

Residential 2 Zone Performance Standards – applicable to the western portion Lot 16 DP 2851

Performance Standard	Description	Comments	Compliance
General			
<p>RESZ – R2 <i>Applicable Spatial Layers – All Residential Zones</i></p>	<p><i>Where an activity is not expressly stated in this table.</i> <i>Activity Status: Non-Complying</i></p>	<p>The proposal is to utilise the existing motel and its residential units for emergency housing. The proposal does not meet the District Plans definition of “Community Housing”. Therefore as it is not provided for, the activity is considered as Non-Complying.</p>	<p>Non-Complying</p>
<p>RESZ – R8 <i>Applicable Spatial Layers – Residential 1, 2, 3 and 4 Zones</i></p>	<p><i>Conversion of tourist accommodation to residential units</i></p> <p><i>1. Activity Status: Restricted Discretionary</i></p> <p><i>Performance Standards:</i></p> <p><i>a. Height RESZ-S1;</i></p> <p><i>b. Yards RESZ-S2;</i></p> <p><i>c. Site coverage RESZ-S3;</i></p> <p><i>d. Residential unit density RESZ-S4;</i></p> <p><i>e. Parking, access and turning RESZ-S5; and</i></p> <p><i>f. Design and landscaping RESZ-S6A; and</i></p> <p><i>g. Residential 4 Zone: Reflectivity RESZ-S6</i></p>	<p>The proposal is not for a permanent residence and therefore cannot be considered under Rule COMZ-R33.</p>	<p>Not applicable.</p>

Community Housing

<p>RESZ – R9</p> <p><i>Applicable Spatial Layers – All Residential Zones</i></p>	<p><i>Community housing</i></p> <p>2. <i>Activity Status: Permitted</i></p> <p><i>Performance Standards:</i></p> <p><i>h. Height RESZ-S1;</i></p> <p><i>i. Yards RESZ-S2;</i></p> <p><i>j. Site coverage RESZ-S3;</i></p> <p><i>k. d. Residential unit density RESZ-S4;</i></p>	<p>The proposed activity does not meet the definition for Community housing.</p>	<p>Does not comply.</p>
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Tourism and Recreation

<p>COMZ-R19</p> <p><i>Applicable Spatial Layers – All Residential Zones</i></p>	<p><i>Tourist accommodation other than bed and breakfast</i></p> <p>1. <i>Activity Status: Discretionary</i></p> <p><i>Assessment Criteria:</i></p> <p>a. <i>General RESZ-AC1</i></p>	<p>The proposed activity is utilising the previously tourism accommodation operated site. The proposal is utilising an existing motel site and its facilities to accommodate emergency housing.</p>	<p>Not applicable.</p>
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Buildings

<p>RESZ – S1</p> <p>Maximum height and daylight envelope</p>	<p>Maximum height = 11m</p> <p>Daylight envelope of 4m / 60 degree daylight envelope.</p>	<p>No changes are proposed to the bulk and location of the existing buildings.</p>	<p>No change proposed.</p>
<p>RESZ – S2</p> <p>Yard requirements</p>	<p>Front yard = 1.5m</p> <p>Side And rear yard = 1m</p>	<p>No changes are proposed to the bulk and location of the existing buildings.</p>	<p>No change proposed.</p>
<p>RESZ – S3</p> <p>Site coverage</p>	<p>a. There is a maximum site coverage for buildings: 50% of the net site area.</p> <p>a. There is a maximum site coverage for impervious</p>		<p>Not applicable.</p> <p>Complies.</p> <p>No change proposed.</p>

