

Planning Report

Plan Change 47 – Lots for Network Utilities, Electricity Generating Infrastructure, Reserves and Public Space

1.0 Introduction

- 1.1 The purpose of this report is to provide recommendations on submissions to Plan Change 47 – Lots for Network Utilities, Electricity Generating Infrastructure, Reserves and Public Space.
- 1.2 Plan Change 47 clarifies the activity status of subdivision to create lots for network utilities, electricity generating infrastructure, reserves and public space in all zones.
- 1.3 For a full background to the Plan Change and the proposed provisions please refer to the Section 32 Report. For a list of the proposed provisions only, please refer to the document titled 'Summary of Recommendations – All Section 32 Reports'.

2.0 Topic: Rule 12.3.2.1

2.1 Background

The proposed amendment to Rule 12.3.2.1 clarifies that subdivision to create lots for network utilities, electricity generating infrastructure, reserves and public space in all zones is a controlled activity rather than a non-complying activity.

2.2 Submission Points

- 2.2.1 Trustpower Limited supports the Plan Change on the grounds that the amendments increase clarity and appropriately provide for electricity generating infrastructure.

2.3 Recommendation

That proposed Rule 12.3.2.1 is retained as notified.

The following submission is therefore:

Accepted

Submission	Point Number	Name
1	1	TrustPower Limited

2.4 Reason

2.4.1 The submission point is in support of the Plan Change.

3.0 Plan Change 47 - Recommended Changes to the District Plan First Review

3.1 The purpose of this part of the report is to show the Proposed Plan Change in full including any recommended changes in response to the submissions and further submissions.

3.2 Recommended changes to the District Plan First Review are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in red, and recommendations as a result of this Planning Report in blue.

3.3 Amend Rule 12.3.2.1 as follows:

12.3.2 Lots for Network Utilities, Electricity Generating Infrastructure, Reserves and Public Open Space – All Zones

12.3.2.1 Controlled Activity Subdivision

~~In any zone, the minimum standards for lots shall not apply in the following cases:~~

As a controlled activity, in any zone, lots can be created for the purposes listed in (a) – (c) below without having to comply with the minimum lot sizes and other minimum standards for lots which would otherwise apply within the zone where the subdivision is being undertaken.

- (a) Where land is for a purpose required by a network utility operator or electricity generator.
- (b) Where land is to be set aside or vested as a reserve.
- (c) Where land is to become public open space owned by *Council*.