

## **Summary of changes proposed as part of Plan Change 6- Regulatory Efficiency and Effectiveness Plan Change**

*This summary is a guide only. See the full document for any consequential changes*

### Chapter 4- Residential Zone

- Amend the explanation of Strategic Objective 2.2.6, the purpose of the Residential Zone and Residential Intensification Zone to delete statements around residential areas remaining unchanged and higher density developments occurring on amalgamated sites.
- Enable establishment of up to 3 residential units per site as a Permitted Activity (including duplexes where on rear lots).
- Amend the definitions for Eave, Site Coverage and Building Setback to increase the eave overhang exclusion in site coverage calculations.
- Reduce the level of permeability required in the front yard setback and amend the definition of permeable surface to enable the use of permeable pavers for access, parking and manoeuvring areas.
- Amend the height in relation to boundary rule to include exemptions for gable ends of buildings and to specify where measurement is to be taken from where property boundaries adjoin land used exclusively for vehicle access to neighbouring sites.
- Amend the definition of Transport Corridor to include access segregation strips.
- Reduce the building setback from internal vehicle access.
- Enable siting of one small accessory building (e.g garden shed) on a site within the side or rear yard setback area.
- Amend the interface rules to make it clear that rules only apply to dwellings and accessory buildings that directly front onto a transport corridor; enable accessory buildings to be located forward of the front building line of a dwelling subject to design parameters; and ensure that garages with vehicle doors facing the street are setback sufficient distance from the road boundary to reduce safety hazards for pedestrians.
- Provide clarification of the fence and walls provisions to align with the definition of a building, make it clear how these are to be measured and to make it clear that the rules do not apply to fences below natural ground level or where internal to a development.
- Amend the outdoor living area provisions to allow decks and patio areas to be covered, reduce the minimum outdoor living area and area that needs to be on the north, east or west of the dwelling.
- Amend the unit size rules to apply to all residential zones, amend minimum floor area requirements and introduce a minimum living area.
- Increase the allowable apartment mix in an Integrated Residential Development to 30% and amend the definition of Integrated Residential Development so that it no longer requires shared facilities such as open space, access, parking or other communal activities.
- Include definitions of Self-contained House-keeping Unit and Kitchen.

#### Chapter 6- Business Zone

- Make gymnasiums a permitted activity in Business 1 and 7 Zones where they are less than 250m<sup>2</sup>.
- Amend the minimum density rules to be calculated by site area rather than per hectare.
- Amend the outdoor living area rules to decrease the area required per apartment and change orientation requirement of outdoor living areas; and include relevant policy for achieving a high amenity living environment.
- Incorporate minimum living area requirements for residential units.
- Amend the external outlook area rules and include relevant policy for achieving a high amenity living environment.

#### Chapter 7- Central City Zone

- Make alterations and additions to existing buildings in the Central City Zone a permitted activity and add new specific standards for alterations and additions.
- Delete the floor area ratio provisions.
- Remove the height and bonusing provisions from the plan and only specify height limits for overlays 2 and 3.
- Allow windows in active frontages to be covered or used for purposes other than the display of goods.
- Amend the veranda cover provisions.
- Amend the minimum density rules to be calculated by site area rather than per hectare.
- Incorporate minimum living area requirements for apartment units.
- Amend the outdoor living area rules to decrease the area required per apartment and change orientation requirement of outdoor living areas.
- Amend the external outlook rule to allow more flexibility.

#### Chapter 9- Industrial Zone

- Make new buildings and alterations and additions to existing buildings in the Industrial Zone a permitted activity and add new standards for buildings adjoining Major Arterial Roads.
- Delete the Comprehensive Development Consent provisions within Rotokauri.
- Reduce the front boundary setback from collector and local roads and open space
- Amend rule 9.4.7 to control the use of the front yard setback in all industrial zone locations for outdoor storage purposes.

#### Chapter 16- Community Facilities Zone

- Expansion of schools as a permitted activity.
- Provide for new buildings and relocated buildings as permitted activities and incorporate new standards for new buildings and alterations / additions to existing buildings relating to the interface with transport corridors.

## Chapter 22- Natural Hazards

- List swimming pools as a discretionary activity in the Waikato Riverbank and Gully Hazard Area.

