

## Questions from the Residential Intensification webinar – 2 May 2022

Re. the council's Qualifying Matters Proposal "Other" items - character areas, vacuum sewers, protected trees: Are these items that are already stipulated in current plans and being carried over, or are they a clean sheet. For example, is it an existing schedule of protected trees, or is a new schedule to be created.

At this stage, only vacuum sewers would be new to the plan. Noting that additional character areas may be identified through the process and added, for example.

I've heard some concern from people about a need for more green/public spaces to help offset the higher density of population, particularly on the east side of the CBD away from Hagley Park. Do you think there could be scope to trade-off some of the higher density with more hectares of open space/parks within the HDRZ? (Even if it means the HDRZ brown and peach coloured areas being pushed out a bit bigger to enable the space).

This mechanism is very difficult to achieve under the legislative direction. However, Council can proactively purchase future greenfield areas to accommodate this. Work is currently underway to develop a strategy response to address this.

What distance is considered "walkable" distance from a mall?

The distance that intensification is enabled from a commercial area varies according to the type of centre, being 1,200m from the City Centre zone to 200m from our smallest centres. Most centres have adopted a 5 minute walking distance of 400m.

How are current residential areas going to cope with increased loading on existing infrastructure, car parking, traffic, water etc?

The vacuum sewer constraint will preclude the level of intensification otherwise provided for in other areas. For most of the Shirley and Aranui area, we can only accept like-for-like development and for Prestons, development must align with the Prestons Sewer Master Plan.

What's the plan for Beckenham please - the impact of the 'character overlay'?

There is a current character area overlay which applies in the District Plan currently and the proposal for character areas as a qualifying matter seeks to reduce the character area extent in the Beckenham loop.

How will we handle the storm water to reduce flooding ; when will the best practice of green Infrastructure be mandatory thru new bylaws, requiring the developers to cover the cost or green roofs, green facades or walls, rain gardens, bio swales, tree pits...

The consultation on the bylaws closed on 9 February 2022, and Council are working through the feedback received and will organised a hearing for this bylaw later this year. We are still working through the effects of intensification in terms of stormwater run-off including methods to manage this.

Can you explain the Financial Contributions for re-planting trees around the city? Are you concerned that there may be areas of development that have no shade/ tree cover? We already have inequity around green space/ access to green space around Christchurch.

This was answered verbally on the webinar recording

What will the minimum vacant allotment size be for the Greenfields Precinct? The current provision in the RNN is 300m<sup>2</sup> minimum (with 20% smaller) however the MDRS is 400m<sup>2</sup>. The RNN vacant subdivision provisions (300m<sup>2</sup>) should be carried through.

The MDRZ is proposed to replace the existing RNN zone, and the MDRZ has a minimum allotment size for vacant lot subdivision of 400m<sup>2</sup>

We all know that landscaping and mature tree canopies is definitely not the same thing. We know this. Landscaping is concrete paths and strips of lawns. CCC must use the wording mature trees and tree canopies when asking for 20% canopy cover or do you mean green cover? Please clarify the wording in this guide for developers and builders .

We all know that landscaping and mature tree canopies is definitely not the same thing. We know this. Landscaping is concrete paths and strips of lawns. CCC must use the wording mature trees and tree canopies when asking for 20% canopy cover or do you mean green cover? Please clarify the wording in this guide for developers and builders .

How does the Greenfield financial incentive enable efficient land use and not more single storey detached developments like in Wigram Skies and Aidenfield?

This precinct is seeking to continue to implement an anticipated yield from greenfield areas to support the benefits of consolidated urban environments

Driveway requirements were part of the old rules giving internal garage setbacks and maneuvering rules. How are these covered after the NPS rule change?

The draft plan change does not include changes to standards for on-site manoeuvring in the Transport chapter. We are giving further consideration to what changes are required to the Transport chapter to implement the National Policy Statement on Urban Development and enabling housing legislation.



How will projects of more than 3 units (that meet all the other rules) be assessed? Under the MDRS or does it revert to the underlying rules eg Res Suburban?

The MDRS standards as proposed for the Medium Density Residential Zone will replace the existing rules for the Residential Suburban zone. The Residential Suburban zone is effectively proposed to be replaced by a Medium Density residential zone

Why allow more than 3 units with resource consent everywhere? Why not just allow more than 3 in the "circle" zones or near town (old RMD zone)? I am specifically asking about allowing more than 3 (with res. consent). If only 3 are required by NPSUD, why allow more?

