

SUPPLEMENTARY STAFF ASSESSMENT REPORT

TO: Environment & Planning Committee – TRMP
FROM: Rose Biss
FILE NO.: R430-6-2
SUBJECT: **SUPPLEMENTARY SAR TRMP11/11/01 TO SAR 565.19 OF HEARING 62:**
Setback on D and A Freilich property
Report prepared for meeting of 8 February 2012

“In Committee”

1. BACKGROUND

Staff were asked to investigate if a site specific setback was possible on the Freilich property which is proposed to change from orchard use to future urban development. The two properties to the north are zoned Deferred Residential (2031). One is a small lifestyle block and the other property is in pasture.

2. SUPPLEMENTARY RECOMMENDATION

2.1 Recommendation 565.19

Submission Recommendations

C22.911.4 Freilich, D & A Allow

Plan Amendments

Topic: 17.1.3

Add to 17.1.3.1(v) an exception to the 25m setback from rural zone boundary as follows:
and except that on NL 13C/756 or its successor titles at lower Seaton Valley the setback is at least 5 metres from the Rural 1 Deferred Residential 2031 Zone boundary.

Reasons

1. The wide setback in rule 17.1.3.1(v) is an inefficient use of land where the adjoining land is proposed as a future development area.
2. The adjoining land to the submitters' property is not in horticultural use.

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