</li> <li>○ No storage of more than one heavy vehicle on the site.</li> </ul> </li> <li>• Emergency service facilities, conservation activities, farming activities, and passive recreation activities can occur with no restrictions.</li> <li>• New buildings subject to standards: <ul style="list-style-type: none"> <li>○ One dwelling per site.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Minimum net site area of 1500m<sup>2</sup> to 5000m<sup>2</sup>, which is subject to location.</li> <li>○ Maximum height of 8m.</li> <li>○ 40% site coverage or 400m<sup>2</sup>.</li> <li>○ 5.5m setback from a road and 3m setback from all other boundaries.</li> </ul> <p>The zone provides for the following as a restricted discretionary activity</p> <ul style="list-style-type: none"> <li>● Activities and buildings which do not comply with the permitted activity standards.</li> </ul> <p>The zone provides for the following as a discretionary activity:</p> <ul style="list-style-type: none"> <li>● Any activity which is not provided for.</li> <li>● Show homes.</li> <li>● Activities and buildings which breach certain standard thresholds.</li> </ul> <p>There are no non-complying activities in this zone.</p>
<p><i>Porirua Proposed District Plan (Rural Lifestyle Zone)</i></p>	<p><i>Porirua City Council</i></p>	<p>The Porirua proposed plan does not have a Large Lot Residential Zone but does have a Rural Lifestyle Zone and a Settlement Zone (see separate analysis below). These zones are similar to a Large Lot Residential Zone as it is used on sites which are close to the residential area but are larger than typical residential sites.</p> <p>The zone is located on the periphery of urban areas and is characterised by open space, rolling/rugged terrain, vegetated landscapes but also containing farm buildings, structures, and residential buildings.</p> <p>The zone provides for subdivision with a minimum net site area of 2ha.</p> <p>The zone provides for the following as a permitted activity:</p> <ul style="list-style-type: none"> <li>● Buildings and structures where they comply with standards: <ul style="list-style-type: none"> <li>○ Maximum height of 10m.</li> <li>○ Building recession planes: 3m up and 45-degree angle into the site.</li> <li>○ A maximum gross floor area of 350m<sup>2</sup> for a residential dwelling and 60m<sup>2</sup> for a minor residential dwelling.</li> <li>○ 10m setback from a road boundary and 5m setback from all other boundaries.</li> <li>○ Onsite services must be provided.</li> <li>○ Firefighting water must be provided.</li> <li>○ A maximum fence or standalone wall height of 2m.</li> <li>○ No more than one residential unit and one minor residential unit on the site.</li> </ul> </li> <li>● Home business activities, where: <ul style="list-style-type: none"> <li>○ There is no more than one staff member who lives.</li> <li>○ No more than 100m<sup>2</sup> GFA.</li> </ul> </li> <li>● Visitor accommodation where the maximum number of guests is ten.</li> </ul>

		<ul style="list-style-type: none"> <li>• Educational facilities where the maximum number of children is four and hours of operation are between 0700-1900.</li> <li>• Papakāinga.</li> </ul> <p>The zone provides for the following as a restricted discretionary activity:</p> <ul style="list-style-type: none"> <li>• Buildings and structures which breach permitted standards.</li> <li>• Emergency service facilities.</li> </ul> <p>The zone provides for the following as a discretionary activity:</p> <ul style="list-style-type: none"> <li>• Rural industry.</li> <li>• Pet animal boarding.</li> <li>• Community facilities.</li> <li>• Golf courses.</li> <li>• Industrial activity.</li> <li>• Any activity not specifically provided for as permitted, controlled, restricted discretionary, discretionary, or non-complying.</li> <li>• Other more intensive activities are a non-complying activity.</li> </ul>
<p><i>Porirua Proposed District Plan (Settlement Zone)</i></p>	<p><i>Porirua City Council</i></p>	<p>The Settlement Zone applies to the Pauatahanui Village area, including the shops and the land above the village where there is scope for residential development.</p> <p>The zone provides for subdivision with a minimum net site area of 3,000m<sup>2</sup>, with a 1ha minimum average allotment size across the entire site.</p> <p>The zone provides for the following as a permitted activity:</p> <ul style="list-style-type: none"> <li>• Buildings and structures, subject to standards: <ul style="list-style-type: none"> <li>○ Maximum height of 8m.</li> <li>○ Building recession planes: 3m up and 45 degrees into the site.</li> <li>○ 30% net site area or 350m<sup>2</sup> whichever is the lesser.</li> <li>○ 5m setback from road boundaries and 1.5m setback from all other boundaries.</li> <li>○ Maximum of one residential unit and one minor residential unit.</li> </ul> </li> <li>• Rainwater tanks.</li> <li>• Fences and standalone walls to a maximum height of 2m.</li> <li>• Animal grazing with no restrictions.</li> <li>• Home business where no more than one staff member is employed and no more than 100m<sup>2</sup> is used for the activity.</li> <li>• Visitor accommodation where the maximum number of guests is 10.</li> <li>• Educational facilities where a maximum of four children are onsite and hours are restricted to 0700-1900.</li> <li>• Entertainment facilities and food and beverage activities where the activity is existing only.</li> </ul> <p>The following is provided for as a discretionary activity:</p> <ul style="list-style-type: none"> <li>• Community facilities.</li> </ul>

		<ul style="list-style-type: none"> <li>• Primary production.</li> <li>• Any activity not identified as permitted, restricted discretionary, discretionary, or non-complying.</li> </ul> <p>Non-complying activities include:</p> <ul style="list-style-type: none"> <li>• Industrial activities.</li> <li>• Large format retail.</li> <li>• Mining and quarrying.</li> <li>• Retirement villages.</li> </ul>
<i>Queenstown Lakes Proposed District Plan</i>	<i>Queenstown Lakes District Council</i>	<p>The Queenstown Lakes Proposed District Plan has a Large Lot Residential Zone. The zone provides a buffer between the rural and urban areas and generally provides for a density of one residence every 2,000m<sup>2</sup>.</p> <p>The zone provides for subdivision with a minimum net site area of 1,500m<sup>2</sup> with an average lot size of 2,000m<sup>2</sup>, within the Large Lot Residential A area. All other subdivision in the Large Lot Residential Area has a minimum allotment size of 4,000m<sup>2</sup>.</p> <p>The zone provides for the following as a permitted activity:</p> <ul style="list-style-type: none"> <li>• Residential units subject to standards: <ul style="list-style-type: none"> <li>○ A maximum height of 6-8m depending on location.</li> <li>○ Maximum site coverage of 15%.</li> <li>○ Setback of 10m from a road and 4m from all other boundaries.</li> <li>○ A maximum of one residential unit per site or one per 2,000m<sup>2</sup>.</li> <li>○ Building recession planes: 2.5m up and 35-55-degrees into the site.</li> </ul> </li> <li>• Recreational activities.</li> <li>• Home occupation, subject to standards: <ul style="list-style-type: none"> <li>○ No more than one full time employed person.</li> <li>○ Maximum floor area of 60m<sup>2</sup>.</li> </ul> </li> <li>• Homestays, with no more than five guests per night.</li> </ul> <p>The zone provides for residential visitor accommodation as a controlled activity with control restricted to the number of guests, health and safety of guests, and the management of noise, use of outdoor areas, and management of rubbish.</p> <p>Community activities and commercial recreation activities are provided for as a discretionary activity.</p> <p>The zone provides for the following as a non-complying activity:</p> <ul style="list-style-type: none"> <li>• Any activity not listed.</li> <li>• Licenced premises.</li> <li>• Visitor accommodation not provided for.</li> </ul>