The government has directed in legislation that high growth areas including Christchurch allow 3 units per site of up to 3 storeys across residential zones unless exempt by a quality known as a qualifying matter e.g. hazards, heritage. The same legislation directs that more than 3 units be a restricted discretionary activity, managed by the resource consent process.

We are proposing greater heights and densities of development around the Central City and commercial centres to implement the National Policy Statement on Urban Development.

Do you have a process to assess new developments under the MDRS before they have legal effect (20 Aug 2022), so that there is no loss of service?

MDRS does not have legal effect from 20 August. The existing District Plan rules continue to apply until the decisions are made so after the 20th August, resource consent applications will be assessed against both MDRS and the operative rules.

If all MDRS standards are met except the amount of units, is neighbour approval required for the 4th and subsequent units?

Public and limited notification is precluded for the construction and use of four or more residential units that comply with the density standards.

Has council considered removing the requirement to have RC for excavation and fill for flat sites, which will almost always trigger RC, with no good reason

Council is proposing a plan change at a future date to review the thresholds for earthworks above which resource consent is triggered.

With increased shadowing and decreased available land, has any work looked at planning for future urban food production, both individual or community?

Outside of the District Planning process, Council will continue to work with communities to support local initiatives for neighborhood planning including urban food production where it is appropriate.



Will there still be Current RE / RSDT/RSDT zones after Aug 2022?

These current zones will continue to exist in the current District Plan until the proposed changes are operative.

If a section is only 20m long does that mean there will be no recession planes within the high density residential zone?

This rule only applies to when two or more dwellings are constructed, as it is an incentives-based provision. There are additional form controls that will apply as height increases, otherwise the above is technically correct as it is currently drafted. However, there would be a 6 metre setback from the rear boundary for parts of the building above 12m.

Will all traffic assessments be based upon the District Plans Transport Rules rather than rules within the RSTZ?

The draft plan change does not include changes to the thresholds for a transport assessment in the Transport chapter. We are giving further consideration to what changes are required to the Transport chapter to implement the Medium Density Residential Standards

What if there isn't enough infrastructure in the street to accommodate the additional houses?

Building consent will need connection to infrastructure to be met to be granted. With regards to identifying and prioritising areas for infrastructure upgrades is determined through the infrastructure strategy which is prepared every 3 years to inform the Long term plan (LTP). The next LTP is in 2024.

Why is it only a 10 minute catchment, that seems very very small and restrictive for the CBD?

The National Policy Statement requires intensification within a walkable catchment of centres, which Council has undertaken analysis of and defined distances from each centre. This varies between 1,200 m from the City Centre to 200 m from our smallest centres, the extent reflects the the level of accessibility and range of commercial activities and community services.

Do vacuum sewer constraints indicate limiting their general acceptability for development?

The vaccum sewer constraint will preclude the level of intensification otherwise provided for in other areas. for most of the Shirley and Aranui area, we can only accept like-for-like development and for Prestons, development must align with the Prestons Sewer Master Plan.



Will someone be able to build north of me and shade my solar panels? / what about consideration of existing houses that have solar panels?

Development is proposed to be enabled up to 12 m with a recession plane to preclude shading of a residential property. This is to be measured from 4 m above the boundary at an angle of 60 degrees. / Existing solar panels on residential dwelling roofs has not informed the provisions provided for pre-consultation engagement.

If CCC doesn't have a pipeline to assess applications against MDRS before they come into legal effect in Aug 22, RC consents will stop for a while. Comments?

Applications will be assessed by the CCC resource consents team as they are currently.

Will development proposals need an engineering approval phase before building consents will be considered

This was answered verbally in the webinar – available in the recording

Car parks are not required within the MDRS. If car parks are proposed to be provided, will any standards apply to them?

The NPS UD has removed the ability of the District Plan to require car parking. However, if a developer chooses to provide parking, they will need to abide by the form standards contained within the district plan.

As intensification will lead to the need for higher levels of stormwater management, is there any work underway to review the current and required SMAs?

We understand that work is ongoing for reviewing the SMAs. It is likely that there will be further stormwater management controls introduced once the intensification plan change is complete and there is certainty over the intensification direction.

