

Horowhenua District Plan

Plan Text Amendments

Proposed Plan Change 2

(Review of Residential Development Provisions - Amendments relating to the extent of the Medium Density Overlay and infill subdivision; provision for second residential dwelling units and Integrated Residential Development; revision of the Medium Density Residential Development Design Guide; minor corrections or amendments)

October 2017

Proposed Plan Change 2: Review of Residential Development Provisions - Amendments relating to the extent of the Medium Density Overlay and infill subdivision; provision for second residential dwelling units and Integrated Residential Development; minor corrections or amendments

Plan Text Amendments

Any new text that is proposed to be added is underlined, while any text to be deleted has been ~~struck through~~.

AMENDMENT 1: Urban Settlements – Residential Zone Policies; Rule 15.3(k) Restricted Discretionary Activities; Rule 15.4(l) Discretionary Activities; Rule 15.6.6 Private Outdoor Living Area; Rule 15.6.8 Accessory Buildings; Rule 15.8.15 Matters of Discretion and Conditions for Restricted Discretionary Activities

1a. Remove Policy 6.3.6 Urban Settlements – Residential Zone

~~Policy 6.3.6~~

~~Encourage infill subdivision development to locate in close proximity to central town amenities, to enable “walkability” and promote less reliance on cars.~~

1b. Insert a new clause in Rule 15.3 Restricted Discretionary Activities as follows:

(k) Infill subdivision. (Refer Rule 15.8.15)

1c. Insert a new clause in Rule 15.4 Discretionary Activities as follows:

(l) Infill subdivision which does not comply with the restricted discretionary activity conditions in Rule 15.8.15.

1d. Amend Rule 15.6.6 Private Outdoor Living Area as follows:

(a) All residential dwelling units on sites 330m² or greater shall have a private outdoor living area which is at least 40m² in area and capable of containing a circle 4 metres in diameter that is oriented to the east, west or north of the unit and directly connects to a main living area.

(b) All residential dwelling units on sites smaller than 330m² shall have a private outdoor living area which is at least 20m² in area, and capable of containing a circle 2.5 metres in diameter that is oriented to the east, west or north of the unit and directly connects to a main living area.

1e. Insert the following matters of discretion and conditions relating to Infill Subdivision in Rule 15.8 Matters of Discretion and Conditions for Restricted Discretionary Activities:

15.8.15 Infill subdivision (Refer Rule 15.3(k))

(a) Matters of Discretion

(i) The design and layout of the subdivision, including the size, shape and position of any lot, as well as the future land use and development of each lot. In addition, the location of building sites, separation distances, orientation of buildings, and screening/landscape treatment.

(ii) The potential effects of the development and level of change to the character of the existing urban environment.

(iii) The amalgamation of any proposed allotments or balance areas to existing titles of land.

(iv) The provision of access to the site, passing bays, car parking and manoeuvring areas, and any necessary easements.

- (v) The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.
- (vi) The provision of servicing, including water supply, wastewater systems, stormwater management and disposal, telecommunications and electricity.
- (vii) Provision of reserves, esplanade reserves, esplanade strips and access strips, including connections to existing and future reserves.
- (viii) Effects on significant sites and features, including natural, cultural, archaeological and historical sites.
- (ix) Site contamination remediation measures and works.
- (x) Avoidance or mitigation of natural hazards. (Note: Refer to the “Risks and Responsibilities: Report of the Manawatu-Wanganui Regional Lifelines Project” (No. 2005/EXT/622) prepared by the Manawatu-Wanganui CDEM Group for information about natural hazards that may be relevant to the subject site).
- (xi) Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.
- (xii) Staging of the subdivision.
- (xiii) In accordance with any applicable Structure Plan in Schedule 8.
- (xiv) Compliance with the Council’s Subdivision and Development Principles and Requirements (Version: July 2014).
- (xv) Those matters described in Sections 108 and 220 of the RMA.

(b) Conditions

- (i) The allotment being subdivided must be located in Levin, Foxton, Foxton Beach or Shannon.
- (ii) Pre-requisite Conditions, Minimum Allotment Area and Shape Factor

Each allotment shall comply with the following pre-requisite conditions, site area and shape factor standards set out in the table below.

Table 15-5 Infill Subdivision Standards

<u>Pre-requisite Conditions</u>	<u>Minimum Net Site Area</u>	<u>Minimum Shape Factor</u>
<u>The allotment being subdivided shall be greater than 500m² and no more than 900m².</u>	<u>250m²</u>	<u>10 metres diameter</u>

- (iii) Water Supply, Wastewater Disposal, Surface Water Disposal and Other Services

All subdivisions shall comply with the requirements as specified set out in Chapter 24.

(iv) Roads, Access and Car Parking

All subdivisions shall comply with the requirements as specified in Chapter 21.

(v) Structure Plans

Where any land is within a Structure Plan area in Schedule 8, all subdivisions shall be in accordance with the requirements as specified in the Structure Plan.

Note: Council encourages applicants to submit building plans (i.e. site plan and floor plan) at the time of subdivision where lots of less than 330m² in net site area are proposed, to demonstrate that a complying dwelling unit can be sited on each proposed lot.

AMENDMENT 2: Rule 15.6.1 Number of Residential Dwelling Units and Family Flats; Rule 15.4 Discretionary Activities; Definition of Notional Net Site Area.

2a. Amend Rule 15.6.1 Number of Residential Dwelling Units and Family Flats as follows:

Rule 15.6.1 Number of Residential Dwelling Units and Family Flats

(a) On sites greater than 330m²

(i) Up to two ~~One~~ residential dwelling units per site, subject to demonstrating that a minimum notional net site area of 330m² can be provided for each unit;

or

(ii) One residential dwelling unit and one family flat of up to 50m² in maximum gross floor area plus a covered verandah up to 10m² per site.

2b. Amend clause 15.4(c) Discretionary Activities as follows:

(c) ~~Two or~~ On sites greater than 330m² more than two residential dwelling units, or one residential dwelling unit and one family flats, per site.

2c. Insert the following definition of Notional Net Site Area in Chapter 26 General Provisions:

Notional Net Site Area means that part of a site identified on a development plan for the exclusive use and occupation of each residential dwelling unit and associated accessory building/s, excluding any part of an access leg and/or any strip of land 6 metres or less in width.

AMENDMENT 3: Urban Settlements – Residential Zone Policies; Rule 15.3 Restricted Discretionary Activities; Rule 15.8 Matters of Discretion and Conditions for Restricted Discretionary Activities; Definition of Integrated Residential Development.

3a. Amend Policy 6.1.17 Urban Settlements – Overall Form, Activities and Servicing of Urban Area as follows:

Policy 6.1.17

Provide for the efficient use and development of existing urban settlements through intensification and redevelopment, including medium density residential development in

identified areas, integrated residential development, infill subdivision and reuse of commercial/industrial premises.

