

Mackenzie District Council

Mackenzie District Plan

Proposed Plan Change 14

RESIDENTIAL HARD STAND AREAS – RESIDENTIAL 1 and 2 ZONES

BACKGROUND

The majority of the District's residential areas are zoned 'Residential 1' with a smaller percentage Residential 2 for the more multi unit developments. These sites are predominantly used for residential activities and residents expect a pleasant and coherent living environment with a high standard of amenity to be maintained.

PURPOSE

The District Plan currently controls the character of residential areas with building development standards relating to bulk and density. The specific standards building work must comply with include minimum site areas per residential unit, maximum building coverage, maximum heights and setbacks from internal and road boundaries. Subdivision minimum lot sizes and minimum dimensions also aim to create lots of a sufficient size and shape to accommodate residential activities within a medium density environment.

In the past two years, the Mackenzie District Council has become concerned with the communities perception and issues associated with resource consent associated with building coverage areas. These issues include cost, difficulties in applying for consents for in some instances minor increases over standards and also the level of discretion required with a non-complying vs a discretionary consent."

Plan Change 14 amends the building coverage standard and consent status to better reflect the anticipated outcome by Council when instigating the standards imposed under Plan Change 8 in 2005 by.

- Slightly increasing maximum building and hard stand coverage to recognise the communities concerns and still maintaining the anticipated amenity outcomes.

CHANGES TO THE PLAN

Note: for the purposes of this Plan Change, any text proposed to be added is shown as **bold underlined** and any text removed as ~~strike through~~.

Amend Residential (Section 6) as follows:

3 RESIDENTIAL ACTIVITIES

3.1 Permitted Activities - Residential Activities

3.1.1 Any Residential Activity which is not specified as a Controlled Activity in 3.2 below and which complies with the following standards:

3.1.1.a Building Coverage

(i) The maximum building and hard surface coverage of the net area of any Residential 1 site shall be ~~50~~45%.

(ii) The maximum building and hard surface coverage of the net area of any Residential 2 site shall be 65%.

3.3 Discretionary Activities

3.3.1 Any Residential Activity which does not comply with any one or more of the following standards for Permitted Residential Activities in the relevant Residential Zone and which is not specified as a Non-Complying Activity in 3.4 below

3.1.1.b Building Coverage

3.4 Non-Complying Activities – Residential Activities

3.4.3 Building and hard surface coverage greater than ~~60~~45% of the net site area in the Residential 1 Zone.

CHANGES TO THE PLANNING MAPS

No changes to the planning maps are proposed.