The MDRS don't seem to have a separate setback rule for accessory buildings. Will garages need to comply with the 1m internal setback or still 0m for <10.1m?

In the proposed MDRS, any detached garage or carport shall be located at least 1.2m behind the front façade of a residential unit. .

Can the 20sqm outdoor living for a normal townhouse be split between balconies and ground like before?  
Can it all be on balconies for a townhouse?

The proposed rule for the Medium Density Residential zone states as follows - A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space .



Will proposed character overlays have an affect on current Resource Consent (RC) applications for development on RMD land in the same location?

The proposed character areas as a qualifying matter will have immediate legal effect when the plan change gets notified by August 2022. Therefore, they will not impact on current Resource Consent (RC) applications prior to August but they will have an impact on applications which are still being processed when the plan changes are notified in August 2022

What are the proposed build form standards for residential hills precinct? Will they be the same as the RMD proposed zone?

The proposed built form standards for the residential hills precinct will be the same as the MDRS. The change for this precinct will be on the vacant lot subdivision size which will increase to 650m<sup>2</sup> for the residential hills precinct.

Re; my garage question I meant internal setbacks for attached garages, not the facade setback.

For accessory buildings such as a garage, there is no setback from side and rear boundaries only, where the total length of the accessory building does not exceed 10m.

The Council is also required to implement a National Policy Statement on Urban Development, which requires higher heights and densities of development in and around the Central City and commercial centres. This has regard to the level of accessibility to a range of services and amenities amongst other matters

Can the outlook space include retractable clotheslines.

There is nothing to preclude a retractable clothes line within any outdoor living space

What is the process for determining Qualifying Matters? Who pays for the gathering of evidence?

Qualifying matters are defined in the National Policy Statement on Urban Development with discretion for Council to define other matters. If the Council proposes to restrict intensification by a qualifying matter, Council is responsible for presenting evidence on this.

What is planned for residential hill areas?

The residential hill areas will be rezoned to medium density residential zone with a precinct which will retain a vacant lot subdivision size of 650m<sup>2</sup>



"Requirement to intensify to at least six storeys..." does this mean you can't build less than six storeys, or is this up to the property owner?

It means you can build up to six stories without resource consent. They do not have to go above 1 story. This direction about the level of intensification is about what Council needs to enable, not what is required to be built. Note that consent is still required for any development with more than 3 units, which is likely to include most developments above 12m.

Can you confirm that local center intensification precinct can be 6 storey high / 14 m? Is there a requirement for min dimension of sections for this to happen?

The level of residential intensification surrounding a local centre will vary for the larger local centres ranging from 200m to 400m radius at a height ranging from 14m to 20m. 14m would usually allow for 4 storeys to be built.

What does enabling consent mean?

Enabling consent is an activity that is permitted (no consent is required), controlled (resource consent must be granted subject to conditions) or restricted discretionary (resource consent can be granted or declined with the matters that council assesses being limited to what is defined in the District Plan).

The MDRS.... In many cases, these standards will have legal effect when plans are notified by August 2022, immediately enabling new supply.

Correct. The Act states that the standards as they are drafted in Schedule 3A will have immediate legal effect. This excludes any current or proposed area covered by a qualifying matter or any newly-zoned residential area.

I live near Barrington. There is no current 12m building between the mall and my place, yet my street will be zoned for up to 14m. There is no transition there.

The proposed height limit will allow housing up to 14m and the standards manage the effects of this increased scale. Intensification in some areas may take time to develop and there will be a transition with a mix of single storey housing and intensification

Is a subdivision consent after development a potential way to overcome the minimum vacant lot size subdivision provisions? E.g hills zone?

Yes, for land use led subdivision there is no minimum site size requirement



Would the council consider using a greener system to deal with the extra pressure on sewage systems? Eg: dry separation.

The Council will not consider on-site wastewater treatment as an alternative to existing infrastructure in an urban environment as such systems would negatively impact on legislative requirements and duties that Council has under the Resource Management Act and Water Services Act.

Will the effective use of land for Greenfield precincts be decided just on the amount of housing? Will other services be required?

This precinct is seeking to continue to implement an anticipated yield from greenfield areas to support the benefits of consolidated urban environments

Moderator wrote "MDRS does not have legal effect from 20 August." This is incorrect. Government fact sheet says the opposite. Please explain.

