Planning for successful cities - a proposed National Policy Statement on Urban Development

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Submitter Type: Individual
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Overall Position: Support

Clause
Question 11. Do you think that central government should consider more directive intervention in local authority plans?
Position
Yes
Notes
I think this would enable consistency and opportunity for residential development if it simplifies design controls.

Clause
Which rules (or types of rules) are unnecessarily constraining urban development?
Notes
Height in Relation to Boundary controls are a constraint on urban development and should be deleted. Yard setbacks, maximum height and site coverage controls are all that are needed to control development bulk and location. This will allow buildings to be located on sites where best suited from a wholistic design point of view and enable standard designs to be used. Height in Relation to Boundary lumps building envelopes in the centre of residential sites and this is not always the best location. It also promotes one off convoluted designs and makes the adoption of standard designs, useful for producing affordable housing, more difficult.

Clause
Can you identify provisions that are enabling higher density urban development in local authority plans that could be provided for either nationally or in particular zones or areas?
Notes
The Unitary plan zones with no density controls are enabling higher density urban development.

Clause
Should a minimum level of development for an individual site be provided across urban areas (for example, making up to three storeys of development a permitted activity across all residential zones)?
Notes
Yes. 3 stories as a minimum across an urban area with provision for a 2 m height increase between eave and ridge to allow steeper roof design. This would be a sensible move for weather protection in a country with high annual rain fall.

Clause
Given the potential interactions with the range of rules that may exist within any given zone, how could the intent of more directive approaches be achieved?
Notes
Adoption of national development controls.