## Chapter 23 Subdivision

- Policy to promote appropriate form of land tenure for subdivision, and provide for fee simple subdivision of apartments as discretionary activities
- Include a new rule to make it clear that subdivision design standards do not apply to cross lease conversions and amend the rules to require boundaries to be based on exclusive pattern of occupation where the underlying cross lease plan does not identify exclusive use areas.
- Delete the requirements for average net site area in the General Residential Zone (within the Rototuna Structure Plan area), the Rototuna North East Character Zone and the Special Natural Zone (Ridgeline Character Area).
- Clearly stipulate land use consent requirements within the subdivision suitability provisions.
- Align the rules with the Transportation chapter.
- Include new requirements for vesting of an access as a public road where more than 6 fee simple lots are to be served and making provision for 7 – 20 units under unit title arrangement to be shared by a private way under common property.
- Increase the maximum length of a private way in the General Residential Zone from 50m to 100m.
- Change standards relating to private ways accessing onto a cul-de-sac to apply to the turning head of the cul-de-sac only.
- Include a provision that subdivisions need to identify a location where a complying entranceway can be located.

## Chapter 25.2- Earthworks

- Alter the wording of Policy 25.2.2.1 to include the words 'minimise adverse effects on'
- Amend Earthworks Rule 25.2.4.1 to:
  - Remove reference to the building footprint and authorised construction work and replace with '*associated with any activity requiring building consent (including associated site works)*'
  - Include earthwork provisions for subdivision
  - Remove reference to 12 month period and replace with one calendar year
  - Include a standard to ensure earthworks do not result in instability
  - Include a new standard to ensure earthworks do not cause malfunction or result in the damage of network utilities
  - Simplify volume standards by putting them in a table.

## Chapter 25.5- Landscaping and Screening

- Clarify the provisions to make the drafting more certain including amending provisions where it is unclear whether a 1.2m high or 1.8m fence is required.
- Delete the requirement for screening of residential service areas when these are visible from other residential properties.

- Reduce the width of a buffer strip in the Industrial Zone where adjoining the Residential, Special Character Zone and Open Space Zone.
- Include a new landscaping requirement for the provision of a planting strip where parking spaces are located within 3m of the front boundary in the Residential Zone.
- Require the provision of a buffer strip along a Major Arterial Road when vehicle access is not obtained.
- Increase the trigger for provision of additional specimen trees in parking areas.

#### Chapter 25.8 Noise and Vibration

- Redraft the noise sensitive activities to make the drafting more certain by:
  - Specifying the list of transport corridors that carry high traffic volumes
  - Capturing the designated transport corridors where there is no defined carriageway
  - Simplifying the noise requirements in the Rototuna North East Character Zone and updating the provisions now that the location of the Waikato Expressway is known.

#### Chapter 25.10- Signs

- Include standards for electronic signs in the Ruakura Logistics and Ruakura industrial Park Zone.
- Simplify the existing temporary signage rules by combining the provisions, adjusting the maximum total area of signage per site, deleting the specific provisions for heritage sites, simplifying the height provisions and aligning the size of temporary signs with the Electoral Act 1993.

#### Chapter 25.14 Transportation

- Include an exemption to the vehicle separation distance requirements where there is no ability to comply with the separation distance requirements.
- Amend requirements for internal access widths to state legal widths and identify when public roads might be required and what standard of design is expected.
- Amend the design and access width requirements to include minimum width and height of access, require splays, require internal vehicle access to remain unobstructed.
- Exclude access and loading provision in the definition of service area.
- Include tracking curve diagrams in the District Plan for 99<sup>th</sup> percentile car tracking curve for internal manoeuvring, 90<sup>th</sup> percentile car tracking curve for parking space manoeuvring, 8m Medium Rigid Truck for loading spaces.
- Amend the tables for Simple and Broad Integrated Transport Assessment checklists to remove unnecessarily onerous information requirements.
- Alter the thresholds and circumstances under which requirement to provide any Integrated Transport Assessment is triggered.

#### Appendix 1.2 Information Requirements

- Amend the information requirements to be less mandatory in some cases.
- Remove requirement for a concept analysis plan and site analysis plan as being part of any subdivision concept plan.

- Delete the requirement for a detailed landscaping plan as part of resource consent and replace with a provision which requires developers to demonstrate how landscaping and screening requirements will be accommodated.
- The information requirement be re-written to delete reference to the situations where a water impact assessment is required to be provided.
- Delete the waste minimisation plan information requirement.
- Delete information requirement for managed care facilities.
- Amend the Centres Assessment Report information requirement so that it is only obligatory to provide one for retail and office activities outside of the Central City or Business Zones; and give discretion to Council staff to determine what needs a centres assessment within the Central City and Business Zones.

#### Appendix 17- Planning Maps

- Amend the planning maps to reflect the national grid data provided to Council in July 2012 (see Appendix 8 which shows the extent of the change on each property)
- Rezone Lot 2 DP 425316 from Special Natural Zone, Rotokauri- Lake Waiwhakareke Landscape Character Area to Destination Open Space Zone