Correction - In response to a comment, the response was intended to state "MDRS does not have legal effect before 20 August 2022"

Will there be any minimum height restrictions considered in given areas for new development to ensure intensification occurs

No minimum height restrictions are proposed, having regard to the NPS and legislation being enabling rather than requiring prescribed levels of development

How far from a building does its shadow extent when measured in at different period of year, under the 4m / 60 degrees?

This would vary with building heights and time of day throughout the year as well as building orientation. Also significant is the time taken for the shadow to pass over a site.

Architects use sun angle diagrams to estimate the extent of shading. As an example, at 11am on the equinox, an 11m high building will cast a shadow of approximately 12m to the south. An 18m high building would cast a shadow of almost 20m.

How is tree canopy m2 calculated, is it when they are first planted, or the canopy they provide several years later when they are mature?

There are two ways to achieve this calculation in the draft FC. The first will be on existing tree canopy cover. The second will be tree canopy for new planted trees which will achieve 20% coverage in 20 years time and there is supporting information on the types of trees and the timescale to be able to determine this calculation.





How will you mitigate the impact on neighbouring properties that have outstanding landscape/heritage/cultural features - but are on land not zoned residential?

The Council can only apply a qualifying matter to the site that Council can demonstrate has qualities warranting protection. A high bar is required for evidence to justify a qualifying matter beyond this incl. any buffer of an outstanding landscape, heritage item, culturally significant site

What about the privacy of existing back yard that are not currently overlooked by a 4-6 storey high neighbor? What consideration given to those?

In the High Density Residential zone, buildings of between 14 - 20 m in height for instance requires resource consent with the assessment including "Privacy effects on surrounding properties, including on surrounding habitable rooms or outdoor living areas;"

Do the residential design principles make considerations for communal living? Eg: Large families who want to live together across several dwellings?

This was answered verbally in the webinar – available in the recording

Is residential subdivision rule C8 proposed to include C1-C3 as part of these changes?

Council are reviewing the subdivision provisions to the extent needed to give effect to the amended zones and the direction in the NPS UD and Amendment Act

The walkable catchment map and the suburban centres map have different extents to height limits (one is a circle and one is a wiggly line) which one is correct?

The map in the Consultation document is conceptual only and to understand the actual boundaries, please refer to the online viewer

Many of the examples given rely on amalgamation of existing lots (which are deep rather than wide). Are there any mechanisms in place to enable this?

The mechanism for amalgamation of titles is a legal tool which continues to be available.

Thank you for the answers on privacy. How far from the shared boundary can one build? Trying to understand how I will lose all the light in my house/backyard.

The building setback from buildings is 1m from internal boundaries under MDRS. However, recession planes also seek to control heights, and by way of example, a 12m high building (permitted under MDRS) would need to be setback approximately 2.4m from an internal boundary.



How much control does the council have over High Density Residential where 10 storeys is zoned, I think you said Resource Consent is still required?

A consent is required and would be assessed against the design principles. Proposed standards mean that the proportion of the building above 12m would need to be setback 3m from the front boundary and 6m from internal boundaries (except for side boundaries within 20m of the street), with additional control for ground floor communal outdoor living area. Such buildings are also likely to be evaluated against the High Density Residential Design Principles. You can read proposed provisions and principles [through this link](#).

These streets flood already in heavy rain. This will get worse with intensification. How will this be addressed?

Areas identified as High Hazard Management Areas will be precluded from intensification. Council is also proposing a Coastal Hazards Plan Change which defines the extent of areas affected by coastal flooding. A reduced level of intensification will be enabled within these areas.

The MDRS has an outlook space requirement but this doesn't seem to be in the CCC proposed rules. Will this be required or not?

Yes, Council has adopted the MDRS outlook requirements, as per how they are detailed in the Act.

What are the radii of all the zones from the centre?

This depends on the centre type. Walkable catchments range from 200-600m, with most being 400m, or a 5min walking catchment.

What is the process for submitting an application before 20 August 2022, to be assessed against the MDRS standards that will apply after 20 Aug 2022?

The application would be assessed against the standards at the time of application. However, in practice the Council is likely to give considerable weight to the revised standards in any consent application.

(1) One rationale for intensification within the city is "to go up, not out". How is CCC protecting arable land and controlling sprawl? (2) Where is info re HDR Precinct? (3) Why recommend greater height than gov't mandates?

