

PROPOSED PLAN CHANGE 1 – ROTORUA OPERATIVE DISTRICT PLAN
TRACKED CHANGES Showing Provisions Treated as Operative Post Further Submissions
as at 28 March 2017

The proposed plan change makes the following amendments to the Operative Rotorua District Plan. The amendments are shown in underline (for additions) and ~~striketrough~~ (for deletions).

When Rules are Treated as Operative

Under Section 86F of the RMA, a ‘rule in a proposed plan must be treated as operative (and any previous rule as inoperative) if the time for making submissions or lodging appeals on the rule has expired and, in relation to the rule,—

- (a) no submissions in opposition have been made or appeals have been lodged; or
- (b) all submissions in opposition and appeals have been determined; or
- (c) all submissions in opposition have been withdrawn and all appeals withdrawn or dismissed.’

As a result of further submissions there are a number of proposed changes where the only submissions received have been received in support. Where this occurred the rule must be treated as operative (as of 28 March 2017) and is [shown in blue in the text below](#).

Provisions shown in green below were made operative as they received no submissions in the original submissions period. These submissions have been treated as operative since 1 February 2017.

Proposed Rules that are not operative and have no legal weight are shown in black.

Objectives and Policies

In relation to Objectives and Policies, greater weight needs to be given to proposed objectives and policies as they proceed through the plan change process.

Changes to Multiple Chapters

1. NATURAL HAZARD HEIGHT PERFORMANCE STANDARD
Part 5 City Centre

5.6.1.16 Natural Hazards

- b. Buildings within the flood zone as indicated on Map 208:
 - i. Building platforms must be above the stated maximum lake level.
 - ii. ~~The maximum height of a building or structure shall not exceed 7.5 metres above the natural ground level. The following may apply: for sites where the building platform has to be raised to be above the~~

~~stated maximum lake level, the roof structure may exceed the 7.5 metres height limit by up to 1.0 metre, providing the building does not extend outside the daylight envelope.~~

Part 9 Rural

9.6.20 Natural Hazards

- c. Buildings within the flood zone as indicated on Map 208 and the 300 series maps shall comply with the following standards:
 - i. Building platform must be above the stated maximum lake level.
 - ii. ~~The maximum height of a building or structure shall not exceed 7.5 metres above the natural ground level. The following may apply: f~~For sites where the building platform has to be raised to be above the stated maximum lake level, the roof structure may exceed the ~~7.5 metres~~maximum height limit by up to 1.0 metre, providing the building does not extend outside the daylight envelope.

Part 10 Reserves, Community Assets and Water

10.6.16. Natural Hazards

- c. Buildings within the flood zone as indicated on map 208 and the 300 series maps shall comply with the following standards:
 - i. Building platform must be above the stated maximum lake level.
 - ii. ~~The maximum height of a building or structure shall not exceed 7.5 metres above the natural ground level. The following may apply: f~~For sites in the Reserve 1 and 2 Zones where the building platform has to be raised to be above the stated maximum lake level, the roof structure may exceed the ~~7.5 metres~~maximum height limit by up to 1.0 metre, providing the building does not extend outside the daylight envelope, where applicable.

2. HELICOPTER TAKE-OFF AND LANDING AREAS

Part 5 City Centre

5.9.2.1 Helicopter Take-Off and Landing Areas

- a. Approach paths to and from all helicopter facilities, other than for temporary or emergency purposes, to ensure. ~~These shall be located so that no residential zones are flown over at lower than 300 metres above ground level at that point.~~

Part 6 Commercial

6.9.2.1 Helicopter Take-Off and Landing Areas

- a. Approach paths to and from all helicopter facilities, other than for temporary or emergency purposes, to ensure ~~to be located so that no residential zones are~~

flown over at lower than 300 metres above ground level at that point.

Part 7 Industrial

7.9.2.2 Helicopter Take-off and Landing Areas

- a. Whether approach paths to and from all helicopter facilities, other than for temporary or emergency purposes, to ensure ~~are to be located so~~ that no residential zones are flown over at lower than 300 metres above ground level at that point.

Part 8 Business and Innovation

8.9.2.1 Helicopter Take-Off and Landing Areas

- a. Approach paths to and from all helicopter facilities, other than for temporary or emergency purposes, to ensure ~~to be located so~~ that no residential zones are flown over at lower than 300m above ground level at that point.

Part 9 Rural

9.9.2.3. Helicopter Take-Off and Landing Areas

- a. Approach paths to and from all helicopter facilities, other than for temporary or emergency purposes, to ensure. ~~These shall be located so~~ that no residential zones are flown over at lower than 300 metres above ground level at that point.

Part 10. Reserves, Community Assets and Water

10.9.2.2 Helicopter Take-Off and Landing Areas

- a. Approach paths to and from all helicopter facilities, other than for temporary or emergency purposes, to ensure. ~~These shall be located so~~ that no residential zones are flown over at lower than 300 metres above ground level at that point.

3. FINANCIAL CONTRIBUTION

Part 4 Residential

4.6.16 Financial Contribution

All activities shall be assessed under Part 14, Financial Contributions to determine if a financial contribution is required.

Part 5 City Centre

5.6.1.15 Financial Contribution

No financial contributions apply to the city centre zones.

All activities shall be assessed under Part 14.7, Financial Contributions to determine if a financial contribution is required.

The District Wide Performance Standards 14.5 do not apply.

5.6.2.13 Financial Contribution

No financial contributions apply to the city centre zones.

All activities shall be assessed under Part 14.7, Financial Contributions to determine if a financial contribution is required.

The District Wide Performance Standards 14.5 do not apply.

5.7.1.5 Financial Contribution

All activities will be assessed under Part 14.7, Financial Contributions to determine if a financial contribution is required.

The District Wide Performance Standards 14.5 do not apply.

5.8.1.2 Financial Contribution

All activities will be assessed under Part 14.7, Financial Contributions to determine if a financial contribution is required.

The District Wide Performance Standards 14.5 do not apply.

Part 7 Industrial

7.6.17 Financial Contribution

All activities shall be assessed under Part 14, Financial Contributions to determine if a financial contribution is required.

Part 8 Business and Innovation

8.6.1.13 Financial Contribution

All activities shall be assessed under Part 14, Financial Contributions to determine if a financial contribution is required.

8.6.2.13 Financial Contribution

All activities shall be assessed under Part 14, Financial Contributions to determine if a financial contribution is required.

8.6.3.14 Financial Contribution

All activities shall be assessed under Part 14, Financial Contributions to determine if a financial contribution is required.

