

# PREC2 - Mission Residential Precinct

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R2: Residential activities within 'prominent visual development area' as identified on the Structure Plan	Cameron Drury	128.3	Oppose	It will take some time for vegetation (yet to be planted) to mature to a level whereby the requirements of the rule can be met, therefore the timing does not work for a controlled activity status condition. Planting of the Eastern Hill face will provide softening/screening in any case, Future landowners within the 'prominent visual development area' will not own the planting below, thus will have no ability to influence maintenance to achieve compliance with this activity condition, The level of regulation is not necessary to achieve Structure Plan outcomes, There is no specific Policy support for this rule.	Delete rule.	Open Submission
PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R3: Subdivision	Cameron Drury	128.4	Amend	Subdivision in accordance with the activity standards is enabled and anticipated by the zone and therefore should be exempt from any notification requirements.	Amend PREC2-R3A to preclude public and limited notification.	Open Submission
PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R3: Subdivision	Cameron Drury	128.5	Amend	RMS230018 provides for the construction of a secondary entrance but the timing of construction is deferred until Council undertakes its realignment of Puketitiri Road. This is no longer a matter to be included as a condition of a rule.	Delete activity condition (2).	Open Submission
PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R5: Retirement village premises	Cameron Drury	128.6	Oppose	Unclear why Retirement Village Premises in the Precinct are not treated the same as the same activity in other residential areas, including the underlying zone.	Delete Rule and defer to General Residential Zone rules.	Open Submission
PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Standards Table /PREC2-S1: Density	Cameron Drury	128.17	Amend	There are a range of terms used throughout the precincts and the appendices. These should be consistent for ease of implementation.	Review reference to 'Indicative Urban Development Extent' as opposed to 'Mission Residential Precinct'.	Open Submission
PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Standards Table /PREC2-S3: Front yards	Cameron Drury	128.18	Oppose	A 5m setback is not necessary.	Amend to a consistent 3m setback requirement.	Open Submission
PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Standards Table /PREC2-S4: Neighbourhood centre - frontages	Cameron Drury	128.19	Oppose	A generic approach to a veranda may not result in the best outcome. Designing to a standard rather than to site specific requirements may result in unintended outcomes.	Delete (4) and consider as part of a resource consent application, which would be assessed as a Restricted Discretionary Activity in any case.	Open Submission
PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	Cameron Drury	128.23	Amend	PREC2-AC1(a) - The outcomes referred to may not be in strict accordance with the Code of Practice for Land Development and Subdivision Infrastructure.	Amend (a) to acknowledge this in a similar manner as currently noted in Design Outcome 5 of the PDP for the Development Area.	Open Submission
PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	Cameron Drury	128.24	Amend	PREC2-AC1(c) - The outcomes referred to may not be in strict accordance with the Code of Practice for Land Development and Subdivision Infrastructure.	Amend (c) to acknowledge this in a similar manner as currently noted in Design Outcome 6 of the PDP for the Development Area (final bullet point).	Open Submission
PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	Cameron Drury	128.25	Amend	PREC2-AC1(n)-(q) - The wastewater system anticipated in the original Structure Plan is not feasible thus the assessment criteria is no longer applicable. Design Outcome 13 of the ODP as developed through the Plan Change process included a statement that water supply infrastructure is to be vested in Council. This direction should remain.	Amend or delete as necessary to accord to the low pressure system adopted for the Development Area. Amend (q) to give direction that wastewater infrastructure is to be vested in Council.	Open Submission
PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	Cameron Drury	128.26	Amend	PREC2-AC1(s)-(t) - The water supply system anticipated in the original Structure Plan is not feasible thus the assessment criteria is not applicable.Design Outcome 14 of the ODP as developed through the Plan Change process included a statement that water supply infrastructure is to be vested in Council. This direction should remain.	1. Amend or delete as necessary to accord to the solution being adopted for the Development Area. 2. Amend (t) to give direction that water supply infrastructure is to be vested in Council.	Open Submission
PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	Cameron Drury	128.27	Amend	PREC2-AC1(u) - Satisfying the requirements of 'good ground' under the New Zealand Building Code: NZBC B1/AS4 is not the only method of ensuring suitable foundation solutions.	Amend to enable 'alternative solutions' that achieve the same outcome as advised by a suitably qualified expert.	Open Submission
PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	Cameron Drury	128.28	Amend	The General Residential Zone assessment criteria should only apply to landuse.	Remove reference to the assessment criteria of the General Residential Zone when assessing subdivision applications.	Open Submission