

Appendix 1: Proposed Changes to the Invercargill City District Plan

PART ONE INTRODUCTION AND INTERPRETATION

DEFINITIONS

New Definition:

Retirement Villages means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

PART TWO ISSUES OBJECTIVES AND POLICIES

RES1AZ RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

RES1AZ-P1 Residential 1A (Medium Density Housing) Zone: To provide for well-designed medium density housing as a Discretionary Activity in the Residential 1A Zone in locations on areas identified on the District Planning Maps as hazard free and not subject to airport-related noise, and

1. As a comprehensively planned development comprising multiple units
2. Within approximately 450 metres (approximately five minutes' walk) of the nearest zone boundary of the Business 2 Zone at South City
3. Within approximately one kilometre (just over 10 minutes' walk) of the City Centre Priority Redevelopment Precinct.
4. In the suburb of Te Puawai, within 5 minutes walk of the Business 4 (Neighbourhood Shops) Zone

Explanation:

Medium density housing (housing on lots smaller than 350m²) is an option for housing renewal that is particularly appropriate in inner-city areas where there are established facilities close by. It needs to be planned comprehensively in order to provide a satisfactory level of amenity

PART THREE RULES

RES1AZ RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

~~RES1AZ-R1 RES1Z-R1 to RES1Z-R25, which apply in the Residential 1 Zone, also apply in the Residential 1A Zone, except that RES1Z-R5 to RES1Z-R8 do not apply in instances where applications are made pursuant to RES1AZ-R2.~~

~~RES1AZ-R2 Medium Density Housing developments are a discretionary activity on sites with a combined area of 2,000m² or more in contiguous ownership prior to development.~~

RES1AZ-R1 Permitted Activities: The following are permitted activities in the Residential 1A Zone:

1. Home Occupation
2. Home Stay
3. Residential Activity
4. Residential Care Activity limited to a maximum of eight persons.

RES1AZ-R2 Controlled Activities:

1. The following are controlled activities in the Residential 1A Zone:
 - a. Any Permitted Activity which does not comply with a rule in **RES1AZ-R18 to RES1AZ-R22**.
Matters of control:
 - i. The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street.
 - ii. The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.
 - iii. The ability to provide passive surveillance of the street.
 - iv. For fencing, whether solid fencing is appropriate to provide acoustic insulation of living spaces where the road carries high volumes of traffic.
 - v. The ability to provide adequate parking areas and manoeuvring areas for vehicles clear of the road or shared access to ensure traffic and pedestrian safety.
 - vi. The effectiveness of other factors in the surrounding environment in reducing the adverse effects.
2. Any application arising from the controlled activity rules shall not be limited or publicly notified

RES1AZ-R3 Restricted Discretionary Activities: The following are restricted discretionary activities in the Residential 1A Zone

1. Any Permitted Activity which does not comply with a standard in **RES1AZ-R7 to RES1AZ-R17**.
 - a. Matters to which discretion is restricted are specified under the applicable rule.

RES1AZ-R4 Discretionary Activities: The following are discretionary activities in the Residential 1A Zone:

1. Visitor Accommodation.
2. Residential Care Activity limited for nine or more persons.

RES1AZ-R5 Non-complying Activities: The following are non-complying activities in the Residential 1A Zone: 1. Any activity not listed as permitted, discretionary or prohibited.

RES1AZ-R6 Prohibited Activities: The following are prohibited in the Residential 1 Zone:

1. Within those areas identified on the District Planning Maps as being within the Outer Control Boundary or the Single Event Sound Exposure Boundary, new Noise Sensitive Activities or alterations or additions to existing buildings containing Noise Sensitive Activities which do not comply with the specifications contained in APP15 – Appendix 15 Noise Sensitive Insulation Requirements.

Note: For those areas of the Residential 1 Zone located within the Invercargill Airport Outer Control Boundary or Single Event Sound Exposure Boundary, attention is drawn to the relevant objectives, policies and rules relating to the management of potential reverse sensitivity effects on Invercargill Airport.