		Panel beating, spray painting, vehicle repair, fibre glassing, sheet metal work, bottle or scrap storage, and motor body building are prohibited activities.
<i>New Plymouth Proposed District Plan</i>	<i>New Plymouth District Council</i>	<p>The New Plymouth Proposed District Plan does not have a Large Lot Residential Zone, but it does include a Low-Density Residential Zone. The zone is generally characterised by low suburban densities with one house per site, generous sized sections and high standards of onsite amenity and private open space. The overall purpose of the zone is to maintain the residential character of smaller rural and coastal settlements.</p> <p>The zone provides for subdivision with a minimum net site area of 750m<sup>2</sup>.</p> <p>The zone provides for the following as a permitted activity:</p> <ul style="list-style-type: none"> <li>• Boarding houses accommodating up to 6 people.</li> <li>• Māori purpose activities.</li> <li>• New residential buildings and accessory buildings where standards are complied with: <ul style="list-style-type: none"> <li>○ Maximum of one residential unit and one residential sleep-out.</li> <li>○ Maximum height of 8m.</li> <li>○ Maximum site coverage of 35%.</li> <li>○ Building recession planes: 3m up and 35-55-degrees into the site.</li> <li>○ 3m setback from road boundaries and 1.5m setback from all other boundaries.</li> <li>○ 50m<sup>2</sup> of outdoor living space.</li> <li>○ 25% of the site to be of a permeable surface.</li> </ul> </li> <li>• Home business where vehicle movements are controlled, and no offensive effects are generated.</li> <li>• Residential visitor accommodation where the maximum number of guests is 10.</li> <li>• Supported residential care where the maximum occupancy does not exceed 9 people.</li> <li>• Educational facilities in buildings with a maximum 200m<sup>2</sup> GFA.</li> <li>• Medical and health services in buildings with a maximum 100m<sup>2</sup> GFA.</li> </ul> <p>The zone provides for the following as a restricted discretionary activity:</p> <ul style="list-style-type: none"> <li>• Minor residential unit.</li> <li>• Semi-detached residential unit.</li> <li>• Childcare services.</li> <li>• Community facilities.</li> </ul> <p>The zone provides for the following as a discretionary activity:</p> <ul style="list-style-type: none"> <li>• Multi-unit development.</li> <li>• Retirement villages.</li> <li>• Visitor accommodation.</li> </ul>

		<ul style="list-style-type: none"> <li>• Retail activities.</li> <li>• Supermarkets.</li> <li>• Entertainment activities.</li> <li>• Business service activities.</li> <li>• Sport and recreation activities.</li> <li>• Activities not listed.</li> </ul> <p>The zone provides for the following as a non-complying activity:</p> <ul style="list-style-type: none"> <li>• Industrial activities.</li> <li>• Primary production.</li> <li>• Rural industry.</li> <li>• Commercial service activities.</li> <li>• Large format retail.</li> </ul> <p>Integrated retail activities.</p>
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These plans were selected because:

- They have been subject to recent plan changes that have/has addressed similar issues relating to this topic; and
- The associated Councils are of a similar scale to Wellington City and are confronting similar issues relating to this topic.

A summary of the key findings follows:

- The Large Lot Residential Zone is common on the periphery of urban areas, providing a buffer between the urban and rural areas.
- There is variation in the minimum allotment size required for subdivision across the Councils. The general range tends to be between 1,500m<sup>2</sup> – 4,000m<sup>2</sup> subject to site limitations.
- All Councils provide for residential buildings as a permitted activity subject to standards. These are generally common, including requiring a maximum height of 8m, controlling site coverage around 35-40%, controlling maximum floor areas, controlling a maximum impermeable area, requiring building recession planes, and setting setback limits which are generally greater from a road boundary.
- Most councils provide for an additional minor residential unit as a permitted activity. The maximum size ranges from 60m<sup>2</sup> to 80m<sup>2</sup>.
- All councils controlled the maximum number of permitted dwellings per site, the most common being one residential dwelling and one minor residential building or sleep out.
- All councils provide for home business or occupations to occur as permitted with controls on the maximum number of people that can be employed on site at each business.
- Residential visitor accommodation, educational facilities, and medical facilities are common permitted activities. These had controls on them such as the maximum gross floor area allowed, the hours of operation, and the maximum number of people able to be accommodated on each site.



- Most councils provided for rural activity as permitted. The only plan that controlled grazing is the Auckland Unitary plan which only allowed grazing on sites greater than 2,000m<sup>2</sup>.
- Restricted discretionary activities were mainly for activities which breached a permitted standard.
- There is variation in how councils manage other activities. For example, the New Plymouth Proposed Plan and the Porirua Proposed Plan, there are several discretionary activities which range from multi-unit housing, retirement villages, rural industry, and commercial activities. However, in other plans such as the Queenstown Lakes Proposed District Plan, these types of activities are caught under a broad non-complying activity status.
- The most common non-complying activities include rural industry, industrial activities, commercial activities, large retail activities, mining, quarrying, and intensive primary production.

### 5.2.3 Advice received from Taranaki Whānui and Ngāti Toa Rangatira

No specific advice has been received from Taranaki Whānui or Ngāti Toa Rangatira regarding this topic or the proposed provisions evaluated within this report.