3b. Insert new Policy 6.3.10A Urban Settlements – Residential Zone as follows:

Policy 6.3.10A

Provide for integrated residential development where the design ensures that the site and built form function in a coherent and integrated way, and that the development complements the scale and character of the local area and does not significantly adversely affect local environmental amenities.

3c. Insert a new clause in Rule 15.3 Restricted Discretionary Activities as follows:

(l) Integrated Residential Development (Refer Rule 15.8.16)

3d. Insert the following matters of discretion relating to Integrated Residential Development in Rule 15.8 Matters of Discretion and Conditions for Restricted Discretionary Activities:

15.8.16 Integrated Residential Development (Refer Rule 15.3(l))

(a) Matters of Discretion

- i. The site layout and configuration of buildings, and the quality of the space between and around them.
- ii. The design, scale and appearance of buildings, fencing and hard surfacing, including the coherence between buildings and the integration of built form.
- iii. The potential visual effects of the development and level of change to the character of the existing urban environment, including streetscape and adjacent properties.
- iv. The design and ongoing maintenance of landscaping within the site.
- v. The management of stormwater, wastewater, water supply and other servicing.
- vi. The provision of adequate carparking, manoeuvring and safe access to the site.
- vii. The management of traffic generated and potential adverse effects on the safety and efficiency of the street network.

(b) Non-Notification

- i. Under Section 77D of the RMA, an activity requiring resource consent under Rule 15.8.15 shall not be publicly notified, except where:
 - The Council decides special circumstances exist (pursuant to Section 95A(4)), or
 - The applicant requests public notification (pursuant to Section 95A(2)(b)).

3e. Insert the following definition in Chapter 26 General Provisions:

Integrated Residential Development means a residential development on any site greater than 2000m² that:

- is designed to function and be managed as a single, integrated development;
- contains a mix of dwelling unit type (e.g. detached, semi-detached, multi-unit);
- includes provision for shared or communal facilities such as healthcare facilities, recreational/leisure facilities, open space, access, loading spaces, parking and manoeuvring, that are accessible from, and can be used by, the residents or tenants of the development and their visitors; and
- is constructed in one or more stages.

AMENDMENT 4: Rule 15.6.8 Accessory Buildings; Table 15-4 Standards Applying to Subdivision and Residential Dwelling Units – Pre-requisite Conditions.

4a. Amend Rule 15.6.8 Accessory Buildings as follows:

(d) Accessory buildings shall not project forward of a principal residential dwelling unit located on any front or corner site;

Except

(e) Where there is no demonstrable area to the side or rear of a principal residential dwelling unit to accommodate an accessory building, an accessory building with a maximum gross floor area of 36m² is permitted forward of the principal residential unit.

(e) On sites less than 330m² the total maximum gross floor area of all accessory buildings shall not exceed 30m².

4b. Amend Table 15-4 in Rule 15.7.5 as follows:

Type of Allotment, or Subdivision	Pre-Requisite Conditions	Minimum Net Site Area/ Average Site Area	Minimum Shape Factor
Levin, Foxton, Foxton Beach and Shannon			
Residential Infill Allotments	<p>The allotment being subdivided shall be contained in a certificate of title issued before 1.3.91; and</p> <p>— Shall have no more than 1200 square metres area and contain no buildings; or</p> <p>— Shall have no more than 2025 square metres area and shall contain a residential building or buildings.</p> <p>Subdivisions shall not create more than 3 infill allotments.</p>	330 square metres	13 metres diameter

AMENDMENT 5: Planning Maps – Medium Density Overlay

5a. Amend the extent of the Medium Density Overlay on the following Planning Maps as shown in Appendix 1:

- Planning Map 7
- Planning Map 24
- Planning Map 25
- Planning Map 27
- Planning Map 27A
- Planning Map 27B
- Planning Map 28
- Planning Map 28A
- Planning Map 28B
- Planning Map 29
- Planning Map 30

AMENDMENT 6: Rule 15.8.7 Medium Density Development within Levin, Foxton Beach and Waitarere Beach; Schedule 10 – Medium Density Residential Development Design Guide

6a. Amend the heading of Rule 15.8.7 Medium Density Development within Levin, Foxton Beach and Waitarere Beach as follows:

15.8.7 Medium Density Development within Levin, Foxton Beach and Waitarere Beach
(Refer to Rule 15.3(~~de~~))

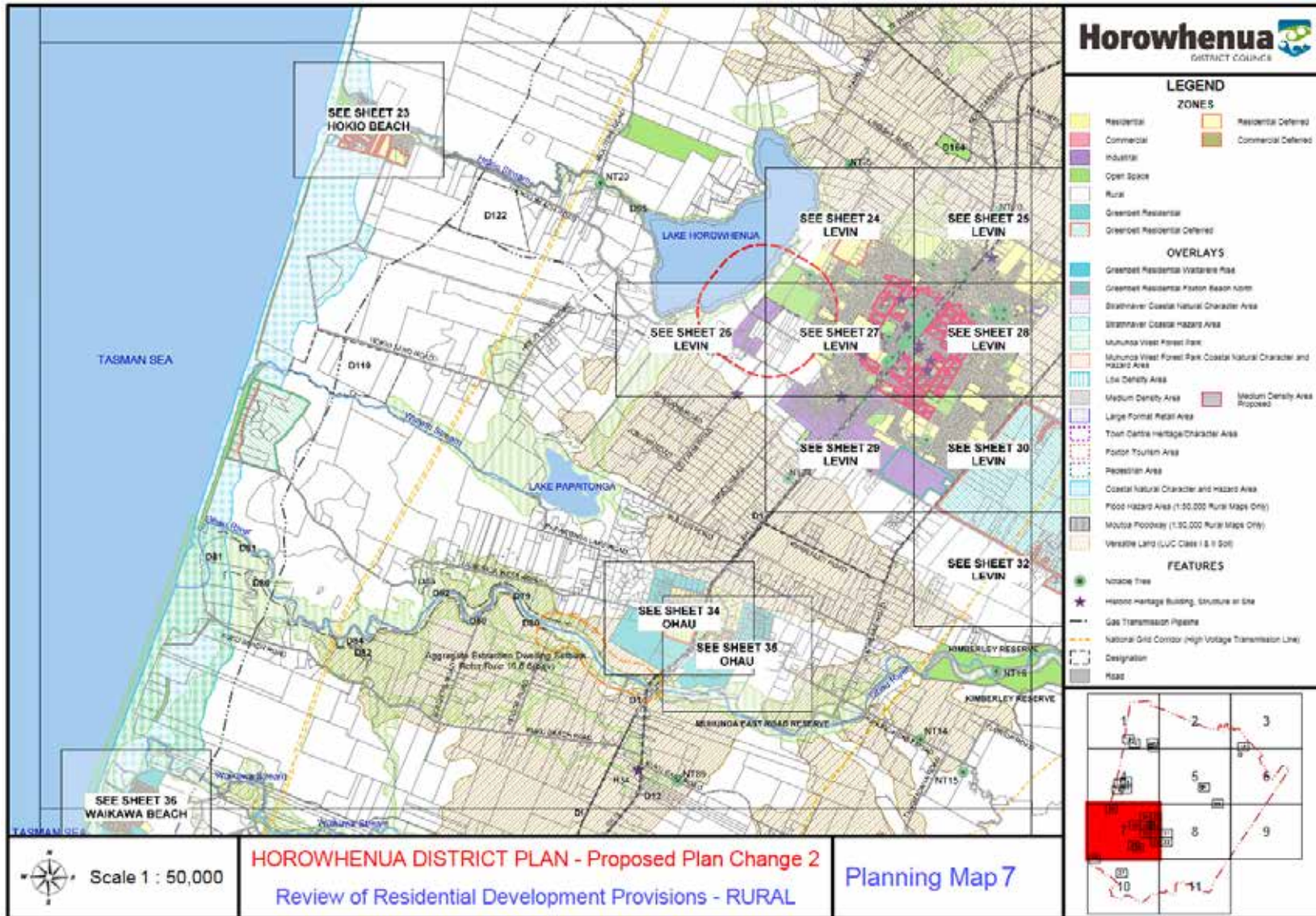
6b. Amend Rule 15.8.7(a) – Matters of Discretion as follows:

