

## Overview of proposed plan change 26

### Clarifying the relationship between the Special Character Areas Overlay (Residential and General) and the underlying zones

#### **Key points:**

- Proposed Plan Change does not amend the AUP provisions relating to additions and alterations to buildings within Special Character overlay areas;
- Proposed Plan Change does not amend the AUP provisions relating to demolition within Special Character overlay areas;
- Proposed Plan Change does not amend the spatial application of the Special Character overlay areas within the AUP maps; and
- Proposed Plan Change does not involve any fundamental policy shift for the AUP management of Special Character areas.

The purpose of the proposed plan change is to clarify the intended relationship of the SCA Residential with the relevant underlying zone. It is intended that where there are equivalent standards, then the standard in the SCA Residential will prevail over the underlying zone. The proposed changes are all contained within [Attachment 6 - Proposed Plan Change 26: Amendments to Chapter D18 & Chapter E38](#), hyperlinked here for your convenience.

#### **Proposed changes:**

##### **Activity table:**

The preamble to the Activity Table is proposed to be modified and is to state that where the activity status of an activity specified in the Special Character Overlay chapter is different to the corresponding activity status in the underlying residential zone, then the activity status in the Special Character Overlay chapter takes precedence over the activity status in the underlying residential zone (whether or not that activity status is more restrictive).

Notwithstanding the following activities in the activity table remain unchanged:

- Demolition of buildings  
Demolition exceeding 30% or more, of buildings within a Special Character Overlay area will require a restricted discretionary resource consent be applied for.
- Additions and alterations  
External additions and/or alterations to a building within a Special Character Overlay area will require a restricted discretionary resource consent be applied for.
- New Buildings  
Construction of a new building within a Special Character Overlay area will require a restricted discretionary resource consent be applied for.

Following are the proposed additions to the activity table:

- Fences and walls

(incorrectly omitted from the current Activity Table)

- New fences and walls, and alterations to existing fences and walls that comply with the updated Special Character Overlay fences and walls standard are permitted.
- New fences and walls and alterations to existing fences and walls that do not comply with the updated Special Character Overlay fences and walls standard will require a restricted discretionary resource consent to be applied for.

### **Development standards;**

The proposed plan change intends to make it clearer for people to understand which rule to apply to their developments on residential sites that sit under the Special Character Overlay.

For the following standards, those residential sites covered by the Special Character Overlay are to apply the rule from the Special Character Overlay chapter and disregard the corresponding rule found within the underlying residential zoning chapter. Each standard has been modified by adding a purpose statement.

#### Building Height

- Maximum height of 8m.
- This rule has been modified by adding a purpose statement.
- The rule and its specified height has not changed.

#### Height in relation to boundary

- Height in Relation to Boundary standard of 3m and a 45° recession plane to apply to sites with a road fronted boundary less than 15m in width.
- This standard has been modified by specifying the 15m front boundary length trigger.
- For sites 15m and wider, the underlying residential zone height in relation to boundary standard applies
- The Height in relation to boundary specified dimensions have not changed.

#### Yards

- The average front yard setback dimension and the 1.2m side yard standard is to apply.
- The 3m rear yard requirement is to be deleted deferring to the underlying zoning rear yard standard being 1m.

#### Building Coverage

- The standard stipulates building coverage maximums informed by the existing net site area.
- The rule and its specified coverages have not changed.

#### Landscaped area

- The standard stipulates minimum required landscaped area percentages relative to the existing net site areas.
- The rule and its specified percentage coverages have not changed.

#### Maximum impervious area

- The standard stipulates Maximum impervious area coverage maximums informed by the existing net site area regardless of the corresponding Maximum impervious area standard.

- This rule in the Special Character Overlay chapter has been modified by substituting '*impervious*' for '*paved*'.
- The percentage coverage maximums listed now include the building coverage and other impervious areas such as driveways.

#### Fences and walls

- The standard stipulates that any new fences to be constructed forward of the line of the front façade of the building are to be to a maximum height of 1.2m.
- All other fencing behind the line of the front façade of the building shall be 2m in height.
- This rule in the Special Character Overlay chapter has been modified by clarifying at what point the fence heights are different along the side fence.

#### Other changes:

- Additional matter of discretion & assessment criteria for restricted discretionary activities requiring that infringement of the aforementioned standards require additional assessment against the matters of discretion & assessment criteria of the underlying zoning.

#### **Subdivision**

- Those residential sites covered by the Special Character Overlay - Sub Areas (e.g. Isthmus A – North Shore Area A) are to apply the Special Character Overlay subdivision standards from the Subdivision - Urban chapter which stipulates minimum vacant lot site areas.
- This is to replace the corresponding minimum vacant lot site areas of the underlying residential zoning found in Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare.
- The rule and its specified minimum vacant lot site areas have not changed.