### 5.2.4 Consultation undertaken to date

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant Issues Raised
Feedback on Draft Plan	Feedback on Draft Plan, through submissions and targeted discussions	November 2021	<ul style="list-style-type: none"> <li>• Opposition to any further expansion of the zone due to potential for fragmentation of rural zoned land.</li> <li>• Request for Educational Facilities policy.</li> <li>• Request for a Discretionary Activity Status for Educational Facilities.</li> <li>• Request for Supported Residential Care Facilities to be Permitted.</li> </ul>

A summary of specific feedback on this topic received during consultation on the Draft District Plan is contained in **Appendix 2**, including how it has been responded to in the Proposed District Plan. Additional detail concerning the wider consultation undertaken in preparing the Proposed District Plan is contained in the companion Section 32 Evaluation Overview Report.

In summary, the key findings arising from the consultation undertaken on this topic are:

- General support for the zone and the land that is proposed to be re-zoned.

- Opposition to further expansion of the zone due to the potential for rural land fragmentation.
- Request for a new policy to support Educational Care Facilities as a Discretionary Activity.
- Request for a new permitted activity provision for Supported Residential Care Facilities.
- Minor wording changes.

### 5.3 Summary of Relevant Resource Management Issues

Based on the research, analysis and consultation outlined above the following issues have been identified:

Issue	Comment	Response
Issue 1: Large lot urban land on the urban/rural boundary.	<ul style="list-style-type: none"> <li>• A review of the Operative District Plan identified several existing rural zoned sites across Wellington City which are not used for rural activities and comprise smaller lot areas than typical rural sites require for rural activities. This limits their potential for primary production activities.</li> <li>• Over time, the rural area has been fragmented by subdivision, particularly on the urban fringe. These properties are generally 'lifestyle' properties, with no productive rural uses.</li> <li>• Although the sites proposed for LLRZ are on the urban fringe, they still hold some rural characteristics and amenity values.</li> </ul>	<ul style="list-style-type: none"> <li>• Introduction of the LLRZ which better reflects the use of the properties proposed for re-zoning.</li> <li>• The LLRZ provision framework recognises that these sites can accommodate an increase in development.</li> <li>• The LLRZ provision framework also seeks to protect the semi-rural character and amenity values of these areas.</li> </ul>
Issue 2: Rural Activities within the proposed LLRZ.	<ul style="list-style-type: none"> <li>• While the sites proposed for the LLRZ are predominantly used for residential purposes, there are some hobby farm and small-scale rural activities occurring.</li> <li>• The LLRZ needs to recognise this and provide for some small-scale rural activities to occur.</li> </ul>	<ul style="list-style-type: none"> <li>• Include a policy and rule which allows for small-scale rural activities to occur. This includes: <ul style="list-style-type: none"> <li>○ The grazing and keeping of livestock;</li> <li>○ Equestrian activities; and</li> <li>○ Horticulture.</li> </ul> </li> <li>• The size of the properties within the LLRZ will dictate to what scale these activities can occur.</li> </ul>
Issue 3: Non-residential activities in the LLRZ	<ul style="list-style-type: none"> <li>• Some non-residential activities occur within the LLRZ or would be appropriate to occur. These include: <ul style="list-style-type: none"> <li>○ Home business activities</li> <li>○ Supported residential care</li> <li>○ Educational facilities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Include a permitted activity status for the following activities: <ul style="list-style-type: none"> <li>○ Home Business.</li> <li>○ Visitor Accommodation.</li> <li>○ Childcare Services.</li> <li>○ Supported Residential Care.</li> <li>○ Rural Activities.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Visitor accommodation</li> <li>○ Childcare services.</li> <li>○ Community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>● Include a Discretionary activity status for the following activities: <ul style="list-style-type: none"> <li>○ Community Facility.</li> <li>○ Educational Facility.</li> </ul> </li> </ul>
Issue 4: Fragmentation of productive rural land	<ul style="list-style-type: none"> <li>● The addition of the LLRZ could contribute to further fragmentation of productive rural land.</li> </ul>	<ul style="list-style-type: none"> <li>● The LLRZ has only been proposed over land which is already fragmented from the rural zone. These sites are generally located on the periphery of the urban area and are not used for productive rural activities. The zone provides a transition between the rural and urban areas which reduces the scale of potential reverse sensitivity effects on residential properties.</li> </ul>

## 6.0 Evaluation of the Proposal

This section of the report evaluates the objectives of the proposal to determine whether they are the most appropriate means to achieve the purpose of the RMA, as well as the associated policies, rules, and standards relative to these objectives. It also assesses the level of detail required for the purposes of this evaluation, including the nature and extent to which the benefits and costs of the proposal have been quantified.

### 6.1 Scale and Significance

Section 32(1)(c) of the RMA requires that this report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

The level of detail undertaken for this evaluation has been determined by assessing the scale and significance of the environmental, economic, social, and cultural effects anticipated through introducing and implementing the proposed provisions (i.e. objectives, policies and rules) relative to a series of key criteria.

Based on this, the scale and significance of anticipated effects associated with this proposal are identified below:

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
Basis for change	✓			<ul style="list-style-type: none"> <li>● Part of full District Plan review.</li> <li>● Introduction of the LLRZ to the Wellington City District Plan, which is excluded from the MDRS under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.</li> </ul>

Criteria	Scale/Significance			Comment
	Low	Medium	High	
				<ul style="list-style-type: none"> <li>Compliance with National Planning Standards.</li> </ul>
Addresses a resource management issue	✓			<ul style="list-style-type: none"> <li>The operative provisions are overly restrictive in respect of buildings and structures for the use of the sites proposed for LLRZ; and</li> <li>The operative provisions are tailored to a rural environment which is inappropriate for the identified LLRZ sites, as the sites are located on the urban/rural periphery, with uses that more closely resemble residential than rural.</li> </ul>
Degree of shift from the status quo	✓			<ul style="list-style-type: none"> <li>Although there is no LLRZ in the ODP, the degree of shift from the status quo is low because the proposed zone provides a more appropriate zone in line with the current use of the sites proposed to be rezoned.</li> </ul>
Who and how many will be affected/ geographical scale of effect/s	✓			<ul style="list-style-type: none"> <li>Landowners of current Rural Zoned sites will be affected. These sites are currently located on the urban/rural fringe.</li> <li>The total number of landowners affected is small as the zone is not geographically big.</li> <li>The LLRZ aligns more closely with the current uses of the sites.</li> </ul>
Degree of impact on or interest from iwi/ Māori	✓			<ul style="list-style-type: none"> <li>There are no known areas of significance to Māori within the LLRZ.</li> </ul>
Timing and duration of effect/s	✓			<ul style="list-style-type: none"> <li>Effects will be ongoing</li> <li>Once beyond challenge the operative provisions will have</li> </ul>