	surfaces: 80% of the site area.		
RESZ – S4 Residential unit density	Applies to Zones 3 to 5 only	Residential 2 Zoned land makes up approximately 809m ² of the site which accommodates 8 motel units. No changes are proposed to the layout or configuration of the existing units within the site.	No change proposed.
RESZ – S5A Servicing	For developments that will require a water supply and will not be connected to a public reticulated water supply, an alternative water supply adequate for firefighting purposes shall be provided to the development in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 and Turning Standards.	The subject site contains existing connections to the public reticulated supply.	No changes.
RESZ – S5 Parking, access and turning	<p>a. Parking, turning and access shall be provided in accordance with the provisions of Appendix APP1 – Parking and Turning Standards.</p> <p>b. Parking and on-site turning areas shall be separate to those areas provided on-site for outdoor recreation and amenity space.</p> <p>c. Any garage shall be located such that there is a practicable parking space in front of the garage door to</p>	<p>a. The onsite parking and manoeuvring is well-established and no changes are proposed.</p> <p>b. Parking and on-site turning areas are separate from outdoor recreation and amenity</p>	<p>a. No change proposed.</p> <p>b. Complies.</p> <p>c. Not applicable.</p> <p>d. No change proposed.</p> <p>e. No change proposed.</p> <p>f. No change proposed.</p> <p>g. Complies.</p>

enable vehicles to stop and open the garage door clear of the road.

- d. Shared access driveways shall comply with the following:

Number of residential units Served by the Access	Width	
	Overall	Formed
9-20	8m	5.5m

- e. Provided that, where an access exceeds 50m in length it must have a minimum legal width of 4m; or a hardstand in accordance with Fire and Emergency's 'Designer's Guide' to Firefighting Operations Emergency Vehicle Access' (December 2021) must be provided within 50m of the residential units served by the driveway.
- f. Shared access driveways shall not serve more than 20 residential units.
- g. The minimum height clearance along vehicle access shall be 4m.

For shared access driveways for 9-20 residential units it shall be demonstrated that a legally binding arrangement is in place for ongoing maintenance.

spaces. No changes are proposed to existing allocations of space

- c. Not applicable.
- d. The existing shared access drive within the site does not meet this requirement.

The existing shared access drive serves 38 units + 1 manager's house. No change is proposed.

- e. The existing access does not exceed 50m, and has a legal width of 4m width.
- f. The existing shared access drive serves 38 units + 1 manager's house. No change is proposed.
- g. The vehicle access into 5 Bennetts Road does not have a

h. No change proposed.

		<p>vehicle height clearance.</p> <p>The shared access driveway exceeds 20 residential units. The existing driveway contains a legally binding arrangement in place for ongoing maintenance.</p>	
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General District Wide Matters – Part 2

<i>LIGHT S1</i>	<i>No more than 10 lux on any residential site boundary.</i>	No changes are proposed to the existing lighting on the site.	No change.
<i>NOISE S1 (Commercial Zone) and S2 (Residential Zone)</i>	<p><i>Noise standards are measured from the boundary within the receiving site.</i></p> <p><i>Commercial 4 noise standards apply to all boundaries except the northern boundary.</i></p> <p><i>Residential 1 Noise standards apply to north boundary.</i></p>	The Site Management Plan includes measures to ensure noise will be managed within the site. The activity will continue to achieve compliance with the noise requirements of the District Plan.	Complies.
<i>NOISE R5 Acoustic treatment for residential accommodation and noise sensitive activities</i>	<p><i>New noise sensitive activities in the Commercial 4 Zone must be designed to meet the noise requirements of NOISE-S6:</i></p> <ul style="list-style-type: none"> • <i>Bedrooms 10 p.m. to 7 a.m. on any day:</i> <ul style="list-style-type: none"> - 35 dB LAeq(1h) - 45 dB Leq at 63 Hz - 40 dB Leq at 125 Hz • <i>All other habitable rooms (all times) and in bedrooms 7 a.m. to 10 p.m. on any day:</i> 	No changes are proposed to the existing noise insulation within the existing units. This standard applies to both noise sensitive activities and residential activities. The proposal is not introducing a <i>new</i>	No change.

	<ul style="list-style-type: none"> - 40 dB LAeq(1h) - 50 dB Leq at 63 Hz <p>45 dB Leq at 125 Hz</p>	noise sensitive activity to the site. Existing use rights apply.	
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Commercial 4 Zone Performance Standards - applies to 247 Fenton St

Performance Standard	Description	Comments	Compliance
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General

COMZ – R1

Applicable Spatial Layers – All Commercial Zones

*Where an activity is not expressly stated in this table.
Activity Status: Non-Complying*

The proposal is to utilise the existing motel and its residential units for emergency housing. The proposal does not meet the District Plans definition of “Community Housing”. Therefore as it is not provided for, the activity is considered as Non-Complying.

