

MEMO

To:	Jason Holland, District Planning Manager
From:	Greg Underwood, Intermediate Policy Planner
Date:	10/09/2020
Subject:	Authorisation to carry out: 1. Minor corrections and amendments to the PDP Appeals Version pursuant to Clause 16(2) of Schedule 1 to the RMA;

This memo outlines a number of minor amendments and corrections that need to be made to the Proposed District Plan Appeals Version (PDP) in order to correct minor errors. These errors originate from the Business and Town Centre Consent Order issued by the Environment Court on 31 August 2020.

Clause 16(2) provides for amendments to be made to a proposed plan where the alteration is of minor effect or it corrects minor errors. Approval of the minor amendments and corrections made under Clause 16(2) are within your delegated authority as an officer of Council. In order to authorise these changes, please sign below.



Jason Holland, Manager District Planning

Clause 16 corrections related to Business and Town Centre Consent Order		
Provision	Reason	Change
Chapter 1, Definitions – Flood Hazard Categories	DP should be District Plan as this could be misinterpreted as Deposited Plan.	Note: When "as-built" information is provided to the Council related to a flood hazard category the information will be included in the "latest flood hazard" maps on the Council's GIS system which are used to assess developments in addition to the DP District Plan maps.
Rule 6A.1.5.	Standard (2) is removed but the sub-standards remain. They no longer have a parent standard. New standard (4) repeats existing standard (1).	Correct to read as follows: 1. Where residential activities are incorporated into a development that includes commercial activities they must be located above ground floor level or separated from all street frontages by commercial activities. 2. Residential activities (other than those incorporated into a development that

		<p>includes retail or commercial activities) must meet the following standards;</p> <ol style="list-style-type: none"> a. comprise at least one household unit; b. have a minimum development area of 200m² per household unit and a minimum average area of 250m² per household unit across the <i>development</i>; c. ... <p>3. Compliance with Table 12A.1 - financial contributions.</p>
Rule 6A.3.4	Incorrect numbering	<p>3.1. The building for the retail activity must meet the permitted activity standards for buildings in Precinct C in Rule 6A.1.7. ... [and subsequent renumbering]</p>
Rule 6A.3.5 (As related to the Business and Town Centre Consent Bundle)	<p>This new rule has a reference already in use by an existing rule. Amend reference to Rule 6A.3.6.</p> <p>The note included after standard 1 refers to Tables 11B.1-11B. In the joint memorandum sent to the court, this is shown as 11B.1-11B.3. The reference to 11B. does not make sense, and is clearly an error.</p> <p>Note: In the consent order directing amendments to this provision, the matters of discretion are incorrectly called matters over which Council reserves control. This does not have any implications on the rule.</p>	<p>Amend reference to read "Rule 6A.3.6."</p> <p>Amend italics as shown below.</p> <p>Addition as shown in underline.</p> <p>5. <i>Buildings</i> or <i>earthworks</i> in the indicative Stormwater Management Area on the District Centre Structure Plan.</p> <p>Standards</p> <p>1. All <i>buildings</i> must comply with the standards in Rule 6A.1.7 Note: any development in this area needs to comply with flood hazard rules in Tables 9A.1-9A.5 and infrastructure requirements in Tables 11B.1-11B.<u>3</u></p>
General	Incorrect use of italics – italics used in PDP only to refer to defined terms.	Correct italics where used incorrectly.