Residential Density

RES1AZ-R7 The maximum residential density is:

1. One residential unit per 250m² net site area

Site Coverage

RES1AZ-R8 Maximum coverage of all buildings on sites shall not exceed the following:

1. 40% of net site area on sites 300m² or greater
2. 45% of net site area on sites less than 300m²

RES1AZ-R9 For activities that do not comply with **RES1AZ-R7** or **RES1AZ-R8**, discretion is restricted to:

- a. Whether the non-compliance is appropriate to its context taking into account:
 - i. whether the balance of open space and buildings will maintain the character anticipated for the zone;
 - ii. any visual dominance of the street resulting from a proposed building's incompatible scale; and
 - iii. the proportion of the building scale in relation to the proportion of the site.

Outdoor Living

RES1AZ-R10 A designated area of outdoor living space is to be provided as follows:

1. Two bedrooms or more Minimum area 30m² and sufficiently large to accommodate a horizontal circle diameter 4 metres
2. One bedroom or studio Minimum area 16m² and sufficiently large to accommodate a horizontal circle diameter 4 metres
3. 1st floor 1 bed unit or studio Minimum area 16m² and sufficiently large to accommodate a horizontal circle diameter 4 metres

RES1AZ-R11 For activities that do not comply with Rule RES1AZ-R10, discretion is restricted to:

- a. The extent to which outdoor living spaces provide useable space, contribute to overall on-site spaciousness and enables access to sunlight throughout the year for occupants.
- b. The accessibility and convenience of outdoor living space for occupiers.
- c. Whether the size and quality of communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space.

Permeable Surfaces

RES1AZ-R12 The minimum area of permeable surface is 30% of the gross site area.

RES1AZ-R13 For activities that do not comply with RES1AZ-R12, discretion is restricted to:

1. Alternative methods of slowing stormwater runoff from the site
2. Measures to address the effects of stormwater contamination

Height of Structures

RES1AZ-R14 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height 8 metres
2. Recession diagram: Infogram 2 applies, except:
 - a. The recession plane angles start at 2.3 metres above ground level
 - b. Where the boundary adjoins an access, the height recession can be taken from furthest side of access
 - c. Where buildings adjoin by a common wall, no height recession plane applies.

RES1AZ-R15 For activities that do not comply with **RES1AZ-R14**, discretion is restricted to:

1. Whether the increased height, reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties taking into account:
 - a. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces beyond that anticipated by the recession plane, and where applicable the horizontal containment requirements for the zone;
 - b. any loss of privacy through being overlooked from neighbouring buildings;
 - c. whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing.

Space Around Buildings

RES1AZ-R16 The minimum setback from a road boundary is 4 metres.

RES1AZ-R17 A yard at least 1 metre deep shall be provided from all internal boundaries, except:

1. Where a building on a neighbouring site has a window of a habitable room within 1.8 metres of boundary, the minimum setback from that window is 1.8 metres for 2 metres either side of the window.
2. The setback where a building shares a common boundary is nil.
3. Gutters and eaves up to 200mm are excluded from the setback requirement.

RES1AZ-R18 A yard at least 3 metres deep is required from living room windows and balconies

Garages

RES1AZ-R19 Garage doors must be set back a minimum of 4.5 metres from a shared access or road boundary, except:

1. Where the garage door tilts or swings the minimum setback is 5.5 metres.

RES1AZ-R20 Garages may take up no more than 50% of the ground floor elevation when viewed from one road boundary.

RES1AZ-R21 Where a garage door faces the road, it must be set back 1.2 metres further than the front wall of the residential building.

Ground Floor Habitable Space

RES1AZ-R22 The ground floor of a residential unit shall have a habitable space with a window area of at least 2m² facing a road boundary.

Landscaping

RES1AZ-R23 Landscaping shall be provided along internal road boundaries to a minimum depth of 2 metres and at least 1 tree shall be planted adjacent to the road boundary within this area.

RES1AZ-R24 A minimum of 20% of the site area shall be provided for landscaping and at least 50% of this area shall be trees and shrubs.

Fencing

RES1AZ-R25 The maximum height of a fence which is less than 50% transparent shall be 1.2 metres

RES1AZ-R26 The maximum height of a fence which is at least 50% transparent shall be 1.8 metres.