(i) Matters in Schedule 10 – Medium Density Residential Development Design Guide

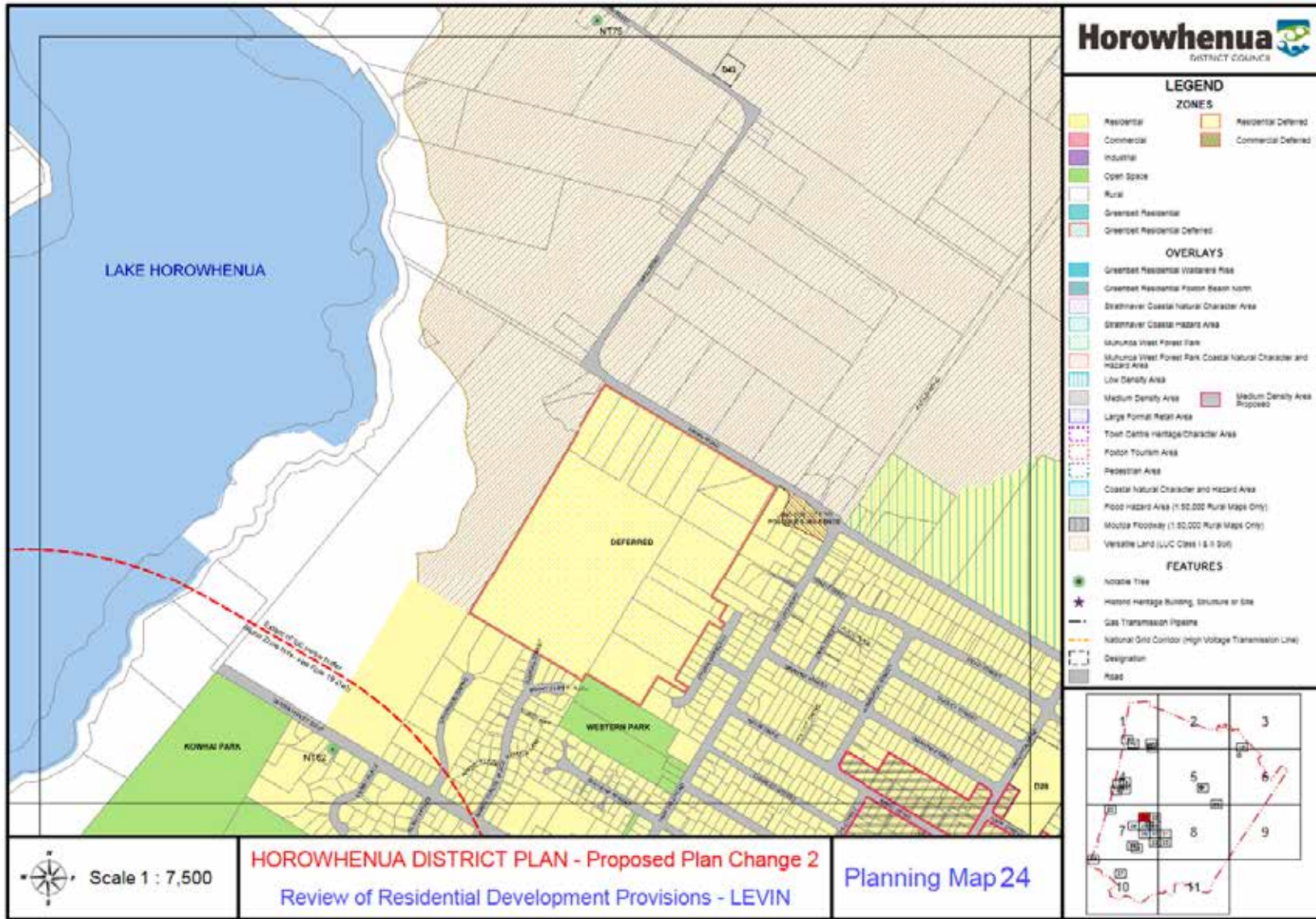
6c. Remove the Medium Density Residential Development Design Guide in Schedule 10 and replace with the revised design guide included in Appendix 2.