Non-Complying

Buildings

COMZ – R2

Applicable Spatial Layers – Commercial 1, 2, 3, 4 and 6 Zones

- a. *The activity is maintenance and repair of the building; or*
 - b. *The alterations are:*
 - i) *Less than 25m² of any street facing building facades; and*
 - ii) *Less than 100m² of any non-street facing building façade; or*
- The additions are less than 100m² of floor area and are not located on a street facing building façade.*

The proposal is solely to use the existing motel site and its facilities to accommodate emergency housing. The proposal does not include additions and alteration to the existing building(s).

No change proposed.

<p>COMZ – R3 <i>Applicable Spatial Layers – Commercial 1, 2, 3, 4 and 6 Zones</i></p>	<p><i>New buildings</i></p>	<p>The proposal is solely to use the existing motel site and its facilities to accommodate emergency housing. The proposal does not include the construction of new building(s).</p>	<p>No change proposed.</p>
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Tourism

<p>COMZ – R24 <i>Applicable Spatial Layers – Commercial 4</i></p>	<p><i>Community housing</i></p> <p>1. <i>Activity Status: Permitted</i></p> <p>Any activity that complies with all Performance Standards is a permitted activity:</p> <ul style="list-style-type: none"> a. <i>Height COMZ-S1;</i> b. <i>Yards COMZ-S2;</i> c. <i>Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3;</i> d. <i>Residential unit design and landscaping COMZ-S5;</i> <p><i>Parking, access and turning COMZ-S6</i></p>	<p>The proposed activity does not meet the definition for Community housing.</p>	<p>Does not comply.</p>
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Community Housing

<p>COMZ – R33 Conversion of buildings to residential units <i>Applicable Spatial Layers – All Commercial Zones</i></p>	<p>Any activity that complies with the following Performance Standards is a Restricted Discretionary activity:</p> <ul style="list-style-type: none"> a. <i>Height COMZ-S1;</i> b. <i>Yards COMZ-S2;</i> c. <i>Commercial 4 Zone (Mountain Road): Site coverage COMZ-S3;</i> 	<p>The proposal is not for a permanent residence and therefore cannot be considered under Rule COMZ-R33.</p>	<p>Not applicable.</p>
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	<p>d. Residential unit design and landscaping COMZ-S5;</p> <p>e. Servicing COMZ-S6;</p> <p>Parking, access and turning COMZ-S6;</p>		
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Commercial 4 Zone Performance Standards - applies to 247 Fenton Street (Lot 5 DP 2851)

<p>COMZ – S1</p> <p>Maximum height and daylight envelope</p>	<p>3. Commercial 4 Zone:</p> <p>a. <i>Fenton Street and Lake Road: Other than as required by c) below, no building shall exceed 24m above the natural ground level.</i></p> <p>b. <i>Mountain Road: No building shall exceed 12m above the natural ground level.</i></p> <p>c. <i>305 Fenton Street (Lot 162 Fenton Street DP 15716):</i></p> <p>i. <i>No building shall exceed 12m above the natural ground level.</i></p> <p>ii. <i>Buildings must not project beyond the following recession plane:</i></p> <p><i>Boundary with Reserve 3 Zone Community Asset Reserve: 60 degrees measured 4m vertically above the natural ground level.</i></p>	<p>The proposal does not involve changes to the bulk of the existing buildings.</p>	<p>No change proposed.</p>
	<p>6. All Commercial Zones</p> <p>a. <i>Buildings along any boundary with a Residential zone must not project beyond the recession planes as set out below:</i></p> <p>7. Boundary with Residential 1 Zone, other than as provided in (ii) below: 60 degrees measured 4m</p>	<p>Existing use rights apply. The proposal does not involve changes to the bulk of the existing buildings.</p>	

