

Plot Ratio 2

Notes

:

1: 500



DISCLAIMER

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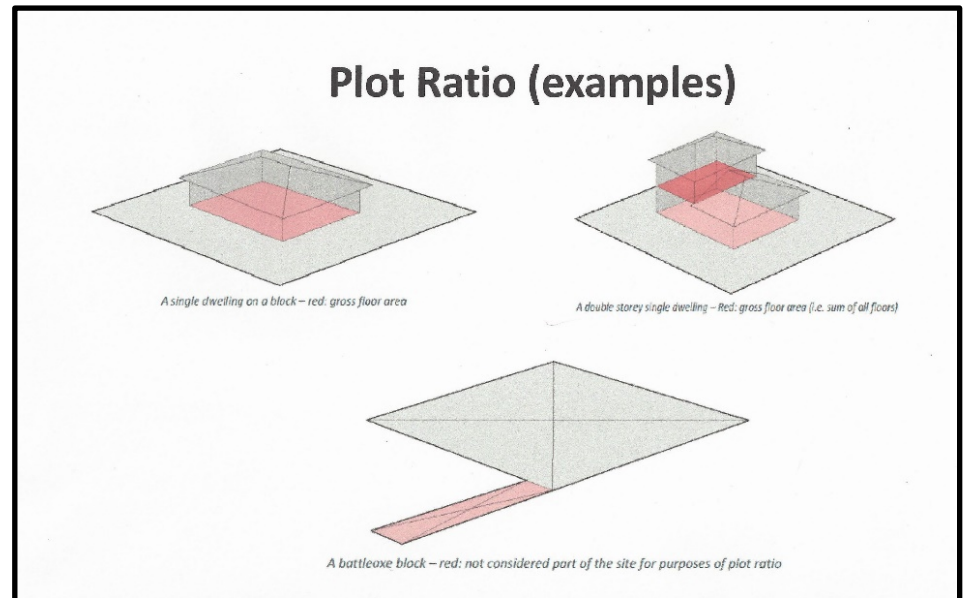


Plot Ratio and McMansions

Plot ratio is the gross floor area in a building divided by the area of the site.

The Territory Plan specifies that in Zone RZ1, the Plot Ratio (PR) for single dwellings on blocks larger than 500 m² must not exceed 50%.

$$PR = GFA/B$$



DV 369 Living Infrastructure in Residential Zones

What we need in DV 369

1. Planting Area Rules that are Mandatory and specify the percentage of the block to be covered.
2. Site Coverage Rules as per the Draft Variation.
3. Simple Rules for each zone that are easy to understand and what has to be done to comply with the rules.
4. The Criteria are well written, but a builder or a developer really wants something simpler. They explain very well the reasons for the rules.
5. To know the algorithm used to calculate the 30% tree canopy cover (or equivalent) and 30% permeable surfaces in urban areas, so we know what we have to do to reach our goal.
6. Why not have the same % rule for permeable areas in every zone?
7. The current Plot Ratio Rule, which is mandatory, is not working, it should either be removed from the planning rules or amended.

What are our policy priorities?

Planning and Development

- Changes to the Territory Plan
- Heritage
- Manuka to the Lake
- Urban parks, Forests and Streetscapes

Transport

Health

Waste management

Changes to the Territory Plan

- Improve consultation and restore trust
- 30% Tree canopy and planting areas
- Supplement 'plot ratio' with mandatory percentage planting area
- Make Rules have precedence over Criteria
- All knockdown re-builds should be processed through a development Application

Rules should take precedence over criteria

4.2 Site open space – RZ1 and RZ2

R38B

Planting area is a minimum of 35% of the block area.

The minimum dimension of any area included in the planting area calculation is 2.5 metres.

C38B

Planting area provided in the development achieves the following:

- a) landscaping to provide substantial shade in summer and admit winter sunlight to outdoor and indoor living areas
- b) enhance living infrastructure through water-sensitive urban design, providing deep soil zone areas for ground water recharge, canopy trees and vegetation
- c) infiltration of stormwater run-off and allow a greater ability to plant.

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Exempt DA developments

After the 2003 bushfires
Re-development was speeded
up by allowing certifiers to
approve plans and oversee
building work.
Even neighbours have to lodge
an FOI to inspect plans!
Certifiers should be obliged to
put the plans on a government
website for all to inspect and
comment.



Is this what we want?





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