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
				an ongoing effect until reviewed as part of the Council's statutory requirements to undertake a plan review
Type of effects	✓			<ul style="list-style-type: none"> <li>The proposed provisions may result in additional requirements for resource consent if productive rural uses are required.</li> <li>However, the LLRZ is generally more permissive than the Rural Zone which means the rezoning does not result in significant effects.</li> </ul>
Degree of risk and uncertainty	✓			<ul style="list-style-type: none"> <li>There is a low degree of risk and uncertainty as the LLRZ is a low-density area which will maintain the rural characteristics and amenity values, whilst providing for a slightly increased level of development.</li> </ul>

Overall, the scale and significance of the proposed provisions is considered low for the following reasons:

- The addition of the LLRZ to the Wellington City District Plan is proposed within the context of the full district plan review. The LLRZ applies to a limited number of properties which are mostly located on the urban fringe of the rural area and were previously zoned Rural.
- The LLRZ addresses the resource management issue of the rural zone provisions not being appropriate for the LLRZ. However, the degree of shift in the provisions is minimal compared to the status quo, which is the Rural Zone. Additionally, the LLRZ provisions are more enabling of residential activities than the Rural Zone provisions
- There are no known areas of significance to Māori within the LLRZ.
- The degree of risk and uncertainty is low as the LLRZ is a low-density area which will maintain the rural characteristics and amenity values, whilst providing for a slightly increased level of development.

Consequently, a high-level evaluation of these provisions has been identified as appropriate for the purposes of this report.

## 6.2 Quantification of Benefits and Costs

Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Based on the assessment of the scale and significance of the proposed provisions in section 6.1, specific quantification of the benefits and costs in this report is considered neither necessary, beneficial nor practicable in relation to this topic. Instead, this report identifies more generally where any additional costs or cost may lie and a qualitative assessment of identifiable costs and benefits associated with this proposal is provided in the assessment of policies, rules and other methods contained in section 11 of this report.

## 7.0 Zone Framework

Based on the issues analysis in section 4.3 of this report and the National Planning Standard zone options set out in section 3.4.4, the following zone framework has been selected in relation to this topic:

Zone	Reasons
Large Lot Residential Zone	<ul style="list-style-type: none"><li>• The properties proposed for the LLRZ are predominately used for residential purposes and are generally much larger in area than that within the General Residential Zone.</li><li>• Although these properties are predominantly used for residential purposes, the areas still maintain a rural character and rural amenity values. The LLRZ is appropriate for maintaining these values and characteristics.</li><li>• The LLRZ is appropriate over the Rural Lifestyle Zone due to the sizes of sites not being large enough to justify the Rural Lifestyle Zone. Additionally, primary production is expected within the Rural Lifestyle Zone and is not within the LLRZ.</li></ul>

**Appendix 1** details the areas proposed for re-zoning to LLRZ.

## 8.0 Overview of Proposal

The proposed provisions relevant to this topic are set out in detail in the ePlan and should be referenced to in conjunction with this evaluation report.

In summary, the proposed provisions include:

- Definitions
  - A set of relevant definitions, including:
    - Rural Activity;
    - Educational Facility;
    - Community Facility; and
    - Associated Planning Standards Definitions.
- 3 objectives that address:
  - The purpose of the LLRZ.

- Amenity within the LLRZ.
- Non-Residential Activities within the LLRZ.
- 8 policies that address:
  - The enablement of residential activities which result in a low density of building form.
  - The provision of certain non-residential activities, including home business, visitor accommodation, and childcare services.
  - The provision of small-scale rural activities.
  - The provision of community facilities and educational facilities where amenity is maintained, and appropriate infrastructure is in place.
  - The enablement of buildings and structures with controls that maintain the low-density amenity values of the LLRZ.
  - Ensuring new buildings are appropriately serviced by infrastructure.
  - The avoidance of inappropriate activities which are incompatible with the LLRZ.
- A rule framework that manages land use, building and structure activities as follows:
  - Land use activities
    - Residential activities – Permitted.
    - Home Business Activities – Permitted where certain conditions are met, including on the number of people working on the site, the amount of floor area taken up for business activities, storage means, and retailing. This elevates to Restricted Discretionary where conditions are not met.
    - Visitor Accommodation – Permitted where guests total 10 or less. This elevates to Restricted Discretionary.
    - Childcare Services – Permitted where the number of children not usually resident totals 10 or less and the hours of operation fall within 0700-1900, Monday-Friday. This elevates to Discretionary.
    - Supported Residential Care – Permitted where maximum occupancy totals 10 residents or less. This elevates to Restricted Discretionary.
    - Rural Activity – Permitted for the keeping and grazing of livestock, equestrian activities, and horticulture. This elevates to Discretionary.
    - Community Facilities and Educational Facilities – Discretionary.
  - Building and structure activities
    - Maintenance and Repair and Demolition or Removal – Permitted.
    - Construction, addition, or alteration of buildings, accessory buildings, and structures – Permitted where standards are complied with. This elevates to Restricted Discretionary.
    - Fences and Standalone Walls – Permitted where standards are complied with. This elevates to Restricted Discretionary.



- A supporting set of standards that address:
  - The maximum number of residential buildings.
  - Maximum floor area of accessory buildings and minor residential units.
  - Maximum height.
  - Height in relation to boundary.
  - Building coverage.
  - Building setback.
  - Fences and standalone walls.
  - Permeable areas.
  - On-site services.

## **9.0 Evaluation of Proposed Objective/s**

### **9.1 Introduction**

Section 32(1)(a) of the RMA requires that the evaluation report examine the extent to which the objectives of the proposal are the most appropriate way to promote the sustainable management of natural and physical resources.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e. does it clearly state the anticipated outcome?))
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Council?)