Appendix 1 – Proposed Amendments to the Planning Maps

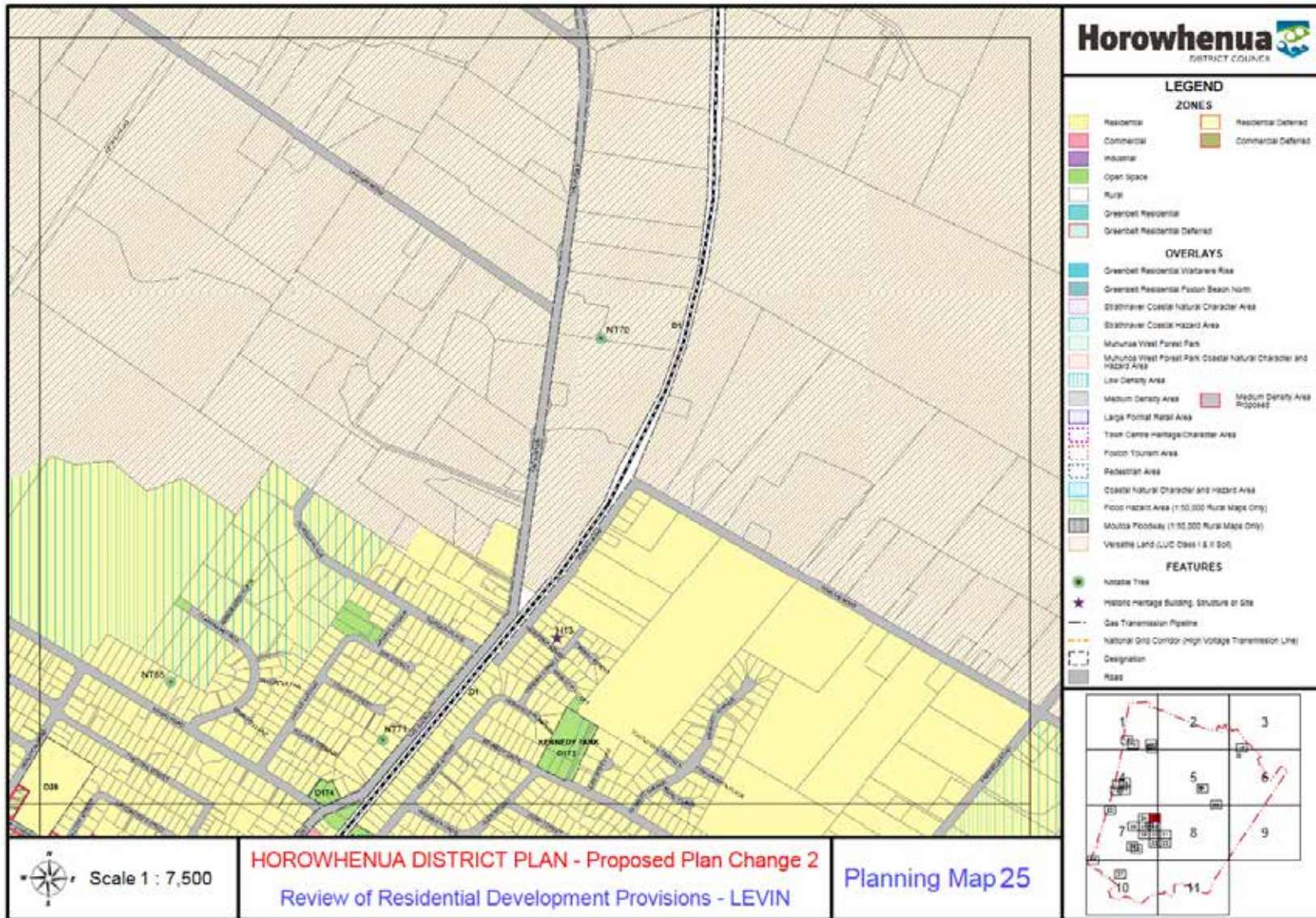
Planning Map 7



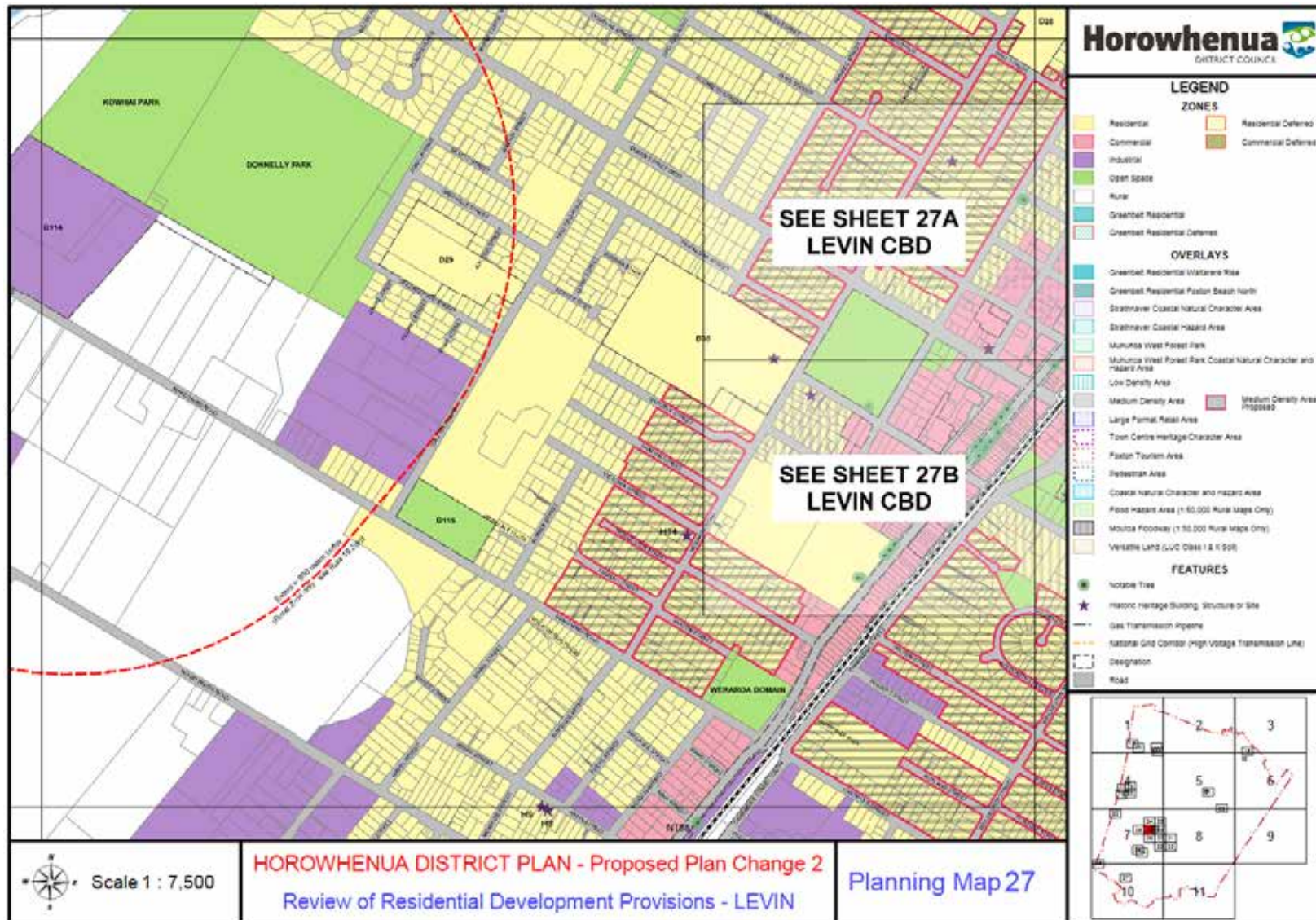
