

Draft first set of National Planning Standards

Submission Reference no: 30

The details of this submitter has been withheld from publication.

Submitter Type: Individual

Source: Web Form

Overall Position: Oppose in Part

Clause

Part 3 - Significant resource management issues

Notes

Support

Clause

Part 5 - Evaluation and monitoring

Notes

Support

Clause

Part 3 - Issues and Objectives

Notes

Support

Clause

Part 6 - Evaluation and monitoring

Notes

Support

Clause

Overarching comment

Notes

Support particularly the number of zones provides enough variation but will depend on what objectives, polices, provisions etc that will apply to each zone

Clause

Overarching comment

Notes

Support

Clause

Overarching comment

Notes

The status of these tools need to be established. For example in Auckland Precinct rules supersede Zone rules however Overlays and zone rules both apply - this means that the most stringent of the two tools is applied - with mixed result particularly in the Special Character Overlay

Clause

Overarching comment

Notes

The status of these tools need to be established. For example in Auckland Precinct rules supersede Zone rules however Overlays and zone rules both apply - this means that the most stringent of the two tools is applied - with mixed result particularly in the Special Character Overlay

Clause

Range of tools

Notes

Not sure what the different to Development areas and precincts as they could fall into one ie Precincts

Clause

Overarching comment

Notes

Some of the definitions relative to urban areas need to be further defined

Clause

Additional definitions

Notes

yards , Front site, rear site - defined for urban areas Impermeable surface, landscaped to compliment the coverage definitions

Clause

building

Notes

Building - means any structure with 2 or more walls and a roof. This includes caravans tents, children play houses, excludes buildings above ground

Clause

coverage

Notes

Coverage - as the definition includes structure this include anything built so decks, stairs, children play huts, pools(even at ground level, outdoor tables like in playgrounds as they are connected to the ground.

Clause

ground level

Notes

Ground Level - setting a date to take ground level from is often good as people may modify the ground ie to building the house, then two years later do an addition . This means the revised land contour could be used. Auckland Council in the past had conflict where ground level was contentious by using plans, aerial photos ground level to a date was often able to be established.

Clause

height [in relation to DP, RP, RPS, CP]

Notes

Height (district plan) - refers to vertical distance above ground level. If there is a rule regarding fences, retaining walls this can be as issue so could be vertical distance above/below ground level.

Clause

net site area

Notes

Net site area - (b) refers to legal access to the site - where does this terminate ie if a drive serving a rear house where does the net site area start. Auckland City had a definition that said when the site became wider than 7.5m (relating to front site minimum width) in the direction of travel along the access then was no longer legal access .

Clause

Do you have any further comments you wish to make about the Government's proposal?

Notes

Consistency of how infringements are detailed such as: - height to boundary - diagram showing the infringement length relative to the building - setback infringements (is it from the boundary or % of yard reduced or from the imaginary line of the permitted yard)

Clause

Overarching comment

Notes

A key showing what is compulsory, discretionary or optional to contain in a plan so people know what they can make comments on and consistent across New Zealand