Part 9 Rural

9.6.22 Financial Contribution

All activities will be assessed under Part 14, Financial Contributions to determine if a financial contribution is required.

Part 10 Reserves

10.6.17 Financial Contribution

All activities shall be assessed under Part 14, Financial Contributions to determine if a financial contribution is required.

4. DEVELOPMENT PLANS

Part 4 Residential

Table 4.5: Activities in the Residential 1 - 5 Zones

Rules	Zones				
	RD1	RD2	RD3	RD4	RD5
Other Activities					
<u>107. Activities in accordance with an approved development plan in Appendix 5</u>	<u>Refer to Appendix 5 Development Plans</u>				

Performance Standard 4.6.4

- iv Within the area covered by the Twin Oaks Development Plan ~~only one~~ household unit may be constructed for each 700m² net site area. ~~See refer~~ Appendix 5.8.

Part 5 City Centre

Table 5.5.1: Activities in the City Centre 1-2 Zones

Rules	Zones	
	CC1	CC2
53. Application for approval of a new development plan as outlined under Appendix 5, Development Plans.	Ø	Ø
<u>54. Activities in accordance with an approved development plan in Appendix 5</u>	<u>Refer to Appendix 5 Development Plans</u>	

Part 6 Commercial

Table 6.5: Activities in the Commercial 1 – 6 Zones

Rules	Zones
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	CM1	CM2	CM3	CM4	CM5	CM6
Other Activities						
91. Application for approval of a new development plan as outlined under Appendix 5, Development Plans.	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ
92. Activity in accordance with an approved development plan in Appendix 5	Refer to Appendix 5 Development Plans					

Part 7 Industrial

Table 7.5 Activities in the Industrial Zones

Activities	Zones			
	ID1	ID1E	ID2	T
Other Activities				
100. Application for approval of a new development plan as outlined under Appendix 5, Development Plans	Ⓣ	Ⓣ	Ⓣ	NC
101. Activity in accordance with an approved development plan in Appendix 5	Refer to Appendix 5 Development Plans			

Part 8 Business and Innovation

Table 8.5.1: Activities in the Scion Innovation Park (BI1)

Rules	BI1	
Precincts	A	B
Other Activities		
38. Application for approval of a new development plan as outlined under Appendix 5 – Development Plans	Ⓣ	
38. Activity in accordance with an approved development plan in Appendix 5	Refer to Appendix 5 Development Plans	

Table 8.5.2: Activities in the Waipa Business Park (BI2)

Rules	BI2
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Precincts	A	B
Other		
33. Application for approval of a new development plan as outlined under Appendix 5 – Development Plans	D	
33. Activity in accordance with an approved development plan in Appendix 5	Refer to Appendix 5 Development Plans	

Part 9 Rural

Table 9.5: Activities in the Rural Zones

Rules	Zones		
	RR1	RR2	RR3
Other Activities	RR1	RR2	RR3
133. Activities in accordance with an approved development plan in Appendix 5 the Approved Whangamoa Trust Development Plan contained within Appendix 5 – Development Plans	C Refer to Appendix 5		
134. Activities in accordance with the Approved Kāingaroa Papakāinga development plan contained within Appendix 5 – Development Plans	P	P	P
135. Application for approval of a new development plan as outlined under Appendix 5 – Development Plans	D	D	D
136. Development in accordance with the Ōturoa Vista development plan	RD	RD	NA
137. Development in accordance with the Taheke 8C development plan	Refer to Appendix 5		
138. Development in accordance with the Ōwhatiura development Plan	Refer to Appendix 5		

Part 10 Reserves, Community Assets and Water

Table 10.5: Activities in the Reserves, Community Assets and Water Zones

Rules	Zones			
	RV1	RV2	RV3	W1

Rules	Zones			
	RV1	RV2	RV3	W1
Other Activities				
101. Application for approval of a new development plan as outlined in Appendix 5—Development Plans	∅	∅	∅	∅
102. Activity in accordance with an approved development plan in Appendix 5	P-Refer to Appendix 5			

Appendix 5 Development Plans

Additional assessment criteria for identified activities are also included within this Appendix, to be included in the assessment of any resource consent application for development provided for by the approved development plans.

Inclusion of additional development plans shall be considered through either a public or private plan change (see First Schedule of the Resource Management Act 1991).

A5.1.1—Discretionary Assessment Criteria

- 1.—Approval of Development Plan
A development plan that provides a detailed assessment of effects shall be provided to Council for approval, including at least the following information:
 - a.—A site plan showing the location and lot size of proposed lots.
 - b.—A site plan showing the location of existing and proposed infrastructure to service the development including:
 - i.—Water
 - ii.—Stormwater
 - iii.—Sewage
 - iv.—Road
 - c.—Design specifications of the proposed infrastructure required.
 - d.—A site plan showing any location of landscaping proposed to reduce reverse sensitivity at zone interfaces and for stormwater management.
 - e.—Details of any proposed staging of development.
 - f.—Traffic impact assessment.
 - g.—Geo-technical assessment.
- 2.—Amenity
 - a.—Compatibility and connectivity of the proposed development with the surrounding environment.
 - b.—The landscaping proposed to mitigate potential adverse effects on view shafts gained of the caldera walls.
 - c.—Any methods proposed to mitigate or reduce any potential reverse sensitivity effects that may occur at any rural zone interface.

- d. How any proposed lot sizes comply with the relevant zones lot size and assessment criteria as specified in Part 13 Subdivision.
3. Parking, Access and Turning
- a. Ensuring the proposal has been designed to be in accordance with the provisions of Appendix 4 Parking and Turning Standards.
- b. How the proposal will mitigate any street congestion and manage levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding environment.
4. Infrastructure
- a. The effects on infrastructure and its efficient use and development, including capacity, safety and the ability of the areas utility's services to function efficiently.
- b. The level of reserve land provides for, connectivity to existing and future reserves, to provide for the increased demand on the reserve network as a result of the subdivision.
5. Financial Contribution
- All activities shall be assessed under Part 14 Financial Contributions, to determine if a financial contribution is required up to the maximum of the actual cost of the necessary works.

