Plan Change 12 - Enabling Housing Supply

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Submission points

Point 254.1

Submission

General Residential Zone
Rule 4.2.5.7(d) Boundary Fences and Walls

We partially support the requirement for retaining walls to be stepped in to increase visual amenity and reduce visual impact. However, the requirement for a 1m step-in is excessive and although it will reduce the bulk of the structure it will not necessarily increase visual amenity. We consider a smaller stepped-in depth with landscaping provide a better visual outcome and will have a lesser impact on the loss of onsite usage to residents. A 1m step-in does not provide a usable space to residents and is considered to be a waste of space/land. By reducing the stepped-in width, more land is available to achieve onsite amenity.

Relief sought

(d) replace 1m step-in with 0.5m minimum step with landscaping to mitigate potential visual effects.

Section: 4.2 General Residential Zone
Sub-section: 4.2.5.7 Boundary Fences and Walls
Provision:

e. Front and side boundary fences or walls located forward of the front building line of the residential unit.	Maximum height 1.2m or 1.5m provided 50% of that part over 1.2m is visually permeable.
b. Boundary fences or walls adjoining Open Space Zone.	1.5m (with 50% permitted at 1.8m provided 50% of that part over 1.5m is visually permeable).
c. All other boundary fences or walls.	Maximum height 1.8m
d. Where a retaining wall and front fence are proposed, the maximum height of the combined structure measured from the bottom to top, shall be no more than 1.5m before the following shall apply: i. Between 1.5m – 2.5m: A horizontal step at least 1m in depth shall be integrated into the structures no more than 1.2m above the level of the street boundary. ii. Between 2.51m – 3.5m: Two horizontal steps, each at least 1m in depth, shall be integrated into the structures no	

more than 1.2m above the ground level at the base of each 'step'.

iii. More than 3.5m: discretionary activity.

e. This rule shall not apply to any fence and/or wall which:

i. Following construction will be located at or below the natural ground level of the land that existed prior to construction commencing; or

ii. Is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property boundary not in common ownership.

Point 254.2

Submission

Rule 25.14.4.1(h)

Support but changes required to be more in line with current widths under the ODP that proves to be sufficient.

Relief sought

25.14.4.1(h) - Crossing width
Residential Zone:
single dwelling = 3.0m - 5.5m
1-6 units = 3.0m - 5.5m
7 units and more = 5.5m - 6m

Section: 25.14 Transportation
Sub-section: 25.14.4 Rules – General Standards
Provision:

Vehicle Crossings		Width (m)[1] Minimum	Maximum
Residential Zones, except as provided below	Single residential unit (including ancillary residential unit)	3.0	3.5
	2 or more residential units (including a duplex)	5.5	6.0

Point 254.3

Submission

General Residential Zone Rule 4.2.5.13 (c)

In support but wording needs to be added to (c) to allow the option of not having to provide parking as parking is not required. Also the wording needs to be consistent with (b).

Relief sought

(c) add the following wording: ... "maximum can be provided".

Section: 4.2 General Residential Zone

Sub-section: 4.2.5.13 Accessory Buildings, Vehicle Access and Vehicle Parking
Provision:

a. Any accessory building either attached or detached must be setback at least 1m from the front building line of the residential unit.

b. Where the residential unit has a frontage width facing a street or a publicly accessible on-site access way (for pedestrians) equal to or greater than 12m: two single-width or one double-width garage or car port spaces, and one driveway / parking pad up to 6m wide, maximum can be provided.

c. Where the residential unit has a frontage width facing a street or a publicly accessible on-site access way (for pedestrians) greater than 7.5m but less than 12m: one single-width garage or car port space, and one driveway / parking pad up to 3.5m wide.

d. Where the residential unit has a frontage width facing a street or a publicly accessible on-site access way (for pedestrians) equal to or less than 7.5m: no garage or car port spaces within the dwelling's frontage is permitted and and any vehicle access and garaging is to be provided by a rear lane.

e. For any duplex and/or terrace housing development containing no more that 6 residential units where the individual residential units have a frontage width equal to or less than 7.5m then one external parking pad may be provided in the front yard up to 3.5m wide and no less than 5.5m deep for each residential unit where the following are met:

    i. It must be an unenclosed parking pad and shall not be enclosed into a carport or garage at any time. Any relating subdivision consent shall record this on the record of title as a consent notice,

    ii. Access to the parking pads shall be restricted to local roads or publicly accessible on-site access ways of no less than 7m in width,

    iii. The development must comply with the requirements for permeable surface standards in Rule 4.2.5.3 and the boundary fencing and wall standards in Rule 4.2.5.7, and

    iv. Each residential unit must have at least one habitable room with clear glazed window facing the local road.

f. Where an on-site vehicle parking area includes more than 4 parking spaces,

    i. The parking area shall be landscaped at the rate of 1 tree per 5 parking spaces, planted within or immediately adjacent to the parking spaces. 4.2.5.13 f takes preference over the requirements in Rule 25.5.4.6 Internal planting.