	<i>vertically above ground level.</i>		
COMZ – S2 Yard requirements	<p>2. Commercial 4 Zone</p> <p><i>Fenton Street and Lake Road:</i></p> <p>a. <i>Front yards: No yards required.</i></p> <p>b. <i>Side, rear and rear site yards: No yards are required unless specified below</i></p> <p><i>Exceptions: Where the site adjoins Residential 1 or 2 Zones the yard shall be 3m.</i></p> <p><i>Where the site adjoins the Lake View Villas in Vaughan Street, Te Ngae (DP 306180 on Lot 2 DP 305630) the side yard shall be 3m.</i></p>	<p>6 residential units of the motel site is located on the west side of Fenton Street. The western portion of the site is located within the Residential 2 Zone.</p> <p>Existing use rights apply and the proposal does not extend the footprint of the existing buildings.</p>	No change proposed.
	<p>4. All Commercial</p> <p>a. <i>Sites that adjoin a road widening designation:</i></p> <p>5. Where road widening is identified as being required, any required yard shall be measured from the boundary of the road widening designation, rather than the lot boundary.</p>	Road widening is not identified as being required.	Complies.
COMZ – S3 Site coverage	<p>1. Commercial 4 Zone:</p> <p><i>Mountain Road: The maximum site coverage is 40% of the site.</i></p>	The proposal does not involve changes to the bulk of the existing buildings.	No change proposed.
COMZ – S5 Residential unit design and landscaping.	<p>1. Minimum size of residential units</p> <p>a. <i>The minimum net floor area a studio unit shall be 35m²</i></p> <p><i>The minimum net floor area a 1 bedroom unit shall be 45m²</i></p>	The proposal will retain all 8 motel/residential units (plus the managers accommodation). No changes are proposed to the	No change proposed.

		layout or configuration of the existing units within the site.	
	<p>2. Outdoor living space (per unit)</p> <p>a. <i>Commercial 4 Zone:</i></p> <p>i. <i>A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, or balcony, patio, or roof terrace space that,—</i></p> <ol style="list-style-type: none"> 1. <i>Where located at ground level, has no dimension less than 3m; and</i> 2. <i>where provided in the form of a balcony, patio, or roof terrace, is at least 6m² and has a minimum dimension of 1.5m.</i> 3. <i>is accessible from the residential unit; and</i> 4. <i>may be—</i> <ol style="list-style-type: none"> a. <i>grouped cumulatively by area in 1 communally accessible location; or</i> b. <i>located directly adjacent to the unit; and</i> 3. <i>is free of buildings, parking spaces, and servicing and manoeuvring areas.</i> 	No changes are proposed to the layout or configuration of the existing units within the site.	No change proposed.
	<p>ii. <i>A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, or balcony, patio, or roof terrace space that,—</i></p>	Existing use rights apply. No changes are proposed to the outdoor living space, layout or configuration of	

	<ol style="list-style-type: none"> 1. <i>is at least 6m²</i> 2. <i>has a minimum dimension of 1.5m:</i> 3. <i>is accessible from the residential unit; and</i> 4. <i>may be—</i> <ol style="list-style-type: none"> a. <i>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</i> b. <i>located directly adjacent to the unit.</i> 	<p>the existing units within the site.</p>	
	<p>3. Outlook space</p> <ol style="list-style-type: none"> a. <i>An outlook space must be provided from habitable room of a residential unit windows as shown in the Figure COMZ 1 – Outlook Space</i> b. <i>The minimum dimensions for a required outlook space are as follows:</i> <ol style="list-style-type: none"> i. <i>a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</i> ii. <i>all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width;</i> c. <i>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;</i> d. <i>Outlook spaces may be over driveways and footpaths within the site or</i> 	<p>Existing use rights apply. No changes are proposed to the outlook space, layout or configuration of the existing units within the site.</p>	<p>No change proposed.</p>

	<p><i>over a public street or other public open space;</i></p> <p>e. <i>Outlook spaces may overlap where they are on the same wall plane in the case of a multistorey building;</i></p> <p>f. <i>Outlook spaces may be under or over a balcony;</i></p> <p>g. <i>Outlook spaces required from different rooms within the same building may overlap;</i></p> <p>h. <i>Outlook spaces must—</i></p> <ul style="list-style-type: none"> i. <i>be clear and unobstructed by buildings; and</i> ii. <i>not extend over an outlook space or outdoor living space required by another dwelling.</i> 		
	<p>4. Landscaped area</p> <p>a. Commercial 4 Zone</p> <ul style="list-style-type: none"> i. A residential unit or rest home unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; ii. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit. 	Existing use rights apply. There is no change to the existing landscaped area for the existing residential units located at ground floor.	<p>a. No change.</p> <p>b. No change.</p> <p>Complies.</p>
COMZ – S6A	<i>For development that will require a water supply and</i>	The subject site contains	No change proposed.