5. **ROTORUA AIRPORT - PROHIBITED ACTIVITIES**

Part 4 Residential

Table 4.5 Activities in the Residential 1 – 5 Zones

Airport Noise Contour Controls					
	RD1	RD2	RD3	RD4	RD5
49. Any new or extension to an Activity Sensitive to Aircraft Noise within the Air Noise Area as shown on the Planning Maps	Pro <u>NC</u>	NA	NA	NA	NA

Part 6 Commercial

Table 6.5 Activities in the Commercial 1 – 6 Zones

Airport Noise Contour Controls						
	CM1	CM2	CM3	CM4	CM5	CM6
54. Any new or extension to an Activity Sensitive to Aircraft Noise within the Air Noise Area as shown on the Planning Maps	NA	NA	Pro <u>NC</u>	NA	NA	NA

Part 9 Rural

Table 9.5 Activities in the Rural Zones

Airport Noise Contour Controls			
	RR1	RR2	RR3
60. Any new or extension to activity sensitive to aircraft noise within the Air Noise Area as shown on the Planning Maps	Pre <u>NC</u>	NA	NA

Part 13 Subdivision

Table 13.5.1 Subdivision in Residential Zones

	RD1	RD2	RD3	RD4	RD5
9. The subdivision of sites or buildings within or dissected by the airport air noise area, and shown on the planning maps.	Pre <u>NC</u>	NA	NA	NA	NA

Table 13.10.1 – Subdivision in Rural Zones

	RR1	RR2	RR3
11. The subdivision of sites or buildings within or dissected by the airport air noise area, as defined in Part 17 and shown on the planning maps.	Pre <u>NC</u>	NA	NA

Table 13.11.1 – Subdivision in Reserves, Community Assets and Water Zones

	RV1	RV2	RV3	W1
9. The subdivision of sites or building within or dissected by the airport Inner Control Area or within or dissected by the Air Noise Area unless stated above.	Pre <u>NC</u>	NA	Pre <u>NC</u>	NA

Part 15 – Infrastructure

Insert the following policy stream.

Objective 15.3.4

To promote the safe, effective and efficient operation of the Airport.

Policy 15.3.4.1

Avoid the establishment of new and intensification of existing noise sensitive activities within the Air Noise Area.

Policy 15.3.4.2

Minor additions to existing noise sensitive activities and subdivisions (for example, boundary adjustments and conversions of cross lease titles to freehold titles) are provided for where these do not result in the intensification of existing noise sensitive activities on the site.

Policy 15.3.4.3

Any additions to noise sensitive activities are fitted with appropriate acoustic insulation and associated ventilation. The certification of an approved acoustical engineer will be accepted as evidence that the design meets the insulation standard.

6. PART 3 RECOGNITION OF NGAPUNA

Insert the following into Section 3.1

There are over 30 marae and a significant number of cultural and historical features in the district. These features are an integral part of Māori culture and marae are places of cultural living history.

Council acknowledges that the traditional Maori Villages of Ohinemutu, Whakarewarewa and Ngapuna in the Urban Area have historical and cultural significance to the tangata whenua. Although all three retain a primarily residential function, the villages of Ohinemutu and Whakarewarewa have become significant destinations for tourists as well.

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Part 5 – City Centre Zone

7. CITY CENTRE NOISE COMPLIANCE

5.6.1.6 Noise

- a. Unless otherwise specified under 5.6.6.c₂ noise from any activity₇ shall not exceed the following limits:

Daytime	7am to 10pm, any day	65dB L _{Aeq}
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	except public holidays	
Night-time	At all other times	60dB L _{Aeq} and 75dB L _{Amax}

- b. Noise from any activity shall not exceed the noise limits specified for the adjoining zone when measured at the notional boundary or within the receiving site.
- c. Noise emitted for large scale community events located on council owned or controlled property within city centre 3 shall comply with the following standards and limits:
 - i. For four events in any 12 month period a noise limit of 95dB L_{Aeq} (1 hour) within relevant adjacent zones.
 - ii. For the four events provided for under i. above the events shall conclude by 12.30am.
 - iii. For two events in any 12 month period – a noise limit of 70dB L_{Aeq} (1 hour) within relevant adjacent zones providing the event does not exceed 12 hours per day over a two day period.
 - iv. All other events shall comply with the noise standards specified under 5.6.1 6.a and 5.6.1.6.b.
 - v. Octave band noise levels within residential zones shall not exceed 85dB L_{Aeq} (1 min) at 63Hz and 75dB L_{Aeq} (1 min) at 125Hz.

8. **HOUSEHOLD UNITS DENSITY – PERFORMANCE STANDARDS**

Part 5 City Centre

Part 5.1 Introduction

Insert the following text after paragraph 7:

Inner city living is enabled in the city centre 1 zone to promote vibrancy. Allowing more people to live in the city centre increases pedestrian movement and expands the range of activities permitted to make more efficient use of the extensive commercial, retail and office footprint zoned as city centre 1. This will help to achieve a compact vibrant business and retail hub.

Policy 5.3.1.5

Encourage the provision of high amenity residential accommodation within the City Centre 1 Zone above ground level.

This will be achieved by ensuring residential units provide good access to sunlight from living rooms, good quality outdoor living spaces, appropriate noise insulation, and are of a size and shape that will enable for the functional use of the units.

5.6.1.4 Household Unit Density

- a. The minimum net floor net site area for ~~any one~~ a household unit shall be is 5070m².
- b. New Buildings
 - i. Outdoor Living Space:
 1. ~~Any~~ household unit within a new building shall be provided with a ~~minimum of 10m²~~ of private outdoor living space in the form of a patio, terrace or balcony (deck), with a minimum area of 10m² and a minimum depth of 2m;
 2. The outdoor living space shall be directly accessed off the main living room; and
 3. The outdoor living space shall be located to the north, east or west.
 - ii. Storage
 1. Each household unit shall be provided with a secure, weatherproof storage area at ground floor level readily accessible to the household unit with a minimum capacity of 6m³, and width or depth of at least 1.5m and a height of 2.4m.
 2. The access to the storage shall not be via steps.
- c. General Amenity - Heating and Ventilation
 - i. Where 3 or more households units are being created, provision shall be made for heating and ventilation for each unit.
 - ii. Any associated plant/units shall be located on the roof or to the rear of the building. The plant/units shall be screened from public view, and separated from outdoor living space for other household units unless acoustically treated.

5.8 RESTRICTED DISCRETIONARY ACTIVITY: METHODS OF ASSESSMENT

5.8.2 ASSESSMENT CRITERIA FOR SPECIFIC ACTIVITIES

2. Household Units/Apartments

Council shall restrict its discretion to the following matters:

- a. Size
 - i. The extent to which the layout and design of the units will ensure that the units are both functional and will provide a high level of amenity for future occupants.