Point 254.4

Submission

Rule 25.14.4.3(a) Travel Plan Requirements

Oppose. The requirement for a Travel Plan needs to take into account the scale of the development, i.e it is required for all apartment development. This is excessive and not reasonable for smaller scale developments and in particular infill development where all public infrastructure is already existing. The time element and review of such a plan appear to be unknown, difficult to control and not clear how this will be managed.

Relief sought

Rule 25.14.4.3(a)(i)-(v) to be deleted and replaced by the requirement for large scale developments only - more than 20 units.

Rule 25.14.4.3 - a Travel Plan only be required for a Broad Transport Assessment.

Section: 25.14 Transportation
Sub-section: 25.14.4 Rules – General Standards
Provision:

a. A Travel Plan must be prepared and implemented where the following trigger thresholds are exceeded and:

    i. A new building is constructed on previously vacant land, or

    ii. A new use establishes on previously vacant land or within a vacant building, or

    iii. An existing building is altered in a way that increases the gross floor area, or

    iv. An existing use increases in scale (e.g., increased gross floor area), or

    v. The use of land or buildings changes to a use with a higher trip generation.

Point 254.5

Submission

Rule 25.14.4.3 - a

Oppose. The requirement for a Travel Plan needs to take into account the scale of the development, i.e it is required for all apartment development. This is excessive and not reasonable for smaller scale developments and in particular infill development where all public infrastructure is already existing. The time element and review of such a plan appear to be unknown, difficult to control and not clear how this will be managed.

Relief sought

Rule 25.14.4.3(a)(i)-(v) to be deleted and replaced by the requirement for large scale developments only - more than 20 units. [see point 4]

Rule 25.14.4.3 - a Travel Plan only be required for a Broad Transport Assessment.

Section: 25.14 Transportation
Sub-section: 25.14.4 Rules – General Standards
Provision:
General

Point 254.6

Submission

Rule 4.2.5.14(a)

Support but require a change.
The rule requires a 1.8m step in and length of 4m. These dimensions have a significant impact on the design as it reduces internal living spaces. We support the creation of visually interesting buildings and we consider a lesser degree of the dimensions will also achieve the intent of the rule without compromising internal layout. A step-in of 0.5m for a length of 3m is considered appropriate as a design feature to eliminate long featureless walls. Additional wording to ensure the roofline is change will need to be added.

Section: 4.2 General Residential Zone
Sub-section: 4.2.5.14 Built Form
Provision:

a. No wall which is parallel to or up to an angle of 30° to any external boundary except the road frontage shall exceed 15m in length without there being a step in (or out) plan of at least 1.8m depth and 4m in length.

Point 254.7

Submission

Support but require changes
The minimum access width of 4m and 16.8m seem excessive and likely to reduce useable net site area of allotments without necessarily resulting in better access. Also the width requirements should be consistent over all residential zones as it is based on number of zones.
We consider the existing 3.6m access width (under the ODP) were proved to be practical and sufficient and in line with the RITS - for 1-6 units. The gaining of an additional 0.4m wide strip of land could be beneficial to increasing the net lot area.
A 12m width would be sufficient for 7-14 fee simple units and for 15 units and more, a 16.8m width. The widths are able to accommodate the carriageway, footpath, services etc

Also flexibility is required in the High Density Zone for fee simple lots without requiring the access to vest as road

Relief sought

Rule 23.7.3 General Residential
(e) 1-6 units = 3.6m
Add: 7-14 units (fee simple) = 12m
Add: 15 units and above (fee simple) = 16.8m

Section: Chapter 23 Subdivision
Sub-section: 23.7.3 General Residential Zone
Provision:

The following will apply to all subdivisions

Point 254.8

Submission

Support but require changes
The minimum access width of 4m and 16.8m seem excessive and likely to reduce useable net site area of allotments without necessarily resulting in better access. Also the width requirements should be consistent over all residential zones as it is based on number of zones.
We consider the existing 3.6m access width (under the ODP) were proved to be practical and sufficient and in line with the RITS - for 1-6 units. The gaining of an additional 0.4m wide strip of land could be beneficial to increasing the net lot area.
A 12m width would be sufficient for 7-14 fee simple units and for 15 units and more, a 16.8m width. The widths are able to accommodate the carriageway, footpath, services etc

