

**Webinar #3: General Overview**  
**Wednesday 27 April 2022**  
**5.30pm – 7.00pm**

**Unanswered Questions**

| Question                                                                                                                                                                                                                                                                                                                          | Answer                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Will there be rules regarding site coverage, set-backs from roads, height-to-boundary, privacy from being overlooked etc for the apartment buildings in the previous heritage areas that will now allow large apartment buildings?                                                                                                | Council is working on appropriate provisions to ensure higher density development contribute to well-functioning urban environments while still in keeping with the intention of the NPS-UD. The provisions will be released at the notification stage.                                                                                                                                                 |
| Why are “walkable” distances measured from the edge of the city, and not from the city centre? A 10 minute walk to the edge of the city can easily turn into a walk of over half an hour once you get to the centre of the city.                                                                                                  | There is a case that the further into the city centre you go, the more activities and services you will find compared to the edge. However, the wording in the NPS-UD requires the walkable catchment to be from "the edge of city centre zones" and "the edge of metropolitan centre zones".                                                                                                           |
| Why is there pepper potting? On what basis was it determined that multiple properties in the same street were unchanged, and a few (including high quality heritage houses) were rezoned?                                                                                                                                         | The Preliminary response viewer for the NPS UD is just that, a preliminary response. There may be some examples of "pepper potting" and inconsistencies in zoning at this stage, which will be reviewed and amended prior to the notification of the plan change in August. Specific feedback on particular examples of "pepper-potting" would be welcomed by Council via the AK Have Your Say website. |
| On what basis was it decided to 'rezone' some - but not all - houses in a height sensitive area that is close to a volcanic cone? There are some houses rezoned for terrace/apartments in that zone, despite the fact that this is a height sensitive area.                                                                       | Some qualifying matters will restrict height through an overlay and not just rely on zoning principles. This means that the height sensitive overlay and volcanic viewshafts will trump the underlying zoning.                                                                                                                                                                                          |
| Where will people park their cars if carparking is not a requirement of the apartment towers that will be permitted in St Marys Bay? There is already restricted parking in this area, so there is no room for extra density                                                                                                      | The removal of car parking minimums from the Unitary Plan was mandated by the government and the council cannot do anything to change this now. It is noted that the change simply removes the requirement for car parking to be part of a development, but the choice is with the developer (and the market) as to whether car parking will be provided for each development.                          |
| I have a brick and tile flat at 2/12 Buchanan St, Devonport built in the 50's. It is not a special character property and is within 200 metres of the ferry and the shops (in fact only 50 metres from the main shopping street) I'm particularly interested in how these changes may affect by property and what policy 3d means | The draft maps show your property as being identified under Policy 3(d) as being within 200m of the Devonport Town Centre and therefore intended to be rezoned to Terrace Housing and Apartment Buildings zone. However, a qualifying matter (I assume special character related to the entire street) has resulted in the zoning being shown as "Two Storey Single Dwelling Residential Area" (which   |

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|                                                                                                                                                                                                                                                                          | is intended to be very similar to the existing Single House zone).                                                                                                                                                                                                                                                                                                                                                                                                                |
| What accessibility requirements are in walkable catchments? Henderson Train Station lift is often out of order which cuts me off from Henderson Town centre.                                                                                                             | Walkable catchments have been determined based on the distance an 'average' person could walk in 10 (or 15) minutes. It does not take into account an special accessibility requirements.                                                                                                                                                                                                                                                                                         |
| why are ferries not included as rapid transit                                                                                                                                                                                                                            | The definition of "rapid transit service" means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic. The reference to just road or rail excludes the option of ferries being classified as a rapid transit service.                                                                                                                       |
| On planned rapid transit stops - what is Council using as a measure of "frequent"?                                                                                                                                                                                       | Frequent is defined as services that are every 15mins 7am - 7pm on weekdays.                                                                                                                                                                                                                                                                                                                                                                                                      |
| If there is a property with a height sensitive area/volcanic overlay and it is rezoned to terrace housing/apartments - how high can the new terraced housing/apartments be built? Which takes priority - the overlay? or the new zoning?                                 | The overlay will trump the underlying zoning as it is the qualifying matter that adjusts the amount of intensification possible.                                                                                                                                                                                                                                                                                                                                                  |
| With medium density residential standards, what considerations have been made for sunlight on adjacent properties?                                                                                                                                                       | The MDRS standards include controls on height, height in relation to boundary (i.e. upper floor setbacks) and setbacks to manage shading effects on adjacent propertie. Please refer to information sheet #5 Medium Density Residential Standards for further detail.                                                                                                                                                                                                             |
| Are there minimum site size and planning requirements for 3 dwellings? eg protection of neighbours privacy etc?                                                                                                                                                          | The MDRS controls the development and use of up to 3 dwellings as a permitted activity. The MDRS contain the standards which must be complied with, otherwise development will need a resource consent as a restricted discretionary activity. These standards include building setbacks and minium outlook space to protect privacy, but does not require minimum site sizes Please refer to information sheet #5 Medium Density Residential Standards for further detail.       |
| I understand Devonport is a local centre zone - it probably meets the large size and high accessibility parameters and my street Buchanan St is within 200 metres of the local centre - that would suggest that THAB could be applied to Buchanan St - is that correct ? | Yes and no. The draft maps show the street as being identified under Policy 3(d) as being within 200m of the Devonport Town Centre and therefore intended to be rezoned to Terrace Housing and Apartment Buildings zone. However, a qualifying matter (I assume special character related to the entire street) has resulted in the zoning being shown as "Two Storey Single Dwelling Residential Area" (which is intended to be very similar to the existing Single House zone). |