## 9.2 Evaluation of Objective LLRZ-O1

While not specifically required under s32, it is appropriate to also consider alternative objectives to those currently included in the Proposed District Plan, so as to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

For the purposes of this evaluation, the Council has considered two potential objectives:

1. The proposed objective
2. The current most relevant objective - the status quo.

<b>Evaluation of Objectives</b>
<p>Proposed objectives:</p> <p><b>LLRZ-O1: Purpose</b></p> <p>The purpose of the Large Lot Residential Zone is to provide for residential activities on sites that are on the periphery of urban areas and that are typically larger than in the General Residential Zone</p> <p><b>LLRZ-O2: Amenity</b></p> <p>The low level of building density and associated open character and amenity values of the Large Lot Residential Zone are maintained.</p> <p><b>LLRZ-O3: Non-Residential Activities</b></p> <p>Non-residential activities are in keeping with the amenity of the Large Lot Residential zone and provide for the community's social, economic, and cultural well-being.</p>
<b>General intent:</b>
<p>The general intent is to;</p> <ul style="list-style-type: none"> <li>• describe the overarching purpose of the LLRZ, which is primarily to provide for residential activities;</li> <li>• provide direction around the level of density that is expected within the Large Lot Residential Zone; and</li> <li>• ensure that any non-residential activities do not have significant adverse effects on the amenity of the LLRZ, whilst recognising that some non-residential activities are necessary to provide for the community's social, economic, and cultural well-being.</li> </ul>
<b>Other potential objectives</b>
<p>Status quo (Rural Zone objectives):</p> <p>14.2.1 To promote the efficient use and development of natural and physical resources in the Rural Area.</p> <p>14.2.2 To maintain and enhance the character of the Rural Area by managing the scale, location, rate, and design of new building development.</p> <p>14.2.3 To maintain and enhance the amenity values and rural character of Rural Areas.</p> <p>14.2.7 To avoid or mitigate the adverse effects of natural and technological hazards on people, property, and the environment.</p> <p>14.2.8 To prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances, including waste disposal.</p> <p>14.2.10 To promote the development of a safe and healthy city.</p>

	<i>Preferred objectives</i>	<i>Status Quo</i>
<b>Relevance:</b>		
Addresses a relevant resource management issue	Yes – the objectives recognise and address the issues identified in section 4.3 above.	No – The current objectives address the issues identified in section 4.3 but within a rural zone. These objectives are not suitable for the proposed LLRZ.
Assists the Council to undertake its functions under s31 RMA	Yes - the objectives achieve the requirement under s31(1)(a) to manage the effects of the use, development or protection of land and associated natural and physical resources of the district.	No – While the objectives achieve the requirement under s31(1)(a) to manage the effects of the use, development or protection of land and associated natural and physical resources of the district, this is in relation to the Rural Zone. The Rural Zone provisions are not suitable for the proposed LLRZ.
Gives effect to higher level documents	Yes – the objectives give effect to the required higher-level documents identified in Section 3.	No – the objectives do not give effect to the required higher-level documents in relation to the LLRZ. Particularly in relation to the NPS-UD which encourages more housing. The LLRZ encourages more housing, albeit to a lesser degree than the other residential zones.
<b>Usefulness:</b>		
Guides decision-making	Yes – the objectives provide a clear direction on the purpose of the LLRZ, and the outcomes sought for the LLRZ.	No – the objectives are tailored for the Rural Area and have limited relevance for the proposed LLRZ. The objectives will not fully assist decision making as the provisions are rural focussed and do not clarify the LLRZ outcomes sought.
Meets best practice for objectives	Yes – the objectives clearly state the intended outcomes and the desired end state which is consistent with national best practice.	No – While the existing objectives clearly state the intended outcomes and the desired end state, this is in relation to the Rural Zone and does not reflect the LLRZ.
<b>Reasonableness:</b>		
Will not impose unjustifiably high costs on the community/parts of the community	Yes – the objectives are balanced to avoid imposing unjustifiably high costs on the community. They recognise the greater level of residential	No - the current Rural Zone objectives are unsuitable for the proposed LLRZ context. Therefore, any objectives from the

	activity which can occur within the LLRZ as opposed to the Rural Zone.	Rural Zone applied to the LLRZ will have unjustifiable costs on the community.
Acceptable level of uncertainty and risk	Yes – there is minimal risk as the objectives provide certainty and are not a significant shift from the status quo.	Partially – provides sufficient guidance to the Rural Zone setting, not the LLRZ.
<b>Achievability:</b>		
Consistent with identified tangata whenua and community outcomes	Yes - the proposed objectives are consistent with identified tangata whenua and community outcomes.	Yes - the proposed objectives are consistent with identified tangata whenua and community outcomes.
Realistically able to be achieved within the Council's powers, skills, and resources	Yes – the proposed LLRZ is achievable and is a zone in the national planning standards zone framework.	Yes.
<b>Summary</b>		
<p>The above analysis indicates that the proposed objectives are the most appropriate way of achieving the purpose of the RMA.</p> <p>The proposed objectives address relevant resource management issues and are in line with national best practice. The proposed provisions also provide certainty and guidance to decision makers and plan users regarding the desired outcomes, are consistent with the wider PDP's strategic objectives and are balanced against the other competing directions.</p> <p>As shown, the existing objectives are not appropriate for the identified outcomes of the LLRZ.</p>		

## **10.0 Evaluation of Reasonably Practicable Options and Associated Provisions**

### **10.1 Introduction**

Under s32(1)(b) of the RMA, reasonably practicable options to achieve the objective/s associated with this proposal need to be identified and examined. This section of the report evaluates the proposed policies and rules, as they relate to the associated objectives.

The technical and consultation input used to inform this process is outlined in section 5 of this report.

Council has identified the status quo as the only reasonably practicable alternative option to achieve the objectives.

### **10.2 Evaluation method**

For each potential approach, an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 5 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

This evaluation is contained in the following sections.

### **10.3 Provisions to achieve Objectives LLRZ-O1 and LLRZ-O2**

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions; and
2. The status quo.