Planning Map 24



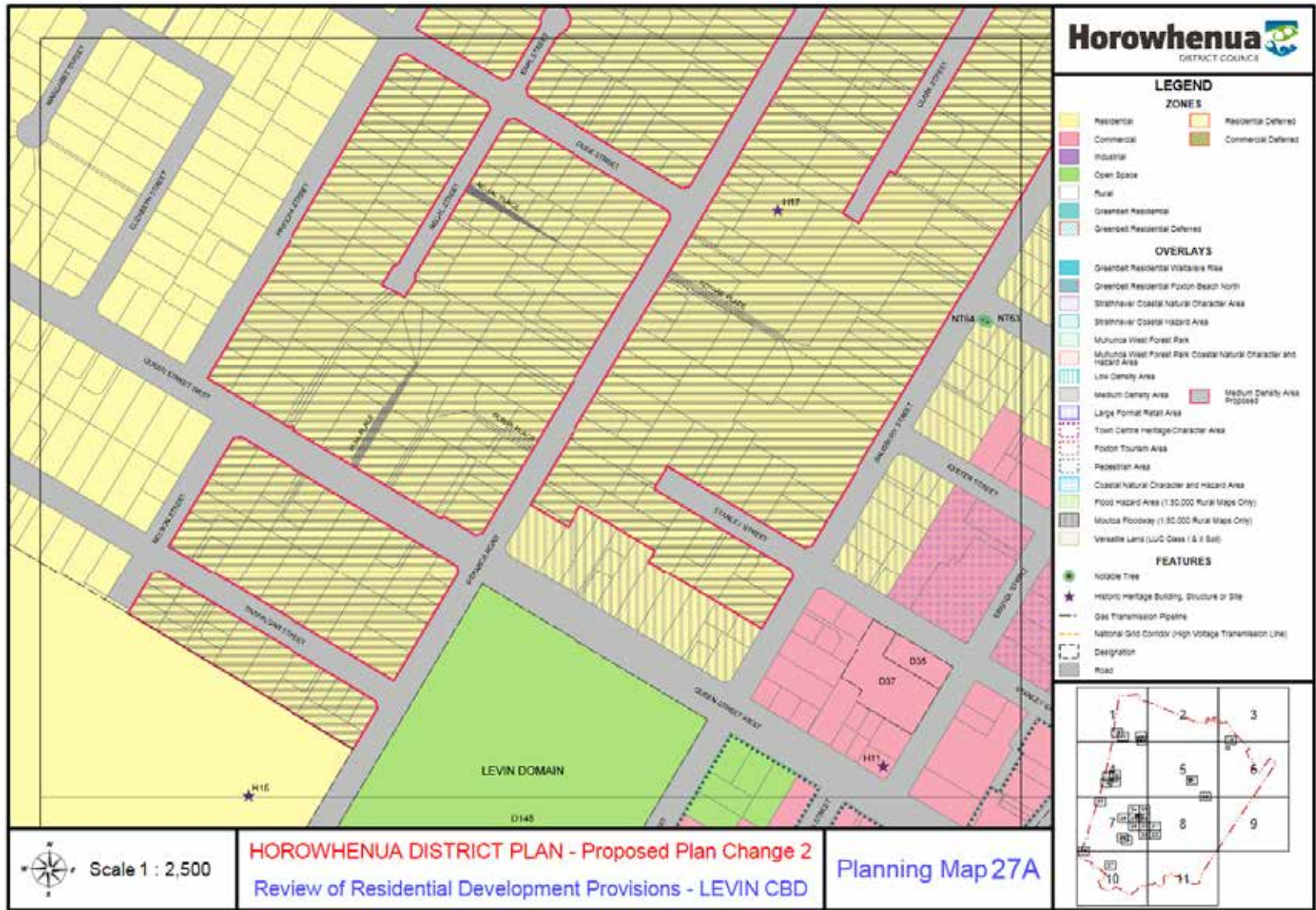
Planning Map 25



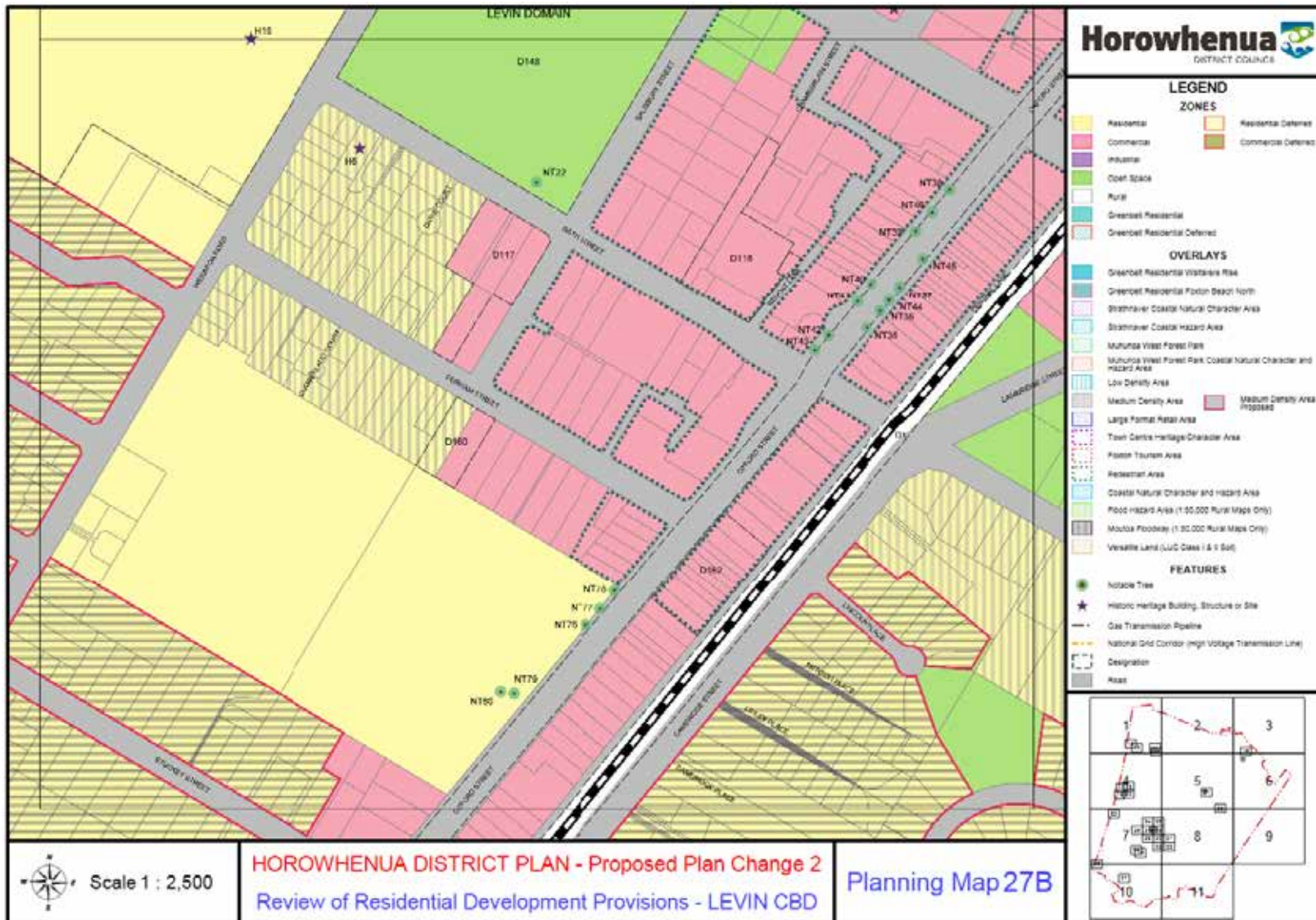