- ii. Whether units of a variety of sizes are provided to accommodate different household sizes.
- b. Outdoor living space
Ensure that a high quality outdoor living space is provided for all residents that:
- i. is accessible;
 - ii. has good access to sunlight;
 - iii. is of a functional size and dimension; and
 - iv. will provide a high quality amenity space. In assessing the quality of the amenity space consideration will be given to the proximity of the amenity space to roof plant, for example, air conditioning units and extract systems and any acoustic treatment.
- c. Storage
Storage is provided that is practical and accessible for residents to use on a daily basis for the storage of larger items such as bikes and mobility scooters.
- d. General Amenity - Heating and Ventilation
- i. Whether the location of heating and ventilation equipment will detract from the external appearance of the building when viewed from a public place.
 - ii. Amenity impacts on neighbours associated with the placement and associated noise of heating and ventilation units.

Part 6 Commercial

6.6.4 Household Unit Density

- a. Commercial 1, 2, 3, and 5 zones: There is no minimum site area per household unit, subject to compliance with i - iii below ~~building~~:
- i. The minimum net floor area for a household unit shall be 70m².
 - ii. New Buildings
 - i. Outdoor Living Space:
 1. Any household unit within a new building shall be provided with a ~~minimum of 10m²~~ of private outdoor living space in the form of a patio, terrace or balcony (deck), with a minimum area of 10m² and a minimum depth of 2m;
 2. The outdoor living space shall be directly accessed off the main living room; and
 3. The outdoor living space shall be located to the north, east or west.
 - ii. Storage

1. Each household unit shall be provided with a secure, weatherproof storage area at ground floor level or below readily accessible to the household unit with a minimum capacity of 6m³, and width or depth of at least 1.5m and a height of 2.4m.
 2. The access to the storage shall not be via steps.
- iii. General Amenity - Heating and Ventilation
1. Where 3 or more households units are being created, provision shall be made for heating and ventilation each unit. Any associated plant/units shall be located on the roof or to the rear of the building. The plant/units shall be screened from public view, and separated from outdoor living space for other household units unless acoustically treated.
- b. Commercial 4: One dwelling household unit per 450m² net site area.

6.8 RESTRICTED DISCRETIONARY ACTIVITY: METHODS OF ASSESSMENT

6.8.2 ASSESSMENT CRITERIA FOR SPECIFIC ACTIVITIES

10. Household Units/Apartments

Council shall restrict its discretion to the following matters:

- a. Size
 - i. The extent to which the layout and design of the units will ensure that the units are both functional and will provide a high level of amenity for future occupants.
 - ii. Whether units of a variety of sizes are provided to accommodate different household sizes.
- b. Outdoor living space
Ensure that a high quality outdoor living space is provided for all residents that:
 - i. is accessible;
 - ii. has good access to sunlight;
 - iii. is of a functional size and dimension; and
 - iv. will provide a high quality amenity space. In assessing the quality of the amenity space consideration will be given to the proximity of the amenity space to roof plant, for example, air conditioning units and extract systems and any acoustic treatment.
- c. Storage
Storage is provided that is practical and accessible for residents to use on a daily basis for the storage of larger items such as bikes and mobility scooters.

- d. General Amenity - Heating and Ventilation
 - i. Whether the location of heating and ventilation equipment will detract from the external appearance of the building when viewed from a public place.
 - ii. Amenity impacts on neighbours associated with the placement and associated noise of heating and ventilation units.

6.7.2 Matters of Control for Specific Activities

- 5. Change of use from tourist accommodation to permanent residence within an existing building:
 - a. Provision for safe and convenient access to the household unit, including allocated parking, where required.
 - b. Access to a private outdoor living area facing north, east or west.
 - c. Provision for secure storage in a convenient location.
 - d. Mitigation of potential reverse sensitivity effects of the activity on adjoining sites.
 - e. Maintenance of the amenity of the streetscape and sites in the same and adjacent zones.

Part 6 - Commercial Zone

9. COMMERCIAL ZONES – REMOVAL OF UNDERGROUND TANKS FROM SERVICE STATIONS

Table 6.5: Activities in the Commercial 1 – 6 Zones

Rules	Zones					
	CM1	CM2	CM3	CM4	CM5	CM6
<u>Retail and Commercial</u>						
18. <u>Service stations including extensions and the addition, replacement or removal of underground tanks</u>	RD	RD	NC	NC	NC	C

10. COMMERCIAL 1 AND 2 ZONES – DEMOLITION OF HERITAGE STRUCTURES

Rules	Zones					
	CM1	CM2	CM3	CM4	CM5	CM6
65. <u>Re-siting, or demolition of a historic heritage structure listed in Appendix 1, Cultural Historic</u>	NA NC	NA NC	NC	NC	NC	NC

Rules	Zones					
	CM1	CM2	CM3	CM4	CM5	CM6
Heritage Inventory						

11. COMMERCIAL ZONES – RETAIL AND DAY SPAS

Table 6.5: Activities in the Commercial 1 – 6 Zones

An activity that is listed as permitted or controlled must meet all the performance standards in 6.6.

Table 6.5: Activities in the Commercial 1 – 6 Zones

Rules	Zones					
	CM1	CM2	CM3	CM4	CM5	CM6
General						
2. Where an activity is not expressly stated in 6.5	NC	NC	NC	NC	NC	<u>NC</u> RD

Consequential change for clarity:

Retail and Commercial						
13. Retail shops and day spas under 400m ² ground floor area	P	NC	NC	NC	NC	NC
<u>13a. Retail shops and Day spas under 400m² ground floor area</u>	P	NC	NC	NC	NC	NC

6.8.1 General Assessment Criteria

1. Natural Hazards

...

12. CONTROLLED ACTIVITY: RESTAURANTS IN COMMERCIAL 5 ZONE

6.7.2 Matters of Control for Specific Activities

5. Restaurants

- a. Mitigation of effects of noise and lighting in relation to adjacent sites zoned Residential or Rural, including hours of operation.

13. CONTROLLED ACTIVITY: COMMUNITY HOUSING IN CM1 AND CM2

6.7.2 Matters of Control for Specific Activities

6. Community Housing

- a. Mitigation of adverse effects in relation to adjacent sites zoned Residential; and
- b. Provision of private outdoor space and outlook, especially to the north, east or west.

14. CONTROLLED ACTIVITY: DAYCARE CENTRES IN CM3

6.7.2 Matters of Control for Specific Activities

7. Daycare Centres

- a. Number of children and staff on site at any one time;
- b. Mitigation and management of noise in relation to adjacent sites zoned Residential;
- c. Hours of operation;
- d. Provision for adequate parking and safe access to and from the centre, where required;
- e. Site layout and location of outdoor play areas in relation to zone boundaries;
- f. Landscaping and/or fencing of boundaries adjoining sites zoned Residential.