This is directed by the National Policy Statement for Urban Development 2020 (NPS-UD). No new residential areas are being zoned, only intensifying within existing residential zones. All of the info for provisions is on the PC14 webpage. The government mandate is for at least six storeys within at least a walkable catchment, meaning we must go higher when in accordance with the other policies of the NPS-UD.



Can sections on the hill now have their views obstructed? Do properties in the proposed med density category that were formally L3 now have no greater density than any other property this category that may have previously been L1 or L2.

Three storey development will be possible on the hills through MDRS, although vacant subdivision is still proposed to be controlled at 650m<sup>2</sup>. Views are not considered to be an adequate restriction under the Act. The change in enabled density will be dependent on the proximity to a suburban commercial centre, most of which enable up to six storeys.

What can you do about losing sunlight from neighbours building

Recession planes still apply to control sunlight and must be considered accordingly. If they comply with MDRS, then they have the right to construct without consent.

How does RMZ zone differ from MDRS zone?

The zone seeks to apply MDRS, so is fundamentally the same thing.

Interested to know if new residential subdivisions in outer suburbs such as Halswell, Lincoln, Rolleston can retain restricted covenants for single dwellings per lot under the new District Plan.

Covenants are a private mechanism that Council has little control over and can be used accordingly. Covenant controls are being reviewed by central government.

Is Megan Woods still having the final say? I believe it would normally be the Environmental Court which is the democratic process. This is a real worry if the democratic process is passed by!

If Council does not accept all or part of the recommended decision, then the final decision must be made by the Minister for the Environment, Minister Parker.

Why is the area in Papanui that was rejected from intensification in the 2016 Decision 41 of the IHP on the grounds that it is a WWII Memorial suggested again as being proposed. This area would surely qualify for exemption on Historical grounds.

Unsure of the specific area, but likely if it isn't captured then it is not part of the current or proposed district plan. If you think we have made a mistake, please note this on our Drop-a-Pin map - see the link on the PC14 webpage.

Will the same built form standards as the MDZ (e.g. recession planes, site coverage, setbacks, planting etc) apply to the Residential Hills Zone?

Correct, this is a 'relevant residential zone' for the MDRS.



Residential Port Hills - will the density stay at 650sqm, will the new height rules apply in this zone. Will pockets of rural land in amongst Residential Port Hills, be allowed at least one dwelling?

The quoted site size is only for vacant subdivision (without a dwelling). If a dwelling exists or is proposed, then no minimum allotment size can apply. There are some areas within the port hills where this will not apply. It is intended to only apply to the applicable areas within the current Residential Hills Zone.

I want to understand how the Stormwater and waste water from increased sealed surfaces/less green ground cover and more toilets will be handled.

We have proposed an impervious surface control of 70% and rainwater capture tanks. There is also proposed to be a district-wide engineering standard that will apply for all residential development to ensure there is sufficient capacity.

Requirement for designated on site parking for residents of Medium Density Housing, specifically the Church Corner designated Zone. Functionality of narrow roads and access issues. 2 Provision of Lesiure amenities ie Parks

Council is unable to direct the requirement of parking spaces, however disabled car parks and loading areas must still be provided.

Will properties with an existing zone of Medium transitional density still be entitled to build with resource consent the same number of complying townhouses on this land its been permitted to date please? Not just 3 like newly zone medium density..

The RSDT zone is proposed to change to MRZ. This means that any proposal with more than 3 units will now require consent. However, the provisions of the MRZ zone are significantly more enabling than the RSDT zone (and there is a consequent potential for greater impacts on neighbours and public areas from larger developments than exists at present).

Will factors such as vehicle access be considered in planning house layouts? Particularly with regard to houses situated at the rear of a section and with regard to emergency, delivery and maintenance vehicles. What about recession planes?

Access will need to be provided, but due to no parking being required, this could be in the form of pedestrian access, only. Recession planes must be in accordance with MDRS, or where Council proposes to make it more lenient or response to a specific qualifying matter.



1) How will this affect rural fringe land close to the city? 2) Are we able to subdivide without containing consent? 3) What infrastructure is required for development? 4) Is there a restriction on section size and building types?