<p>Servicing</p>	<p><i>will not be connected to a public reticulated water supply, and alternative water supply adequate for firefighting purposes shall be provided to the development in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practise SNZ 4509:2008.</i></p>	<p>existing connections to the public reticulated supply.</p>	
<p>COMZ – S6 Parking, Access and Turning (Appendix APP1 – Parking Access and Turning Standards)</p>	<p>1. Commercial 4 Zones. a. Table A4.2 requires 2 accessible carparks. 2. All Commercial Zones: Where new vehicle crossings are proposed onto a State Highway written consent from New Zealand Transport Agency shall be provided.</p>	<p>2. a. All carparks are existing. 3. No new vehicle crossings are proposed.</p>	<p>No change proposed. Complies.</p>

General District Wide Matters – Part 2

<p>LIGHT-S1</p>	<p>Activities shall be managed so that direct or indirect illumination measures no more than 10 lux on any site boundary.</p>	<p>No changes are proposed to the existing lighting on the site.</p>	<p>No change.</p>						
<p>NOISE-S1 (Residential 2 and Commercial 4 Zone)</p>	<p>1. Residential Zone a. Noise levels shall not exceed the following limits when measured at any point within the boundary of the receiving site:</p> <table border="1" data-bbox="491 1675 906 2069"> <tr> <td>Daytime</td> <td>7am to 7pm, any day except public holidays</td> <td>50 dB LAeq (15 minutes)</td> </tr> <tr> <td>Evening</td> <td>7pm to 10pm any day</td> <td>45 dB LAeq</td> </tr> </table>	Daytime	7am to 7pm, any day except public holidays	50 dB LAeq (15 minutes)	Evening	7pm to 10pm any day	45 dB LAeq	<p>The Site Management Plan includes measures to ensure noise will be managed within the site. The activity will continue to achieve compliance with the noise requirements of the District Plan.</p>	<p>Complies.</p>
Daytime	7am to 7pm, any day except public holidays	50 dB LAeq (15 minutes)							
Evening	7pm to 10pm any day	45 dB LAeq							

	except public holidays	(15 minutes)
Night-time and public holidays	At all other times	40 dB LAeq (15 minutes) 70 dB LAmax

2. Commercial 4 Zone

a. Noise standards are measured from the boundary within the receiving site:

Daytime	7am to 10pm, any day except public holidays	65 dB LAeq (15 minutes)
Night-time and public holidays	At all other times	60 dB LAeq (15 minutes) 75 dB LAmax

Commercial 4 noise standards apply to all boundaries except the northern boundary.

NOISE-S6

Acoustic treatment for residential accommodation and noise sensitive activities

1. *Any new noise sensitive activities shall be designed and constructed to ensure that noise from activities on any other sites will not exceed the following when measured in accordance with AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors:*

No changes are proposed to the existing noise insulation within the existing units. This standard applies to both noise sensitive activities and residential activities. The proposal is not

No change.

	<ul style="list-style-type: none"> • Bedrooms 10 p.m. to 7 a.m. on any day: <ul style="list-style-type: none"> - 35 dB LAeq(1h) - 45 dB Leq at 63 Hz - 35 dB Leq at 125 Hz • All other habitable rooms (all times) and in bedrooms 7 a.m. to 10 p.m. on any day: <ul style="list-style-type: none"> - 40 dB LAeq(1h) - 50 dB Leq at 63 Hz - 45 dB Leq at 125 Hz 	<p>introducing a <i>new</i> noise sensitive activity to the site. Existing use rights apply.</p>	
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