15. RESTRICTED DISCRETIONARY ACTIVITY CRITERIA: RESTAURANTS AND SERVICE STATIONS IN CM1, CM2, CM6; DRIVE-THROUGH RESTAURANTS IN CM1 & CM2; DAYCARE CENTRES IN CM6

6.8.2 Assessment Criteria for Specific Activities

4. Restaurants and Supermarkets

- a. ...
- b. Building design and landscaping provided within the front yard to enhance the amenity values of the city entranceway and streetscape.

5. Educational Facilities Accessory to Onsite Tourism Activities Service Stations, and Drive Through Restaurants

- a. The design and location of aAccess, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on-site and avoid potential adverse effects on adjoining sites, the safety of pedestrians, cyclists and the safe and efficient functioning of the road network.
- b. Ensuring adequate sight distances are provided to prevent on-street congestion caused by the ingress or egress of vehicles to and from sites.

- c. Implementation of tThe recommendations in an integrated transport assessment if one is required under Appendix 4, Parking and Turning Standards.
- d. Landscaping to maintain the amenity of surrounding areas (particularly residential areas) and streetscapes.
- e. In relation to Drive Through Restaurants:
 - The intensity and scale of the activity in relation to both any residential activities within close proximity of the site and any effects on vitality and viability of the City Centre.
 - The noise, lighting and hours of operation.

11. Daycare Centres

- a. Number of children and staff on site at any one time;
- b. Hours of operation;
- c. Provision for adequate parking, where required, and safe access to and from the centre;
- d. Site layout and location of outdoor play areas in relation to adjacent activities; and
- e. Landscaping and fencing.

Chapter 7 – Industrial Zone

16. **POLICY 7.3.2.1 LOCATION OF BUILDINGS RELATIVE TO MARAE**

Objective 7.3.2	
Efficient industrial environments that do not detract from the amenity of adjacent residential and rural zones and respect the visual and cultural prominence of Marae.	
Policy 7.3.2.1	Control the location and design of buildings, structures and operations within adjacent to Ngapuna marae and adjacent to any other marae to respect the Tikanga of the Wharenui. to ensure development respects the visual and cultural prominence of the <u>Marae.</u>

17. **INDUSTRIAL RULES MINOR CHANGE – STATUS OF ‘OUTDOOR RECREATION OUTLET STORES’, ‘INDOOR COMMERCIAL RECREATION’ AND ‘MEDICAL CENTRES’.**

Part 7 Industrial

Table 7.5 Activities in the Industrial Zones

Activities	Zones			
	ID1	ID1E	ID2	T
Tourism and Recreation				
31. Outdoor recreation outlet stores	NC	€D	NC	NC
34. Medical centres	D	€D	NC	NC
43. Indoor commercial recreation activities	€D	RD	NC	NC

18. INDUSTRIAL PERFORMANCE STANDARDS – LANDSCAPING

Part 7 Industrial

11. Landscaping

- a. In the Industrial 1 and Industrial 1E zones, where a yard is required under 7.6.2(a)(i), (ii) and iv, the yard adjoining a boundary with a Residential, or Transitional or Rural zone or a site containing a marae shall be landscaped with trees and shrubs or fenced in a manner that will provide a continuous screen of at least 1.8 metres in height in all seasons, except for Lot 1 DPS 70760 (Owhatiura South).

19. INDUSTRIAL RULES MINOR CHANGE – STATUS OF PAPAKAINGA/KAUMATUA HOUSING

Part 7 Industrial

Table 7.5 Activities in the Industrial Zones

Activities	Zones			
	ID1	ID1E	ID2	T
Homes and Households				
48. Kaumātua flats	NCRefer Part 3			
49. Papakāinga	NCRefer Part 3			

Table 3.5 Activities Related to Iwi Cultural Historic Heritage and Economic Resource

Kaumātua Flats, Papakāinga and Households	
13. Kaumātua flats, <u>except as stated in Rule 3.5.14a</u>	P
14. Papakāinga, <u>except as stated in Rule 3.5.14a</u>	P
<u>14a. Kaumātua flats and Papakāinga in an Industrial Zone</u>	NC

20. INDUSTRIAL RULES MINOR CHANGE – INCLUSION OF ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY ACTIVITIES

7.8 RESTRICTED DISCRETIONARY ACTIVITIES: METHOD OF ASSESSMENT

7.8.1 General Assessment Criteria

1. Activities that may affect the vitality and viability of the City Centre and Commercial Zones

- the extent to which the retail activity impacts on the overall vitality and viability of the CBD.
- the extent to which the activity promotes the efficient use of resources and a compact urban form.
- the extent to which the activity affects existing public investment and minimises the need for additional public investment in infrastructure and public spaces.
- how the activity promotes accessibility, enables sustainable transport choices (including public transport), and minimises trip generation through the co-location of similar activities.

12. Natural Hazards

.....

3. City Entranceways

- The extent to which the proposal will enhance the character and amenity of the city entranceways.

7.8.2 Assessment Criteria for Specific Activities

2. Sawmilling, Truck Stops, ~~and~~ Wood or Timber Storage ~~and Motor Vehicle Repair Garages within the Industrial 1 and 1E zone~~

- a. How the hours of operation may conflict with existing residential land uses located within residential zones and the transitional zone.
- b.

X. Service Stations:

- a. The design and location of access, on-site parking, queuing and turning areas to provide efficient circulation on-site and avoid potential adverse effects on adjoining sites, the safety of pedestrians, cyclists and the safe and efficient functioning of the road network.
- b. Ensuring adequate sight distances are provided to prevent on-street congestion caused by the ingress or egress of vehicles to and from sites.
- c. Implementation of the recommendations in an integrated transport assessment if one is required under Appendix 4, Parking and Turning Standards.
- d. Landscaping to maintain the amenity of surrounding areas (particularly residential areas and City Entrancesways), streetscapes and pedestrian amenity.

Chapter 9 – Rural Zone

21. RURAL ZONE – ACTIVITIES ACCESSORY TO OUTDOOR ACTIVITIES

Amend Table 9.5 as follows:

Tourism and Recreation				
40.	Outdoor recreation activities	P	P	P
41.	Commercial outdoor recreation	D	D	D
42.	<u>Activities</u> Buildings accessory to outdoor recreation activities	D	D	D

22. RURAL ZONE – WATER TANKS

Amend Rule 9.5.78 re: Water Tanks as follows:

78.	Water tanks not exceeding 25000 litres and 3 metres in height with naturally recessive exterior colour , with associated pump and pipe installation work, located within a Significant Natural Area in accordance with the standards in Appendix 9 – Section 6 Matters.	P	NA	NA
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Include the following Performance Standard under A9.2.12: *Water Pump and Pipe Network associated with a Water Tank located within a Significant Natural Area provided for in Rule 9.5.78*

- C. The exterior surfaces of any water tank shall have a reflectance value of between 0 and 37%.