Planning Map 27



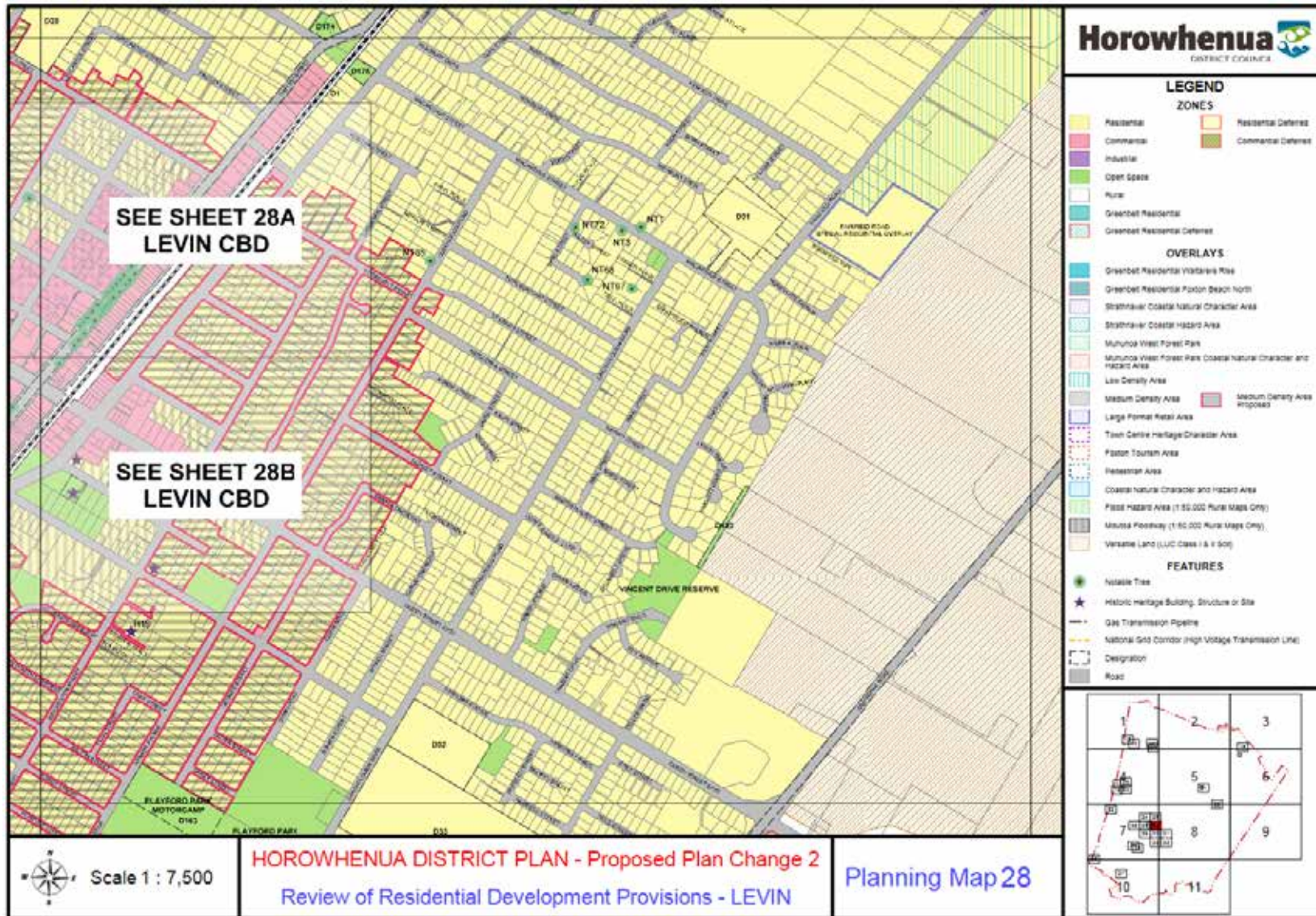
Planning Map 27A



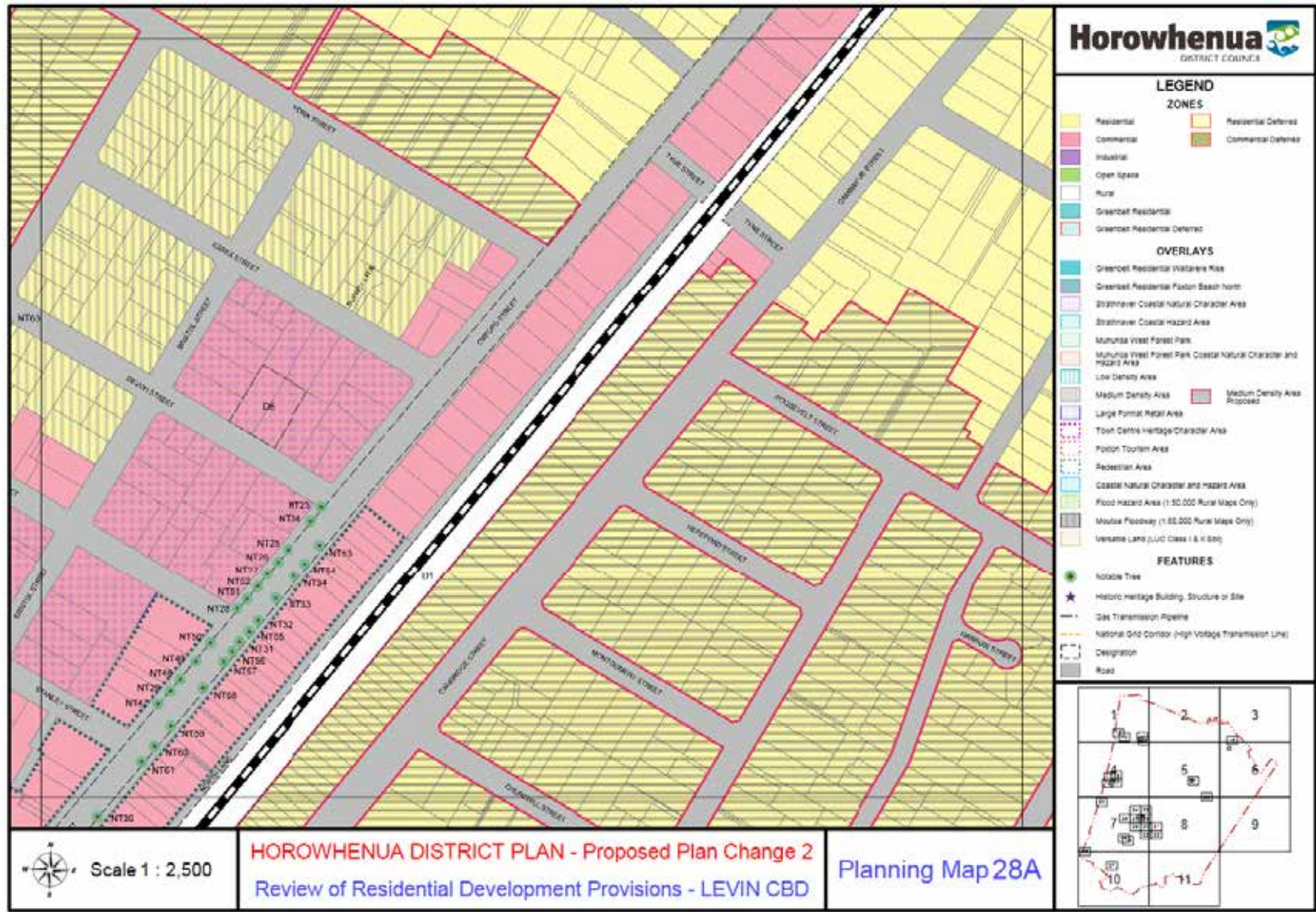
Planning Map 27B



