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 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