23. RURAL ZONE – ACTIVITIES AFFECTED BY FAULT LINES RURAL ZONES

Amend Rules 9.5.117 – 119 as follows:

Activities Affected by Fault Lines			
	RR1	RR2	RR3
117. Additions to existing buildings or replacement buildings located within the fault avoidance area on Planning Map 210.	P	<u>NA P</u>	<u>NAP</u>
118. Buildings of low importance and structures or replacement buildings located within the fault avoidance area on Planning Map 210 e.g. farm buildings, fences, structures with floor areas of less than 30 square metres, masts/towers in rural situations and temporary structures	P	<u>NA P</u>	<u>NAP</u>
119. New buildings located within the fault avoidance area on Planning Map 210, <u>unless specified under Rule 9.5.117 or 118.</u>	RD	<u>NA RD</u>	<u>NA RD</u>

24. RURAL ZONE – CONTAMINATED SITES

126. Activities undertaken on a site of potential contamination without remediation	D	D	D
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26. **9.6.4.B.IV HOUSEHOLD UNIT DENSITY – RURAL 2 ZONE**

Definitions:

Household Unit

Any building, part of a building or vehicle, whether temporary or permanent, that is occupied as a residence, including any structure or outdoor living area that is accessory to and used wholly or principally for the purposes of the residence. ~~A part of a household unit that it is accessible from within the main household unit, is not physically separated and is occupied by a member or members of the main household, is considered an accessory activity, not a separate household unit (commonly referred to as a granny flat).~~

Rural Zone Rules (Table 9.5):

Home and Households			
	RR1	RR2	RR3
11. Household Unit, one per lot <u>site</u>	P	P	P
12. Additional household unit	C	C	C
13. Buildings accessory to a household unit	P	P	P
14. One additional <u>subsidiary</u> household unit that is subsidiary to an established household unit, <u>one per site.</u>	P	P	P
15. An additional household unit, or an additional subsidiary household unit within the sensitive landscape area of the caldera rim as shown on Planning Map 215	D	D	D

Amend Performance Standard 9.6.4 as follows:

a. Rural 1 zone

One household unit per ~~site~~lot, except:

- i. For sites that exceed an area of 30 hectares, one additional household unit per 15 useable hectares.
- ii. For sites outside the Lake Rotorua catchment with versatile soils, one additional household unit per 40 useable hectares
- iii. One ~~additional~~ subsidiary household unit not exceeding 72m² gross floor area (excluding garaging) ~~and that is subsidiary to an existing household unit.~~

- b. Rural 2 zone
- i. No more than one household unit per 8,000m² of the site area shall be constructed onsite within areas not serviced by public reticulation for wastewater provided that the requirements of the relevant regional council for the treatment and management of wastewater, including any associated disposal field is met.
 - ii. No more than one household unit per 4,000m² of the site area shall be constructed onsite within areas serviced and connected to public reticulation for sanitary sewer.
 - iii. One ~~additional~~ subsidiary household unit not exceeding 72m² gross floor area (excluding garaging) ~~and that is subsidiary to an existing household unit.~~
 - iv. i, ii and iii above ~~do~~ shall not apply to the Brunswick Park area, where no more than one household unit per 8000m² of the site area shall be constructed onsite. In addition to an existing household unit in the Brunswick Park area, one ~~additional~~ subsidiary household unit not exceeding 72m² gross floor area (excluding garaging) may be constructed as a ~~subsidiary~~ part of the principal unit, but not as a separate building.
- c. Rural 3 zone
- i. No more than one household unit per 1,500m² of the site area shall be constructed onsite within areas not serviced by public reticulation for wastewater provided that the requirements of the relevant regional council for the treatment and management of sewer wastewater, including any associated disposal field is met.
 - ii. No more than one household unit per 1000m² of the site area shall be constructed onsite within areas serviced and connected to public reticulation for sanitary sewer.
 - iii. One ~~additional~~ subsidiary household unit not exceeding 72m² gross floor area (excluding garaging) ~~and that is subsidiary to an existing household unit.~~

Amend Residential Zone Rules 4.5.9 as follows:

Household Units					
	RD1	RD2	RD3	RD4	RD5
4. Household unit, one per site	P	P	P	P	P
9. <u>Subsidiary household unit, one per site.</u>	<u>C</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>

<u>9a.</u> Additional household units	C	C	C	C	NC
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Amend Residential Zone Performance Standards 4.6.4 as follows:

4. Household Unit Density

a. Residential 1

- i. The minimum permitted net site area for any one household unit shall be 350m², provided that the average net site area for all household units on a site is at least 450m².
- ii. For sites that exceed a net site area of 600m², there may be one ~~additional~~ subsidiary household unit with a net floor area not exceeding 72m² (excluding garaging). This is to enable provision of a small household unit on a site, for the accommodation of family members for example. ~~Subdivision of lots of this size is not allowed for by the plan, so the additional house will remain accessory to the principal household unit.~~
- iii. Within the area covered by the Wharenui Road Development plan only one household unit may be constructed for each 450m² net site area.
- iv. Within the area covered by the Twin Oaks Development Plan only one household unit may be constructed for each 700m² net site area. See Appendix 5.8

b. Residential 2

- i. The minimum permitted net site area for any one household unit shall be 350m² without an approved comprehensive residential development plan.

c. Residential 3

- i. The minimum net site area for any one household unit shall be 250m².

d. Residential 4

- i. One household unit may be constructed on site per 2,000m² of net site area provided that the site is able to meet the relevant regional council requirements for on-site effluent or sewage disposal, including any associated disposal field.
- ii. One household unit may be constructed per 1,000m² of net site area in an area where a public sanitary sewer reticulation system is operational.

e. Residential 5

- i. One household unit per 1,500m² net site area provided that the average net site area for all households onsite ~~is~~ shall be 2,000m².

