

# Decision Report

## Plan Change 64 – Floor Area Provisions

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### 1.0 Introduction

- 1.1 This report shows the decision to adopt the Plan Change as there were no submissions.
- 1.2 Any changes to rules in the District Plan First Review are shown as follows; existing District Plan text in black, and changes in red.

### 2.0 Plan Change

#### 2.1 Decision

That the Plan Change is retained as notified.

#### 2.2 Reasons

- 2.2.1 Restricting the size of accessory buildings in the Rural and All Terrain Park Zones and coolstores/packhouses in the Rural Zone to a maximum ground floor area ensures that their bulk is limited in the way that was originally intended by the relevant rules. This continues to achieve the goal of retaining rural character and amenity and avoiding adverse visual effects on neighbours and does so without over-restricting the size of farm buildings. It also avoids landowners needing to apply to resource consent unnecessarily, thereby avoiding unnecessary costs and time delays. It also avoids unnecessary use of staff time.
- 2.2.2 The other changes made with respect to the inconsistent use of terms for restricting buildings to a certain floor area ensure consistency and avoidance of interpretation issues.

### 3.0 Whole of Plan Change 64 – Changes to the District Plan First Review

- 3.3 Amend floor area provisions as shown in Attachment A.

| Section/Rule                        | Proposed Change  |
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| Network Utilities<br>10.3 (g)       | <p><b>Activity Table for Infrastructure and Network Utilities</b></p> <p>Single transformers and associated switching gear conveying electricity at a voltage up to and including 110kV, not exceeding an <del>gross floor area</del> <u>area</u> of 6m<sup>2</sup> and a <i>height</i> of 2m.</p>   |
| Medium Density<br>14.4.1 (g) (i)    | <p><b>Dwelling unit <u>gross</u> floor area requirements</b></p> <p>Dwelling units shall not be less than the following minimum <u>gross</u> floor areas:</p> <ul style="list-style-type: none"> <li>- 1 bedroom dwelling units – 40m<sup>2</sup></li> <li>- 2 Bedroom dwelling units – 60m<sup>2</sup></li> <li>- 3 Bedroom dwelling units – 80m<sup>2</sup></li> <li>- 4 or more bedroom dwelling units – 95m<sup>2</sup></li> </ul> |
| Medium Density<br>14.4.3 (a)        | <p><b>Standards for Home Enterprises</b></p> <p>Shall be conducted within a <del>building floor area</del> <u>gross floor area</u> not exceeding 25m<sup>2</sup>. Carparks shall be excluded from the maximum area calculation of the activity.</p>  |
| Future Urban<br>15.4.1 (e) (i)      | <p><b>Standards for home enterprises</b></p> <p>Shall be conducted in an area that does not exceed 500m<sup>2</sup> of which a maximum of 120m<sup>2</sup> shall be available for a <del>building floor area</del> <u>buildings as calculated by gross floor area</u>. Carparks shall be excluded from the maximum area calculation of the activity;</p>   |
| Rural Residential<br>16.4.1 (f) (i) | <p><b>Standards for home enterprises</b></p> <p>Shall be conducted in an area that does not exceed 500m<sup>2</sup> of which a maximum of 120m<sup>2</sup> shall be available for a <del>building floor area</del> <u>buildings as calculated by gross floor area</u>. Carparks shall be excluded from the maximum area calculation of the activity;</p>   |
| Lifestyle<br>17.4.1 (e) (i)         | <p><b>Standards for home enterprises</b></p> <p>(i) Shall be conducted in an area that does not exceed 500m<sup>2</sup> of which a maximum of 120m<sup>2</sup> shall be available for a <del>building floor area</del> <u>buildings as calculated by gross floor area</u>. Carparks shall be excluded from the maximum area calculation of the activity;</p>   |
| Rural<br>18.3.1 (p)                 | <p><b>Permitted Activities</b></p> <p>Community facilities or <i>buildings</i> up to a cumulative maximum <u>gross</u> floor area of 200m<sup>2</sup> when associated with a Controlled Activity of five <i>dwelling</i>s on multiple owned <i>Maori land</i> accessed from an unsealed road maintained by <i>Council</i>.</p>   |

