

POLICY CHANGES – MINOR HOUSEHOLD UNITS

1. Add the following within Policy 1.1 (Water)

Within structure plan areas the allowable densities indicate not only limitations on subdivision, but also on residential density, including minor household units which are not attached to the main dwellinghouse. Separate minor household units are accordingly not to be allowed where this will result in, or lead to, densities beyond that provided for in the structure plan. Limited provision is made for separate minor household units outside structure plan areas, but these must be assessed in accordance with possibilities and constraints which may apply in later structure plan processes.

Only limited further settlement shall occur in the Waitakere Ranges outside the Metropolitan Urban Limit, in recognition of the unique and sensitive environmental quality of this area. Minor household units are not permitted in this area, unless attached to the main dwellinghouse.

Explanation

In structure plan areas particular regard must be given to the adverse effects, including cumulative effects, of development on water quality and quantity. Structure planning and resource consent processes will ensure issues, such as flood hazards, are adequately addressed and that development will only occur where adverse effects are avoided, remedied or mitigated. Minor household units separated from the main dwelling are not provided for in structure plan areas. Such units have the potential to create at least most of the generated adverse effects as for a full dwellinghouse.

The Waitakere Ranges area outside the Metropolitan Urban Limit contains a natural environment which is locally, regionally and nationally important. Minor household units separated from the main dwellinghouse are not allowed.

2. Add the following within Policy 2.1 (Vegetation/ Fauna)

Only limited further settlement shall occur in the Waitakere Ranges outside the Metropolitan Urban Limit, in recognition of the unique and sensitive environmental quality of this area. Minor household units are not permitted in this area, unless attached to the main dwellinghouse.

Explanation

Minor household units separated from the main dwellinghouse are not allowed.

3. Add the following within Policy 5.4 (Ecosystems)

Explanation

Minor household units separated from the main dwellinghouse are not allowed. (see policies 2.1 for other reasons).

4. Add the following within Policy 9.1 (Landscapes)

Within structure plan areas the allowable densities shall indicate not only limitations on subdivision, but also on residential density, including minor household units, unless attached to the main dwellinghouse. Separate minor household units are accordingly not to be allowed where this will result in, or lead to, densities beyond that provided for in the structure plan. Limited provision is to be made for separate minor household units outside structure plan areas, but these must be assessed in accordance with possibilities and constraints which may apply in later structure plan processes.

Only limited further settlement shall occur in the Waitakere Ranges outside the Metropolitan Urban Limit, in recognition of the outstanding landscape qualities of this area. Minor household units are not permitted in

this area, unless attached to the main dwellinghouse. Any subdivision that is provided for in the rules must take account of likely subsequent development processes, and the relationship between subdivision design and development impacts.

Explanation

In structure plan areas particular regard must be given to the adverse effects, including cumulative effects, of development on outstanding landscapes. Minor household units separated from the main dwelling are not provided for in structure plan areas. Such units have the potential to create at least most of the generated adverse effects as for a full dwellinghouse.

The Waitakere Ranges area outside the Metropolitan Urban Limit contains a natural environment which is locally, regionally and nationally important. Minor household units separated from the main dwellinghouse are not allowed.

5. Add the following within Policy 11.29 (Amenity)

Within structure plan areas the allowable densities shall indicate not only limitations on subdivision, but also on residential density, including minor household units which are not attached to the main dwellinghouse. Separate minor household units are accordingly not to be allowed where this will result in, or lead to, densities beyond that provided for in the structure plan. Limited provision is to be made for separate minor household units outside structure plan areas, but these must be assessed in accordance with possibilities and constraints which may apply in later structure plan processes.

Explanation

If not carefully managed, subdivision and development within a structure plan area has the potential for various adverse effects on amenity values including:

- the loss of rural character;
- increased noise levels;
- loss of visual amenity; and
- adverse effects on the characteristic landscape of the structure plan area.

It is expected that there will not be any development beyond that provided for in the structure plan and other rules (such as the residential density rules), which have been carefully prepared to ensure local and cumulative impacts of settlement on amenity values are avoided. Minor household units separated from the main dwelling are not provided for in structure plan areas. Such units have the potential to create at least most of the generated adverse effects as for a full dwellinghouse.