

# Decision Report

## Plan Change 14 – Building Coverage

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### Important Note

The Proposed District Plan May 2011 Annotated Version was the current version of the District Plan when Plan Changes 1-27 were notified in November 2011 and this version was therefore used as the base document for preparing the Plan Changes and the Section 32 and Planning Reports.

Since then the District Plan has been made operative (16 June 2012). The Operative District Plan 2012 is now the current version of the District Plan and therefore Plan Changes 1-27 are proposed to change this version only.

For the purpose of understanding how decisions on this Plan Change relate to the Section 32 and Planning Report and to both versions of the District Plan discussed above, this Decision Report is divided into three parts.

Part A contains the decisions made on the topics in the Planning Report and uses the Proposed District Plan May 2011 Annotated Version as the base document.

Part B shows how the full notified Plan Change and subsequent decisions on topics would change the Proposed District Plan May 2011 Annotated Version Base Document.

Part C shows how the full notified Plan Change and subsequent decisions on topics are proposed to change the Operative District Plan 2012.

### Advice to Submitters:

Submitters will be familiar with the rule and map numbers from the Proposed District Plan May 2011 Annotated Version and so should refer to Parts A and B of this report to understand the decisions on their submission points.

However any submitter wishing to make an appeal will need to refer to the rule and map numbers of the Operative District Plan 2012 in Part C and reference these in their appeal.

## Part A: Decisions on Topics in the Planning Report

Any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions on the topics in the Planning Reports in [blue](#).

### Topic 1: Definition of Building Coverage

#### Decision

That the definition of “Building Coverage” in Chapter 3 – Definitions is retained as was notified other than the word “occupied” being replaced with the word “covered” and therefore be amended in the following manner:

**“Building Coverage** means that proportion of the net site area which ~~is occupied covered,~~ or proposed to be occupied covered by may be covered by the footprint of buildings.

For this purpose “buildings” includes:

- accessory buildings,
- overhangs and those parts of eaves that are more than 1.0m from an outside wall;

but excludes:

- eaves less than 1.0m wide,
- pergolas or similar structure of a substantially open nature,
- and uncovered decks,
- uncovered terraces,
- uncovered steps, and
- swimming pools less than 1.0m in height.”

The following submissions are therefore:

### Accepted in Part

Submission	Point Number	Name
48	8	Toi Te Ora Public Health

### Rejected

Submission	Point Number	Name
12	2	Fairway Holdings Ltd
13	10	Aurecon

### Reason for Decision

It is recommended that the minor text changes take away the uncertainty that some have expressed that necessitated the Plan Change and make clearer what part of the building must be considered. There is greater benefit from the change than maintaining the status quo.

## Part B: Changes to the Proposed District Plan May 2011 Annotated Version Base Document

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

**That the definition of “Building Coverage” in Chapter 3 – Definitions be amended in the following manner:**

**“Building Coverage** means that proportion of the net site area which is covered, or proposed to be covered by ~~may be covered by~~ the footprint of buildings.

For this purpose “buildings” includes:

- accessory buildings,
- overhangs and those parts of eaves that are more than 1.0m from an outside wall;

but excludes:

- eaves less than 1.0m wide,
- pergolas or similar structure of a substantially open nature,
- and uncovered decks,
- uncovered terraces,
- uncovered steps, and
- swimming pools less than 1.0m in height."

## Part C: Changes to the Operative District Plan 2012

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

**That the definition of "Building Coverage" in Chapter 3 – Definitions be amended in the following manner:**

**"Building Coverage** means that proportion of the net site area which is covered, or proposed to be covered by ~~may be covered by~~ the footprint of buildings.

For this purpose "buildings" includes:

- *accessory buildings,*
- overhangs and those parts of eaves that are more than 1.0m from an outside wall;

but excludes:

- eaves less than 1.0m wide,
- pergolas or similar structure of a substantially open nature,
- and uncovered decks,
- uncovered terraces,
- uncovered steps, and
- swimming pools less than 1.0m in *height.*"