Also flexibility is required in the High Density Zone for fee simple lots without requiring the access to vest as road

Relief sought

Rule 23.7.4 Medium Density
(i) 1-6 allotments = 3.6m
Add: 7-14 units/ allotments (fee simple) = 12m
Add: 15 units/allotments and above (fee simple) = 16.8m

Section: Chapter 23 Subdivision
Sub-section: 23.7.4 Medium Density Residential Zone (Excluding Peacocke Residential Precinct)
Provision:

	Medium Density Residential (Excluding Rotokauri North and Peacocke Residential Precincts)	**Rotokauri North Residential Precinct**
i. Minimum private way width serving 1-6 allotments	4m	4m

Point 254.9

Submission

Support but require changes
The minimum access width of 4m and 16.8m seem excessive and likely to reduce useable net site area of allotments without necessarily resulting in better access. Also the width requirements should be consistent over all residential zones as it is based on number of zones.
We consider the existing 3.6m access width (under the ODP) were proved to be practical and sufficient and in line with the RITS - for 1-6 units. The gaining of an additional 0.4m wide strip of land could be beneficial to increasing the net lot area.
A 12m width would be sufficient for 7-14 fee simple units and for 15 units and more, a 16.8m width. The widths are able to accommodate the carriageway, footpath, services etc

Also flexibility is required in the High Density Zone for fee simple lots without requiring the access to vest as road

Relief sought

Rule 23.7.5 High Density
(c) 1-4 allotments = 3.6m
(e) 15 allotments and more (fee simple) = 16.8m
Add: 7-14 allotments (fee simple) = 12m

Section: Chapter 23 Subdivision
Sub-section: 23.7.5 High Density Residential Zone
Provision:

c. Minimum private way width serving 1-4 allotments 4m

Point 254.10

Submission

Support but require changes
The minimum access width of 4m and 16.8m seem excessive and likely to reduce useable net site area of allotments without necessarily resulting in better access. Also the width requirements should be consistent over all residential zones as it is based on number of zones.
We consider the existing 3.6m access width (under the ODP) were proved to be practical and sufficient and in line with the RITS - for 1-6 units. The gaining of an additional 0.4m wide strip of land could be beneficial to increasing the net lot area.
A 12m width would be sufficient for 7-14 fee simple units and for 15 units and more, a 16.8m width. The widths are able to accommodate the carriageway, footpath, services etc

Also flexibility is required in the High Density Zone for fee simple lots without requiring the access to vest as road

Relief sought

Rule 23.7.5 High Density
(c) 1-4 allotments = 3.6m
(e) 15 allotments and more (fee simple) = 16.8m
Add: 7-14 allotments (fee simple) = 12m

Section: Chapter 23 Subdivision
Sub-section: 23.7.5 High Density Residential Zone
Provision:

e. Minimum width of vehicle access (to be formed and vested as public road) serving 7-20 fee simple lots 16.8m

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Point 254.11

Submission

Rule 4.2.5.3 Permeability and Landscaping

Support but changes required. The requirement for trees is deemed excessive.

Relief sought

Rule 4.2.5.3(d)
i. Detached residential unit = 1 tree
ii. Duplex dwelling = 1 per unit or 2 per duplex

Section: 4.2 General Residential Zone
Sub-section: 4.2.5.3 Permeability and Landscaping
Provision:

a. Permeable surface	Minimum 30% of a site
b. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the total site with grass or plants, and can include the canopy of a tree regardless of the ground treatment below them.	
c. On front, corner sites and through sites, landscaping planted in grass, shrubs and trees required forward of the front building line.	
i. Single residential units and duplex residential units and apartment buildings	Minimum 50%
ii. Terrace housing with a residential unit frontage width 7.5m or greater	Minimum 40%
iii. Terrace housing with a residential unit frontage width of less than 7.5m	Minimum 30%
d. Urban trees Each development shall provide trees in an unobstructed area within the site, clear of any required vehicle access and manoeuvring, regardless of the ground treatment below the canopy of the tree, at the rate set out below:	
i. Detached residential unit	Two per residential unit.
ii. Duplex residential unit	Two per residential unit.
iii. Terrace housing unit	One per residential unit.

iv. Apartment buildings	Minimum of one tree per site with an additional tree for every 200m² of site area.
v. All other activities	Minimum of one tree per site with an additional tree for every 200m² of site area.
e. Specimen trees shall be planted as per 4.2.5.3d at a planted size of at least 80L.	