- RES1AZ-R27** For activities that do not comply with **RES1AZ-R16 to RES1AZ-R27**, discretion is restricted to:
- a. The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street.
 - b. The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.
 - c. The ability to provide passive surveillance of the street.
 - d. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site;
 - e. For fencing, whether solid fencing is appropriate to provide acoustic insulation of living spaces where the road carries high volumes of traffic.
 - f. The ability to provide adequate parking areas and manoeuvring areas for vehicles clear of the road or shared access to ensure traffic and pedestrian safety.
 - g. The effectiveness of other factors in the surrounding environment in reducing the adverse effects.

RES1Z RESIDENTIAL 1 ZONE

Retirement Villages

RES1Z-R26 Retirement villages within a Retirement Village Precinct are controlled activities where they meet the following design standards:

		Standard
1	Site Coverage	Maximum site coverage is 50%
2	Height	The maximum height is 11 metres with a maximum of two storeys except that within 10 metres of site boundary the maximum height shall be 8 metres.
3	Height Recession Plane	Infogram 2 applies, except: <ol style="list-style-type: none"> a) The recession plane starts 2.3 metres above ground level b) Where the boundary adjoins and access, the recession plane can be taken from furthest side of access c) Where buildings adjoin by a common wall, no height recession applies.
4	Internal Boundary Setbacks	The following applies to the internal boundaries on the permitter of the site only: <ol style="list-style-type: none"> a) The minimum setback from an internal boundary is 1m, except <ol style="list-style-type: none"> i. where a building on a neighbouring site has a window of a habitable space within 1.8 metres of the boundary, the minimum setback to that window is 1.8 metres for 2 metres either side of the window. ii. where buildings adjoin along a common wall, a nil setback applies. iii. gutters and eaves up to 200mm are excluded from the setback requirement
5	Landscaping	A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where at least 50% of the landscaping shall be trees and shrubs, and a minimum of one tree for every 250m ² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and

		<p>at least one tree shall be planted adjacent to the road boundary.</p> <p>a) All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</p> <p>b) All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>c) The minimum tree and garden planting requirements shall be determined over the site of the entire complex.</p>
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The matters of control for retirement villages are as follows:

Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:

1. engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
 1. fencing and boundary treatments;
 2. sightlines;
 3. building orientation and setback;
 4. configuration of pedestrian entrances;
 5. windows and internal living areas within buildings; and
 6. if on a corner site is designed to emphasise the corner;
2. integration of access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces;
3. retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area;
4. appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles;
5. incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;
6. residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through site design, building, outdoor living space and service/storage space location and orientation, internal layouts, landscaping and use of screening;
7. creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and
8. where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.

RES1Z-R27 Where a retirement village will not meet the design standards in RES1Z-R26 the activity is discretionary.

SUB SUBDIVISION

SUB-R1 The following subdivision activities are controlled activities:

1. Subdivision of land to provide for a utility except in the Industrial 4 Zone
2. Boundary adjustments
3. Amendments to cross-lease subdivision Where they meet the following:
 - a. The site on which the activity is to be undertaken does not contain an item listed in APP3 – Appendix 3 Heritage Record
 - b. Subdivision boundaries of any allotments which have existing buildings are being aligned to ensure that the buildings comply with the provisions of:

- i. The Building Act 2004 in terms of fire safety
 - ii. The bulk and location requirements of the relevant Zone
 - c. The provisions of any National Policy Statement or National Environmental Standard
 - d. The site on which the activity is to be undertaken does not contain an area of significant indigenous biodiversity as shown on the District Planning Maps.
4. In the Residential 1A Zone, subdivision around existing buildings or proposed buildings with land use consent, except:
- a. s223/s224c certification cannot be issued until building consent Code of Compliance is issued.
 - b. Any application arising from this Rule SUB-R1(4) shall not be limited or publicly notified
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PART 4 APPENDICES 1-6

Outline Development Plan Areas

- Insert new Outline Development Plan for Te Puawai
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PLANNING MAPS

- Amend Planning Maps 11 and 18 to show the zones and precincts for Te Puawai
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