Evaluation of provisions to achieve Objectives LLRZ-01, LLRZ-02, and LLRZ-03																															
<p><b>Objectives:</b></p> <p><b>LLRZ-01 Purpose</b> The purpose of the Large Lot Residential Zone is to provide for residential activities on sites that are on the periphery of urban areas and that are typically larger than in the General Residential Zone</p> <p><b>LLRZ-02 Amenity</b> The low level of building density- and associated open character and amenity values of the Large Lot Residential Zone are maintained.</p> <p><b>LLRZ-03 Non-Residential Activities</b> Non-residential activities are in keeping with the amenity of the Large Lot Residential Zone and provide for the community's social, economic, and cultural well-being.</p>																															
<p><b>Option 1: Proposed provisions (recommended)</b></p>	<p><b>Costs</b></p>	<p><b>Benefits</b></p>	<p><b>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</b></p>																												
<p><b>LLRZ-01</b></p> <table border="1"> <thead> <tr> <th>Policies</th> <th>Rules</th> <th>Standards</th> </tr> </thead> <tbody> <tr> <td>LLRZ-P1</td> <td>LLRZ-R1</td> <td>LLRZ-S1</td> </tr> <tr> <td>LLRZ-P3</td> <td>LLRZ-R10</td> <td>LLRZ-S2</td> </tr> <tr> <td rowspan="6">LLRZ-P6</td> <td>LLRZ-R11</td> <td>LLRZ-S3</td> </tr> <tr> <td>LLRZ-R12</td> <td>LLRZ-S4</td> </tr> <tr> <td>LLRZ-R13</td> <td>LLRZ-S5</td> </tr> <tr> <td></td> <td>LLRZ-S6</td> </tr> <tr> <td></td> <td>LLRZ-S7</td> </tr> <tr> <td></td> <td>LLRZ-S8</td> </tr> <tr> <td></td> <td></td> <td>LLRZ-S9</td> </tr> </tbody> </table>				Policies	Rules	Standards	LLRZ-P1	LLRZ-R1	LLRZ-S1	LLRZ-P3	LLRZ-R10	LLRZ-S2	LLRZ-P6	LLRZ-R11	LLRZ-S3	LLRZ-R12	LLRZ-S4	LLRZ-R13	LLRZ-S5		LLRZ-S6		LLRZ-S7		LLRZ-S8			LLRZ-S9	<p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>There will be little to no environmental cost as the provisions are focused on preserving the low-density amenity and rural character of the proposed LLRZ.</li> </ul>	<p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>The provisions encourage low-density residential activity, which is appropriately serviced by infrastructure, either onsite or offsite.</li> <li>The provisions provide for small scale rural activities which will have limited impact on the environment.</li> <li>The provisions allow for certain non-residential activities which will have minimal impacts on the environment.</li> <li>LLRZ-R9 is a non-complying activity status and applies to all other land-use activities (not building activities) which are not listed. This ensures that any activity which is not</li> </ul>	<p>It is considered that there is certain and sufficient information on which to assess the proposed provisions.</p> <p>The proposed provisions have been consulted on with the public and key stakeholders and have been refined to address key issues raised during consultation. The proposed approach is generally supported by the community.</p>
Policies	Rules	Standards																													
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<p><b>LLRZ-02</b></p> <table border="1"> <thead> <tr> <th>Policies</th> <th>Rules</th> <th>Standards</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Policies	Rules	Standards																									
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**Evaluation of provisions to achieve Objectives LLRZ-O1, LLRZ-O2, and LLRZ-O3**

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LLRZ-P1	LLRZ-R1	LLRZ-S1																												
LLRZ-P2	LLRZ-R2	LLRZ-S2																												
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	<p><b>Social</b></p> <ul style="list-style-type: none"> <li>It is unlikely the provisions will result in any discernible social cost given the provisions are focused on enabling residential development on larger lots, with emphasis placed on maintaining the low-density amenity and rural character.</li> </ul>	<p><b>Social</b></p> <ul style="list-style-type: none"> <li>The proposed provisions allow for a greater intensity of development than in the General Rural Zone. However, the provisions also seek to maintain the low-density amenity and rural character of the LLRZ. This will benefit landowners who wish to build on their property and will</li> </ul>																												



**Evaluation of provisions to achieve Objectives LLRZ-O1, LLRZ-O2, and LLRZ-O3**

		<p>benefit those who wish to maintain the low-density amenity.</p> <ul style="list-style-type: none"> <li>The non-residential activities that have been provided for in the provisions include visitor accommodation, supported residential care, and home business activities. This will have positive benefits on the landowners and wider community's social well-being.</li> </ul>	
	<p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>It is unlikely the provisions will result in any discernible cultural costs. There are no known areas or sites of significance to Māori within the proposed LLRZ and the provisions do not conflict with the principles of the Treaty of Waitangi.</li> </ul>	<p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>No specific cultural benefits associated with the proposed LLRZ were identified.</li> </ul>	

<p><b><u>Effectiveness and efficiency</u></b></p>	<p><b>Effectiveness</b></p> <p>The proposed provisions are the most appropriate method of meeting the objectives for the LLRZ. The objectives are focused on maintaining the low-density amenity and rural character of the proposed LLRZ, whilst allowing for an increased level of development than what is allowed under the General Rural Zone.</p> <p>The objectives give clear direction on the anticipated outcomes and the proposed policies and rules provide a practical and balanced framework to achieve these outcomes by providing stronger protection for sensitive areas and values, while still enabling appropriate subdivision, use and activities.</p>	<p><b>Efficiency</b></p> <p>The proposed provisions are the most efficient method of meeting the objectives for the LLRZ by avoiding broad regulatory controls and focusing on activities within the zone. As identified above, the benefits outweigh the costs.</p>
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<b>Evaluation of provisions to achieve Objectives LLRZ-O1, LLRZ-O2, and LLRZ-O3</b>			
<b><u>Overall evaluation</u></b>	<p>This option is the most appropriate way to achieve the preferred objectives by ensuring an appropriate regulatory framework for landowners social and economic well-being.</p> <p>The proposed provisions are the most appropriate way to achieve the objectives because they are effective and efficient. They achieve regulatory certainty and enable people and communities to provide for their social, economic, and cultural well-being.</p> <p>It is considered that this option will achieve the objectives because:</p> <ul style="list-style-type: none"> <li>• The proposed provisions ensure that: <ul style="list-style-type: none"> <li>○ The low-density amenity and rural characteristics of the proposed LLRZ will be maintained.</li> <li>○ Residential activities, including construction of buildings and structures, are permitted activities subject to standards (which currently require resource consent and include a rural design guide requirement for General Rural Zone) yet will maintain the character of the identified areas.</li> <li>○ Certain non-residential activities are permitted to occur which will contribute to landowner’s and the community’s social and economic well-being.</li> <li>○ The proposed permitted non-residential activities will have minimal effects on the amenity of the LLRZ due to the small-scale nature of the activities.</li> </ul> </li> <li>• The framework enables appropriate activities, manages potentially inappropriate activities, and avoids inappropriate activities.</li> <li>• The proposed provisions align with and give effect to higher order documents and legislation.</li> </ul>		
<b>Option 2: Status Quo</b>	<b>Costs</b>	<b>Benefits</b>	<b>Risk of Acting / Not Acting</b> if there is uncertain or insufficient information about the subject matter of the provisions
<b><u>Policies and rules as outlined in section 4.2.1</u></b>	<p><b><i>Environmental</i></b></p> <ul style="list-style-type: none"> <li>• The current provisions are not sufficient for protecting the intended outcomes identified for the LLRZ. In particular, the rural zone provisions would allow a greater degree of</li> </ul>	<p><b><i>Environmental</i></b></p> <ul style="list-style-type: none"> <li>• The current provisions provide for general protection of the environment within a rural setting. The LLRZ is not entirely a rural setting, with more characteristics of a low-density residential area. Therefore, the</li> </ul>	There is certain and sufficient information on which to base the proposed policies and methods.