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| Rural<br>18.3.1 (q)              | <p><b>Permitted Activities</b></p> <p>Community facilities or <i>buildings</i> up to a cumulative maximum <b>gross</b> floor area of 400m<sup>2</sup> when associated with a Controlled Activity of 10 <i> dwellings</i> on multiple owned <i>Maori land</i> accessed from a sealed road maintained by <i>Council</i>.</p>  |
| Rural<br>18.3.2 (i)              | <p><b>Controlled Activities</b></p> <p>Community facilities or buildings up to a cumulative maximum <b>gross</b> floor area of 800m<sup>2</sup> when associated with a Restricted Discretionary Activity of 11 to 30 <i> dwellings</i> on multiple owned <i>Maori land</i> accessed from a sealed road maintained by <i>Council</i>.</p>  |
| Rural<br>18.3.4 (h)              | <p><b>Discretionary Activities</b></p> <p>Coolstores and packhouses <b>less than of 200m<sup>2</sup> gross floor area or less.</b></p> <p><b>Note:</b> <u>For the purpose of this rule, only the ground floor shall be included in the calculation of <i>Gross Floor Area</i>.</u></p>  |
| Rural<br>18.3.5 (d)              | <p><b>Non-Complying Activities</b></p> <p>New coolstores and packhouses greater than 200m<sup>2</sup> <i>gross floor area</i>.</p> <p><b>Note:</b> <u>For the purpose of this rule, only the ground floor shall be included in the calculation of <i>Gross Floor Area</i>.</u></p>  |
| Rural<br>18.4.1 (e) (i)          | <p><b>Standards for home enterprises</b></p> <p>(i) Shall be conducted in an area that does not exceed 500m<sup>2</sup> of which a maximum of 120m<sup>2</sup> shall be available for <b>a building floor area buildings as calculated by gross floor area</b>. Carparks shall be excluded from the maximum area calculation of the activity;</p>   |
| Rural<br>18.4.1 (n) (i) and (ii) | <p><b>Accessory Buildings</b></p> <p>(i) Maximum <i>gross floor area</i> of 200m<sup>2</sup> when within a <i>lot</i> of two hectares or less.</p> <p>(ii) No maximum <i>gross floor area</i> when on <i>lots</i> over two hectares.</p> <p><u>Provided that:</u><br/>Any <i>accessory buildings</i> greater than 200m<sup>2</sup> in <i>gross floor area</i> on <i>lots</i> over two hectares shall have a <i>side yard</i> and <i>rear yard</i> of 30m.</p> <p><b>Note:</b> <u>For the purpose of this rule, only the ground floor shall be included in the calculation of <i>Gross Floor Area</i>.</u></p> |

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| Industrial<br>21.3.1 (c) (i) and<br>(ii) | <p><b>Permitted Activities (all areas except for the Comvita Campus Structure Plan Area (see 21.3.4) and where otherwise specified)</b></p> <p>Retailing which is accessory and secondary to (a) and (b) above and which has:</p> <p>(i) Rangiuru Business Park – a maximum of 250m<sup>2</sup> indoor/outdoor retail or a maximum of 25% of the <i>gross floor area</i> of the primary activity whichever is the lesser;</p> <p>(ii) All other areas – a maximum <b>gross</b> floor area of 100m<sup>2</sup>.</p> |
| Industrial<br>21.3.1 (f)                 | <p><b>Permitted Activities (all areas except for the Comvita Campus Structure Plan Area (see 21.3.4) and where otherwise specified)</b></p> <p><i>Takeaway food outlets</i> with a maximum <b>gross</b> floor area of 100m<sup>2</sup> (excluding Te Puna Business Park).</p>  |
| Industrial<br>21.3.2 (a) (ii)            | <p><b>Additional Permitted Activities (Rangiuru Business Park only)</b></p> <p><i>Retailing</i> (not covered by 21.3.1(c)) and involving a maximum <b>gross</b> floor area of 100m<sup>2</sup>;</p>  |
| Industrial<br>21.3.3 (b)                 | <p><b>Additional Permitted Activities (Te Puna Business Park only)</b></p> <p>Garden centres and plant nurseries, including ancillary cafés provided that the café does not exceed a maximum <b>gross</b> floor area of 100m<sup>2</sup>.</p>  |
| Industrial<br>21.3.10 (a)                | <p><b>Discretionary Activities</b></p> <p>With respect to any activity in 21.3.1(c), <i>retailing</i> involving a maximum <b>gross</b> floor area greater than 100m<sup>2</sup> but not exceeding 25% of the <i>gross floor area</i> of the industrial activity.</p>   |
| All Terrain Park<br>23.3.1 (i)           | <p><b>Permitted Activities</b></p> <p><i>Buildings</i> (except <i>dwellings</i> and <i>buildings</i> provided for as <i>All Terrain Park activities</i>) accessory to the foregoing, <del>less than</del> <b>of</b> 200m<sup>2</sup> <i>gross floor area</i> <del>or less</del>.</p> <p><b>Note:</b> <u>For the purpose of this rule, only the ground floor shall be included in the calculation of <i>Gross Floor Area</i>.</u></p>   |
| All Terrain Park<br>23.3.4 (d)           | <p><b>Discretionary Activities</b></p> <p><i>Buildings</i> (except <i>dwellings</i>) accessory to the foregoing <del>of greater than</del> 200m<sup>2</sup> <i>gross floor area</i> <del>or greater</del>.</p> <p><b>Note:</b> <u>For the purpose of this rule, only the ground floor shall be included in the calculation of <i>Gross Floor Area</i>.</u></p>   |