Chapter 10 – Reserves, Community Assets and Reserves

27. **FLOODLIGHTS ON SPORTS FIELDS**

Table 10.5: Activities in the Reserves, Community Assets and Water Zones

Rules	Zones			
	RV1	RV2	RV3	W1
Reserve Activities				
11. Sports fields and club rooms	NA	P	P	NA
13. Flood lights on sports fields	NA	<u>NA</u>	P	NA

28. **COMMERCIAL OUTDOOR RECREATION ACTIVITIES AND COMMERCIAL ACTIVITIES**

Rules	Zones			
	RV1	RV2	RV3	W1
Retail and Commercial				
<u>32a. Commercial Outdoor Recreation activities</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
33. Restaurants	D	D	D	NA
34. Retail activities	NC	NC	NC	NA
35. Ancillary retail activities	P	P	P	NA
<u>35a. Any other Commercial Activities</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>

Chapter 13 - Subdivision

29. **Policy 13.3.10.1 – Natural Features and Cultural Historic Heritage**

A minor correction is proposed to the wording of this policy as follows:

Manage Avoid subdivision so that features and values such as of sites containing the following features:

- Streams, rivers, wetlands, lakes and their margins
- Outstanding natural features and landscapes and landforms
- Geothermal surface features
- Cultural and historic heritage landscapes, sites and features
- Significant indigenous vegetation and habitat of indigenous fauna

~~are excluded from subdivision or unless these features are sensitively incorporated into subdivision design and the values associated with these features are maintained and protected from future land use activities.~~

30. SITE DESIGN PERFORMANCE STANDARDS: RESIDENTIAL ZONES

Zone	Minimum Site Area	Site Design Factor
Residential 1 Low Density Living (Exclusive of the Wharenui Road area)	350m ² net site area provided that the average site area of all new sites shall be at least 450m ² .	Sites of 450m ² net site area and above: The site shall contain an area of 180m ² that is suitable for building and does not intrude into the yard buffers. Sites of less than 450m ² net site area: The site shall contain an area of 150m ² that is suitable for building and does not intrude into the yard buffers.

31. RURAL SUBDIVISION – PERFORMANCE STANDARDS – NET OR GROSS SITE AREA

Table 13.10.2 – Rural Site Design:

Zone	Minimum Site Area	Site Design Factor
Rural 2 Rural lifestyle	The minimum net site area is 8,000 m ² provided that where Rule 13.10.4.2 applies the net site area of all new lots shall be at least 4,000m ² .	Sites shall be capable of accommodating activities that comply with Rule 13.10.2.2

Performance Standard 13.10.4 Rural 2 – Rural Lifestyle Zones:

1. Minimum lot design requirements

Lots within the Rural 2 zone may be created as a discretionary activity subject to the following conditions:

- a. The minimum net site area for any new lot for which a separate Computer Register (Certificate of Title) is intended to be issued shall be 8,000m², provided that:

Chapter 15 - Infrastructure

32. CHAPTER 15 – NOTABLE TREES

Amend Rule 15.5.5 bullet point 4 as follows:

'Requiring the removal of a notable tree unless provided for under in accordance with the standards in A9.2.2 and ...'

Chapter 17 - Definitions

33. MINOR CHANGES TO 17.2 DEFINITIONS

Term	Definition
Building façade	The <u>exterior wall of the building facing the road reserve.</u> existing location of the building façade at ground level facing the street.
<u>Colonnade</u>	<u>A row of columns holding up a roof, either freestanding or attached to a building.</u>
<u>Low Importance Building</u>	<u>In relation to buildings within fault avoidance areas, buildings posing low risk to human life or the environment, or a low economic cost, should the building fail. These are typically small non-habitable buildings, such as sheds, barns, and the like.</u>

Service station	<p>An activity which sells fuels (including petrol, LPG, CNG and diesel) and may also include any one or more of the following :</p> <ol style="list-style-type: none"> 1. The sale of kerosene, alcohol based fuels, lubrication oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motoring; 2. <u>Ancillary rRetail premises where the gross floor area devoted to for the display, sale or hire of retail goods (other than motor vehicle parts, accessories or goods associated with motoring) does not exceed 250 square metres unless otherwise permitted in the zone; and</u> 3. Car wash facilities.
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Consequential changes: Add a new performance standard as follows:

7.6.12 Maximum Retail Area – Service Stations¹

The maximum trading floor space devoted to the display, sale or hire of retail goods (other than motor vehicle parts, accessories or goods associated with motoring) shall not exceed 250m².

7.8.2 Assessment Criteria for Specific Activities

1. Permitted and Controlled Activities that do not meet the Performance Standard

- d. the extent to which the retail activity impacts on the overall vitality and viability of the CBD.

8.6.3 Eastgate Business Park Performance Standards

8.6.3.14 Maximum Retail Area – Service Stations

The maximum trading floor space devoted to the display, sale or hire of retail goods (other than motor vehicle parts, accessories or goods associated with motoring) shall not exceed 250m².

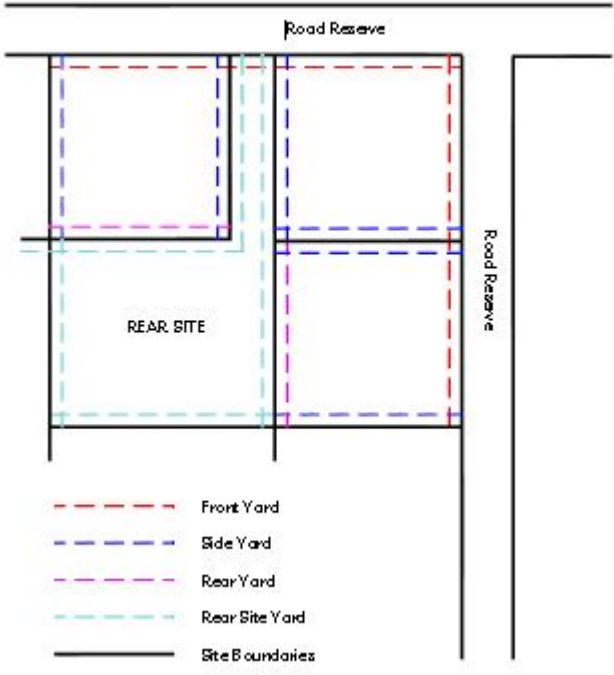
Note: No corresponding Matter of Control proposed as existing criteria addresses: *'How the activity may detract from the vitality of the City Centre'*.

¹ Note, the submission on behalf of the Oil Companies highlighted that the numbering for this provision was incorrect. This is a valid point and will be corrected as an administrative change at the end of the process.