Evaluation of provisions to achieve Objectives LLRZ-O1, LLRZ-O2, and LLRZ-O3			
	<p>non-residential and rural activities than the proposed LLRZ does.</p> <ul style="list-style-type: none"> <li>The proposed LLRZ provisions are more suited to the low-density residential environment which the LLRZ seeks to achieve.</li> </ul>	<p>current Rural Zone provisions are not sufficient for protecting the environment within the LLRZ.</p>	
	<p><b>Economic</b></p> <ul style="list-style-type: none"> <li>The existing provisions have the potential to impose economic costs on landowners seeking more residential use of the site.</li> <li>The rural provisions generally require a resource consent process and rural design guide assessment for new residential dwellings which imposes costs on landowners within the identify LLRZ areas.</li> </ul>	<p><b>Economic</b></p> <ul style="list-style-type: none"> <li>The current rural provisions allow for a greater degree of rural activity and non-residential activities. This would have economic benefits for those within the proposed LLRZ who wish to carry out productive rural activities.</li> </ul>	
	<p><b>Social</b></p> <ul style="list-style-type: none"> <li>The social costs of the status quo are minimal or non-existent.</li> </ul>	<p><b>Social</b></p> <ul style="list-style-type: none"> <li>The current provisions allow for a greater degree of rural activity.</li> </ul>	
	<p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>No cultural costs have been identified.</li> </ul>	<p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>No cultural benefits have been identified.</li> </ul>	
<b><u>Effectiveness and efficiency</u></b>	<p><b>Effectiveness</b></p> <p>The status quo provisions do not contribute towards achieving the identified objectives because they are tailored to a Rural environment. This does not reflect</p>	<p><b>Efficiency</b></p> <p>The current provisions are inefficient as they are designed for the rural environment rather than the intended outcome of the proposed LLRZ. The status quo provisions are less permissive of</p>	

**Evaluation of provisions to achieve Objectives LLRZ-O1, LLRZ-O2, and LLRZ-O3**

	<p>the environment within which the LLRZ is proposed. The LLRZ is defined by smaller properties than what is found in the rural environment, but larger than what is found in the residential environment. Residential development generally requires a resource consent process and assessment of the rural design guide which is not an effective method of providing for the predominant use of these sites.</p>	<p>the prevailing (residential) use of these areas and generally require resource consent for new dwellings including an assessment against the rural design guide. That is not considered efficient given the predominant use of the identified sites.</p>
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<p><b><u>Overall evaluation</u></b></p>	<p>This option is not the most appropriate way to achieve the objectives, because the current operative District Plan provisions:</p> <ul style="list-style-type: none"> <li>• Are not suited for the low-density residential area that the proposed LLRZ covers, triggering resource consent applications and rural design guide assessments.</li> <li>• May result in a greater degree of rural and non-residential activities than what is anticipated within a low-density residential area.</li> <li>• Are not appropriate for the increased level of development that can occur within the LLRZ.</li> </ul> <p>The current provisions are not the most efficient and effective way of achieving the objectives and do not give effect to higher order documents and legislation.</p>
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## 11.0 Conclusion

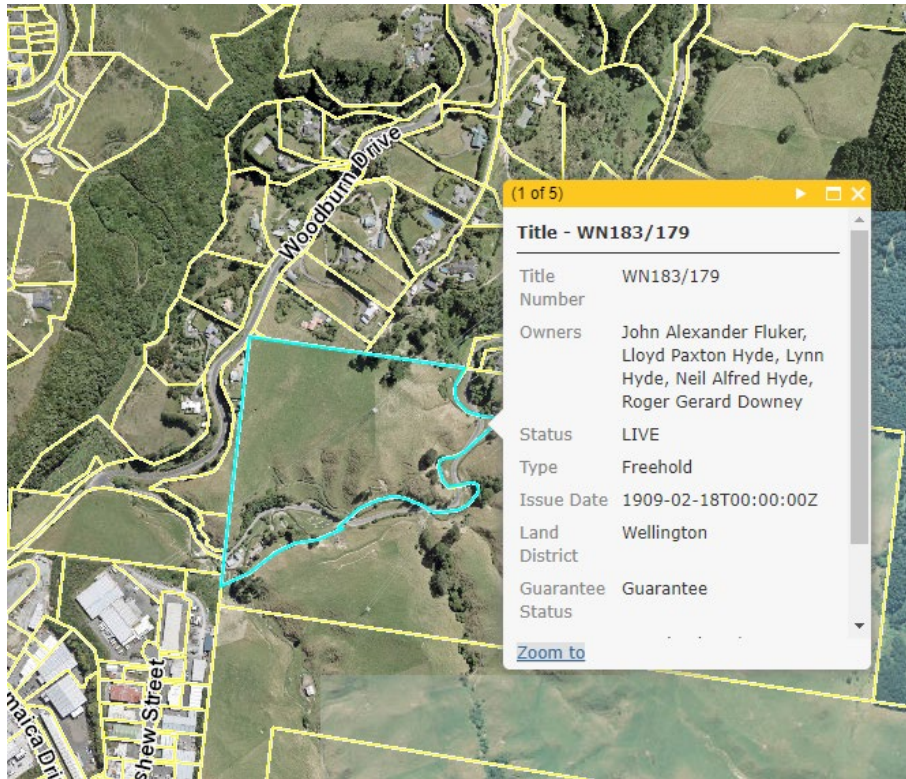
This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA.

The evaluation demonstrates that this proposal is the most appropriate option as it:

- Gives effect to higher order documents, including s 31 of the RMA and the National Planning Standards;
- Is the most effective and efficient way to achieve the purpose of the Act and the Proposed District Plan's strategic objectives; and
- Addresses the identified issues.