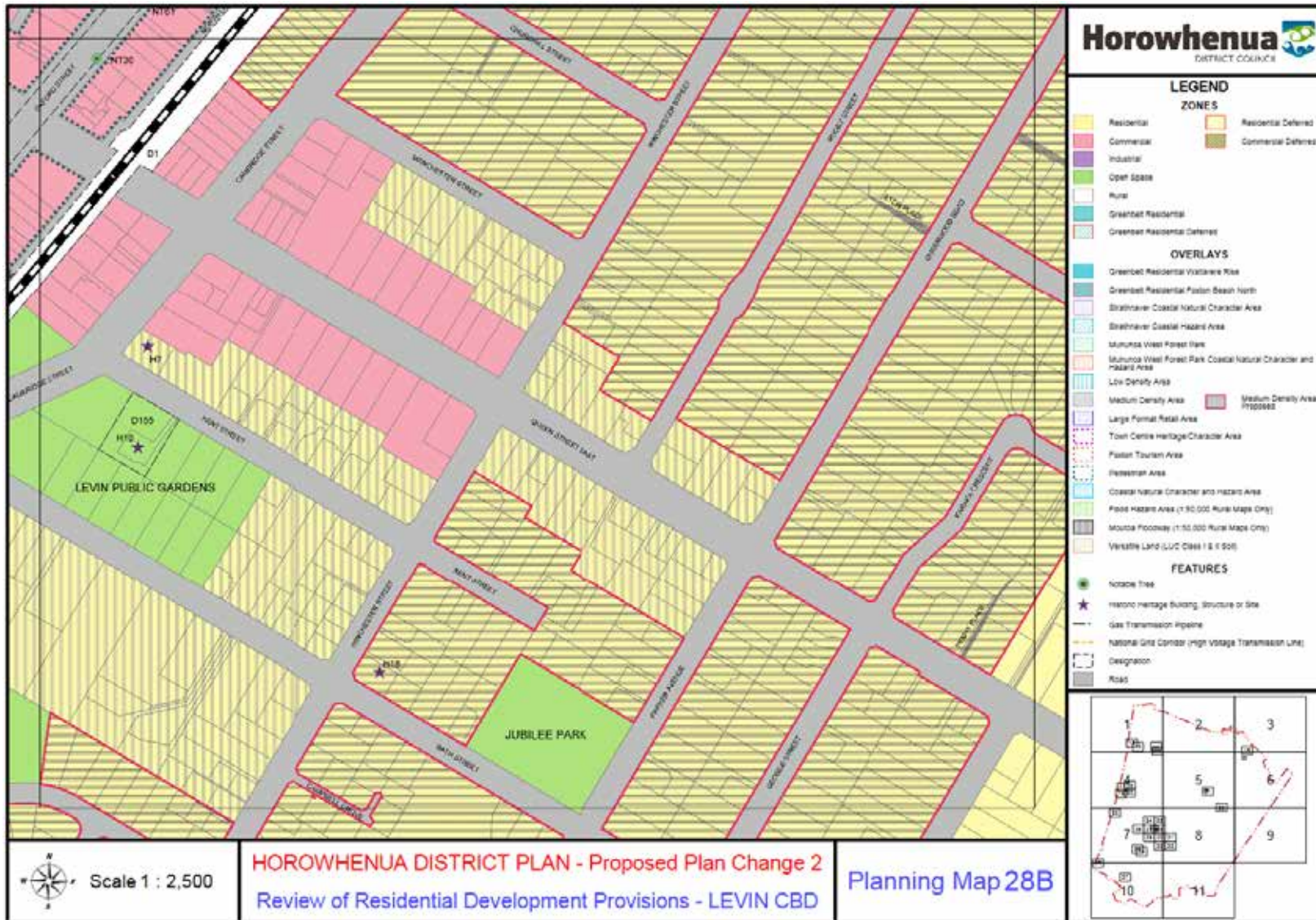
Planning Map 28



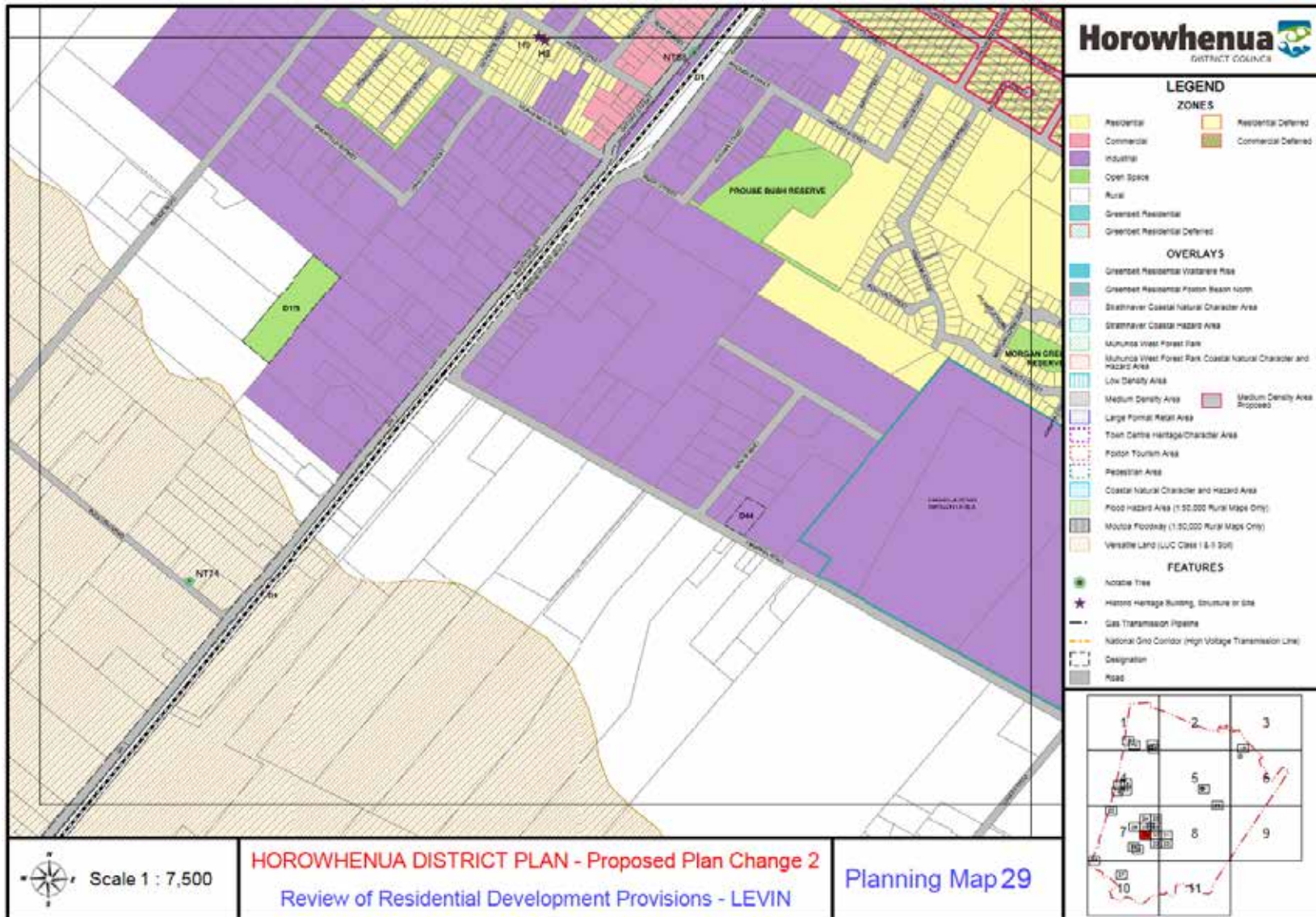
Planning Map 28A



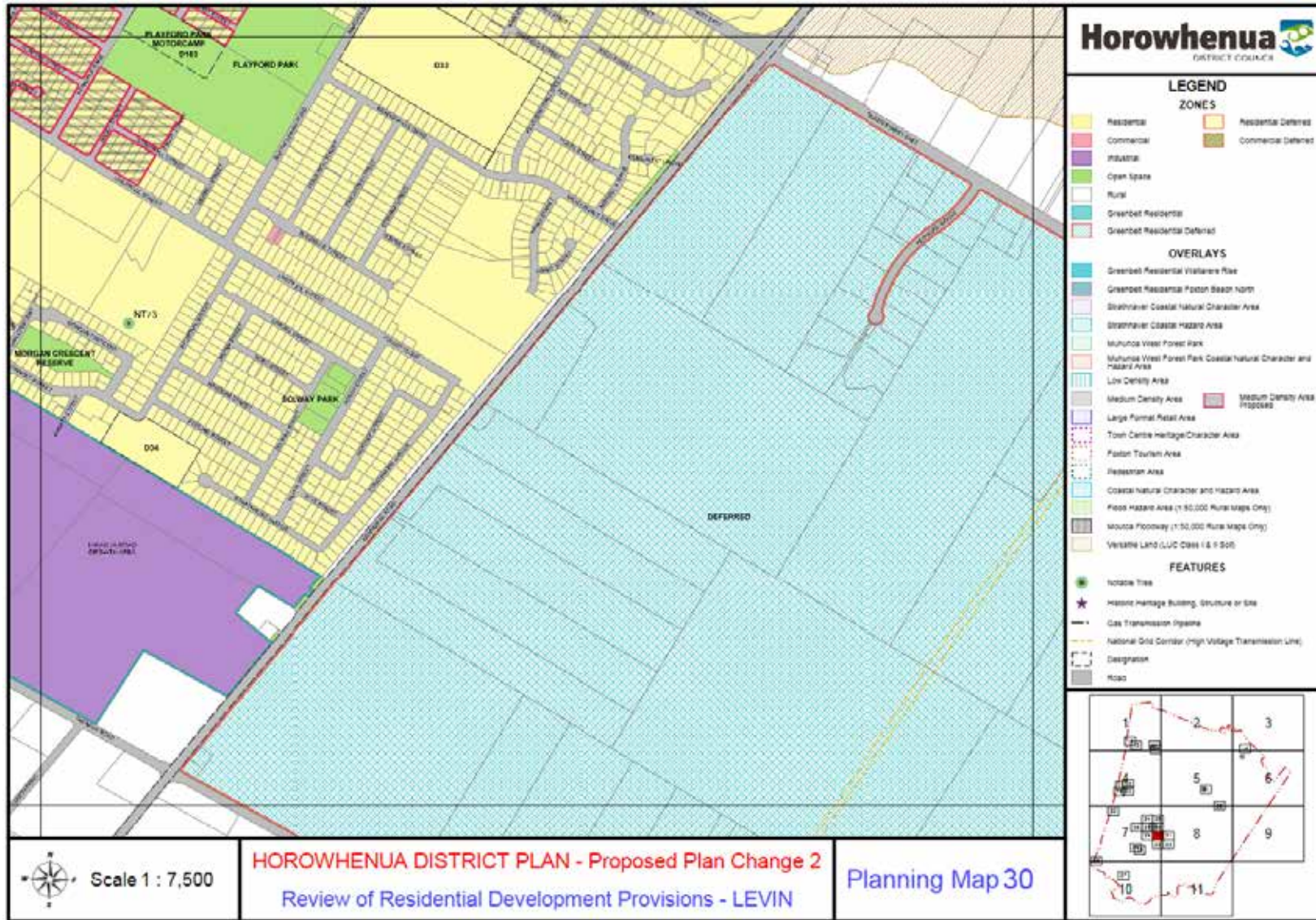
Planning Map 28B



Planning Map 29



Planning Map 30



Appendix 2 – Medium Density Residential Development Design Guide