Site	<ol style="list-style-type: none"> 1. An area of land which is the smaller land area of either: <ol style="list-style-type: none"> a. land comprised in a single lot held in one Computer Register (Certificate of Title); or b. land comprised in a single lot or the balance area on an approved subdivision scheme plan for which a separate certificate of title can be issued without further Council involvement. 2. An area of land comprising two or more adjoining lots held in one certificate of title that cannot be treated separately without the Council granting its consent. 3. An area of land comprising two or more adjoining lots held in two or more certificates of title where the titles are: <ol style="list-style-type: none"> a. subject to Section 75 of the Building Act 2004: “Construction of building on 2 or more allotments” or Section 37 of the Building Act 1991: “Construction of building on 2 or more allotments”; or b. held together in such a manner that they cannot be assessed individually without the consent of the Council. 4. An area of Māori freehold land that either: <ol style="list-style-type: none"> a. is land created by way of partition under Sections 297 and 301 of Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993) and held in one Māori Land Court Title, or b. is land defined by survey and created by way of partition into one parcel to be held by an owner who is a member of the same hapū, or owners who are members of the same hapū, or c. is land defined by survey and held in a Māori Land Court Title and for which ownership can be determined, or d. is land defined by survey and created by way of partition for a site for a dwelling under Section 296 of Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993). 5. An area of Māori Customary Land. 6. Is land defined by survey and reserved under the Reserves Act 1977 or Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993).
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	<p>7. Notwithstanding paragraphs 1–6 above, where land has been subdivided under the cross lease or company lease systems (other than unit titles), a site means an area of land containing:</p> <ul style="list-style-type: none">a. building(s) for residential, commercial and industrial activities with any accessory building(s) and land exclusively set aside for the occupants/users of the building(s); orb. any share in the fee simple which creates a vacant part of the whole for future cross lease or company lease purposes; and <p>8. Notwithstanding paragraphs 1–6 above, any land subdivided under the Unit Titles Act 1972 (other than unit titles) a site shall mean either:</p> <ul style="list-style-type: none">a. The area of land containing the principal unit (or proposed unit) on the unit plan, and any identified accessories to that principal unit, orb. The underlying certificate of title of the land containing the unit titles, immediately prior to subdivision. <p>9, In addition to the above, the following shall apply:</p> <ul style="list-style-type: none">a. Where a site is divided by the district boundary, the area of the site remaining within the district shall be considered the site.
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34. Definition: Yard

<p>Yard</p>	<p>The space within and adjacent to the boundaries of a site which is required to be left unoccupied and unobstructed by buildings from the ground upwards having the dimension specified in the rules for the zone, except as otherwise provided by this District Plan. The eaves of any building and any roof, gutter or downpipe may intrude into any yard by not more than 600mm.</p> <p>Where a road widening designation applies, the yard shall be measured as if any required road widening had been removed from the site.</p> <ol style="list-style-type: none"> 1. Front Yard means a yard between a road frontage of a site and a line parallel thereto, extending across the full width of the site. 2. Rear Yard means a yard between the rear boundary of the site, and a line parallel thereto extending across the full width of the site. 3. Rear Site Yard in respect of any rear site, means rear yard a continuous rear yard bounded by all the boundaries of the site (except any boundary fronting a road). 4. Side Yard means a yard which, except for any portion of the site comprised in a front or rear yard, lies between the full length of a side boundary and a line parallel thereto, provided that in respect of a site with more than one frontage every boundary not fronting a road shall be deemed to be a side boundary.  <p>The diagram shows a site layout with various yard types indicated by dashed lines. A legend below the diagram defines the line styles: red dashed for Front Yard, blue dashed for Side Yard, purple dashed for Rear Yard, cyan dashed for Rear Site Yard, and solid black for Site Boundaries. The diagram also shows 'Road Reserve' areas at the top and right sides of the site.</p>
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Appendix 1 – Cultural Historic Heritage Inventory

35. APPENDIX 1/ PLANNING MAP 335

A1.3 HISTORIC STRUCTURES

Photo	Map site reference	Item	Location	Legal description	NZHPT Category
	H1.8 Planning Map 335	"Glenholme" Dwelling Edwardian Villa, (whole building)	63 Miller Street	Lot 77 DPS 602 Pt Lot 5 DPS 4366	2

And that Planning Map 335 is amended as follows:



Appendix 9 – Section 6 Matters

36. **APPENDIX 9 - WALKING AND CYCLING TRACKS IN SIGNIFICANT NATURAL AREAS**

A9.2.3 Disturbance, Removal, Restoration and Revegetation or Enhancement of Indigenous Vegetation within Significant Geothermal Features, or Significant Natural Areas

A9.2.3.3 Disturbance of indigenous vegetation within a Significant Natural Area shall be subject to the following:

- a. The vegetation can be disturbed for any of the following purposes:
 - i. unformed tracks for pedestrian or cycling use; or
 - ii. ...
 - vi. ~~walking~~ walking unformed tracks for the purpose of providing access for pest management purposes.
 - vii.

17.2 Definitions

Term	Definition
<u>Unformed Track</u>	<u>In relation to pedestrian and cycling tracks in SNAs, means a track that does not have any formal edging, all weather or permanent surfacing or structures such as bridges or timber walkways. An example is shown below.</u>

Term	Definition
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37. EARTHWORKS - DISCRETIONARY ACTIVITIES: METHOD OF ASSESSMENT (APPENDIX 9)

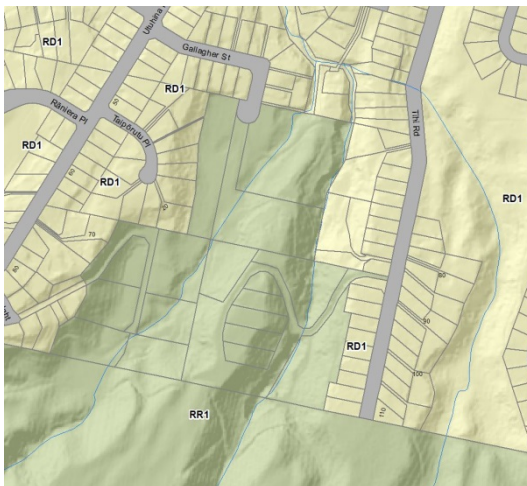
A9.5.4 New Buildings and Structures and New Plantation Forestry Located Within an Outstanding Natural Feature or Landscape, Significant Natural Area or Mining and Quarrying on a site that adjoins the boundary of an Outstanding Natural Landscape or Feature

1. The extent to which any additional buildings or structures may cause cumulative adverse effects on the identified values or characteristics of the Outstanding Natural Feature or Landscape.
2. ...
8. The effect of any associated access tracks on the values of any Outstanding Natural Feature or Landscape, or and Significant Natural Area.

Planning Maps

38. PLANNING MAP 343: FLOREY HEIGHTS REZONING

Replace the current zoning with the proposed map below.



Proposed map.