# Appendix 1: Sites Identified as Appropriate for Large Lot Residential Zone (LLRZ)

## Area 1: Hyde Farm.



## Area 2: Bing Lucas Drive, Takapu Valley.



**Area 3: Westwood Drive/Westra View.**



**Area 4: 283 Middleton Road, Glenside.**



**Area 5: Glanmire Road, Newlands.**



**Area 6: Mitchell Street, Brooklyn, and Happy Valley Road.**

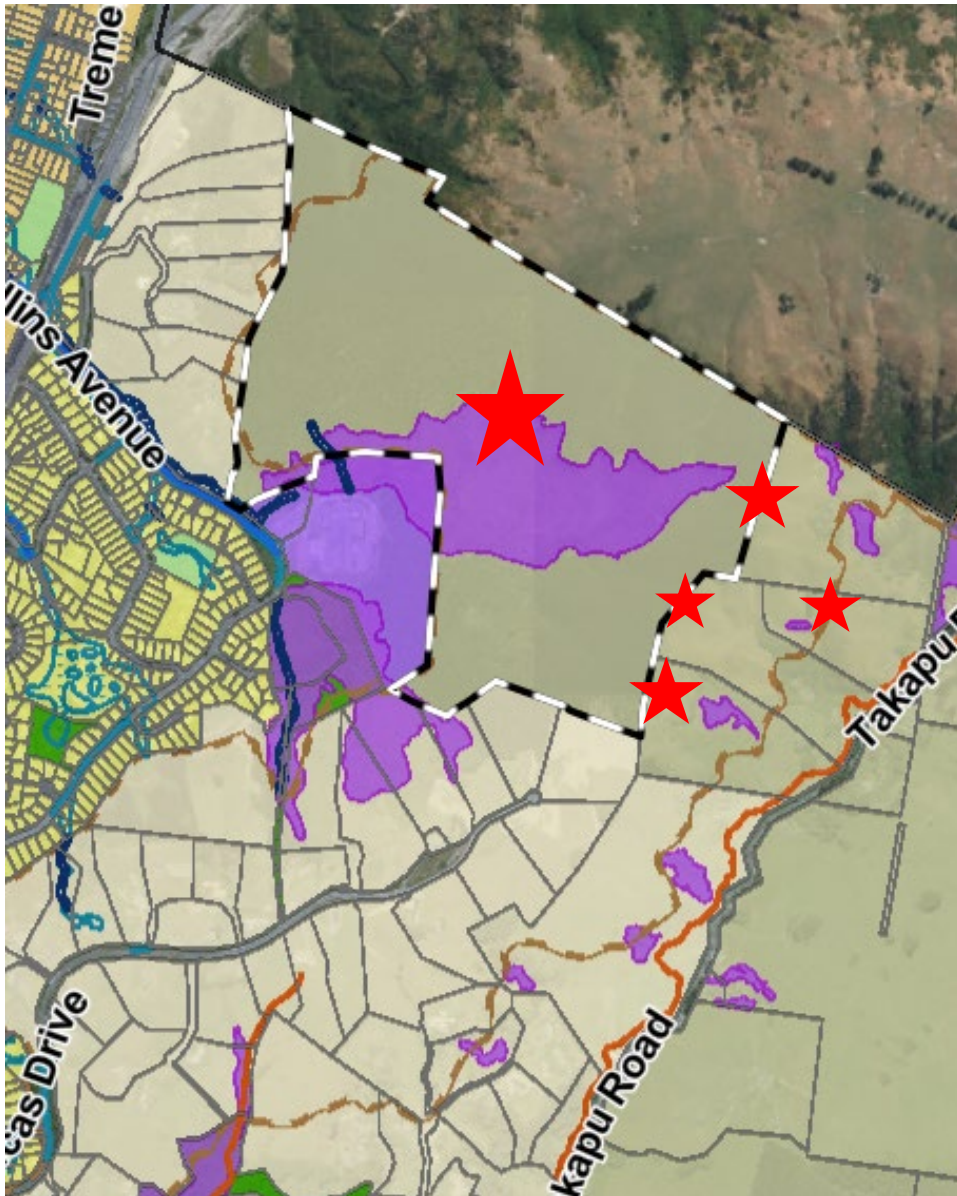




Area 7: Westchester Drive and Rowells Road.



Area 8: 81 Collins Avenue and 321-359 Takapu Road.



Area 9: 41 and 52B Westhaven Drive.



Area 10: 40, 40A, 40B, 42, 60, 64B Peterhouse Street.



Area 11: 110 and 400 Middleton Road, and 29 Willowbank Road.



Area 12: 409 Middleton Road and 21 Richmond Hill.



Area 13: 375, 355, 329, 301, and 283 Middleton Road.



Area 14: 28, 50, and 62 Westchester Drive



## Appendix 2: Feedback on Draft District Plan 2021

Who	Feedback Received	Response
Waka Kotahi	<ul style="list-style-type: none"> <li>• Generally supportive of the LLRZ provisions.</li> <li>• Objects to further expansion of this zone and further fragmentation of rural zoned land.</li> </ul>	<p><b>No changes made for the following reason/s:</b></p> <ul style="list-style-type: none"> <li>• The LLRZ will not result in fragmentation of rural zoned land as it is being proposed over land which has previously been fragmented from the rural zone and generally located on the urban periphery.</li> </ul>
Ministry of Education – Te Tahuhu o Te Matauranga.	<ul style="list-style-type: none"> <li>• Requests a new Policy and Discretionary Rule for Educational Facilities.</li> </ul>	<p><b>Changes made for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• A new policy was included in the proposed provisions for Educational Facilities, taking an ‘only allow where’ approach. An associated Discretionary Activity Status was included for Educational Facilities.</li> <li>• This change was made as it is recognised that there may be some instances where an educational facility within the LLRZ is appropriate. The Discretionary Activity Status and associated Policy will help guide decision making on any future Resource Consent.</li> </ul>
Oranga Tamariki – Ministry for Children.	<ul style="list-style-type: none"> <li>• General support for the LLRZ.</li> <li>• Requests a change to LLRZ-O1 to refer to ‘residential activities’, rather than ‘residential development’</li> <li>• Requests an amendment for:               <ul style="list-style-type: none"> <li>○ An amendment to LLRZ-P2 to provide for ‘Supported Residential Care Activities’.</li> <li>○ A new Permitted Activity status for Supported Residential Care Activities where the maximum</li> </ul> </li> </ul>	<p><b>Changes made for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• All requested changes were agreed and made.</li> <li>• The suggested framework means that Supported Residential Care Activities will have minimal adverse effects on the LLRZ.</li> <li>• The inclusion of a Permitted Activity Status for Supported Residential Care Activities is consistent with the approach of other comparable District Plans across the country, as shown in Section 4.2.2 of this Report.</li> </ul>

	<p>occupancy does not exceed 10 residents.</p> <ul style="list-style-type: none"><li>○ A new Restricted Discretionary Activity status for Supported Residential Care Activities where the maximum occupancy does exceed 10 residents.</li><li>○ Suggests a Matter of Discretion:<ul style="list-style-type: none"><li>▪ “The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood”.</li></ul></li></ul>	
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