Only residential zones are affected. Subdivision will always require resource consent, but must be a controlled activity, meaning Council must grant the consent. A district-wide three water sufficiency standard will apply for all development. Only vacant allotment subdivision is controlled, usually at 400m<sup>2</sup>, otherwise there is no minimum size. There is no restriction on typology or the size of units, subject to site coverage and setbacks.

1. Will subdivision standards be changed? - a site that is cleared becomes vacant and therefore has a minimum site size of 400m<sup>2</sup>? 2. We need sunlight in Christchurch-3 storeys will block this from many homes- Unacceptable!-quality of life will suffer

Yes, only subdivision creating vacant lots is controlled, usually at 400m<sup>2</sup>, otherwise Council is unable to require a minimum size. This means there is no size requirement for sites containing existing or proposed dwellings. Recession planes have been set through MDRS which Council must implement.

Why is CCC not concentrating 3 storey development within 4 avenues as a priority rather than putting a strain on suburban residential areas by allowing intensification of residential sites.

Council is required to give effect to the MDRS legislation.

How are the new rules affecting hill areas?

Three storey development will be possible on the hills through MDRS, although vacant subdivision is still proposed to be controlled at 650m<sup>2</sup>. MDRS means there is no size requirement for existing or proposed dwellings.

Can I please be also sent a recording of the meeting on coastal zones and character zones that I missed?

This will be uploaded to the website shortly.

Why has the 'city centre' zone been ringfenced to the Commercial Central City Business Zone only? Why not the entire 'Central City'?

This is because it is the most equivalent zone under national planning standards.



Are we as a council in a position to dictate areas we agree can be intensified.....e.g. within 4 Aves. 2) Can we exclude areas such as Halswell due to lack of Rooding network gridlock at present - therefore rooding unable to cope with high intensificatin

We must give effect to the national direction, which means we need to enable at least six storeys within at least the walkable catchment. There is some discretion we have, but must seek to give effect to the legislation. Medium density must be enabled within all urban residential zones.

Why do we need to have 6 storey housing in residential areas, why not in the inner city instead of destroying the character of present areas and taking away pleasant neighbourhoods?

This gives effect to directed national legislation, Policy 3(d) to the National Policy Statement on Urban Development.

Why does the Res Suburban zone need to be rezoned RMD ie why can't the MDRS be a permitted activity in the Res Suburban Zone.

MDRS must be applied at a minimum across all urban residential areas. This includes 3 units as a permitted activity and also providing for a resource consent process to manage larger developments. This amounts to a direction from government to implement a medium density zone.

Recent developments lack well-designed green space. IPCC Climate predications show we can't afford increased thermal storage in city environments. How does the CCC plan to mitigate this by allowing developers to forgo tree planting in residential areas?

MDRS directs that 20% of a site must be landscaped. This can include tree canopy cover. A Financial Contribution has also been proposed for tree planting requiring that tree planting is also achieved. Under the legislation, Council is not permitted to require a greater proportion of greenspace than the mandated 20%.

1. What happens to the rates with the changes from Industrial General to Commercial Mixed-Use 2. Is there a minimum ratio of commercial to residential use? 3. What does this change mean to the value of our property?

Residential activity will be permitted above the ground floor, when in accordance with the associated standards. These are [available here on page 97](#) under P27. Rating is reviewed every three years and is largely determined on by estimated land value. This will be something that will need to be considered when rates a re-evaluated.

How dose it impact the house price in short term? (For existing houses near to city in specific.)

This is uncertain at this stage.



Can we please get rid of the 1 m height limit on fences in Beckenham?

If this is a residential character control, then this control responds to this. Character areas are proposed to be retained.

NPS-UD requires 3 units/3 storeys high without resource consent. In a normal suburban zone is that all it requires or does it also require councils to allow more than 3 (with resource consent)?

The MDRS directs 3+3 to be enabled. The NPS-UD directs development over and above this, within and around commercial centres. Government legislation directs that Council must provide a pathway to allow developments of more than 3 units in all residential zones (subject to a resource consent process).

Land in the current RNN zone can be subdivided up to 300m<sup>2</sup> vacant minimum. However the new MDRS zone is 400m<sup>2</sup> vacant minimum. Will the Greenfields Precinct enable a smaller vacant allotment (such as the existing RNN zone)?

Not at this stage, however MDRS states that there is no minimum allotment size that can apply for existing or proposed dwellings. The m<sup>2</sup> rule is only for vacant subdivision.

