

## Plan Change 62 – National Planning Standards – Definitions

### Changes to Whanganui District Plan text under s58I of the Resource Management Act 1991

Additions double underlined and deletions ~~struck through~~

#### Site Coverage

##### GRZ-S4(4)

4. Building coverage
  - a. Building coverage not more than 40%.
  - b. Building coverage under GRZ-S4(4)(a) does not apply to the following:
    - i. eaves not exceeding 1 metre in width; or
    - ii. balconies and decks not exceeding 2.4 metres above the ground level.

##### SETZ-S4(6)

- 6 Building coverage.
  - a. Building coverage not more than 40% ~~of the net site area.~~
  - b. Building coverage under SETZ-S4(6)(a) does not apply to the following:
    - i. eaves not exceeding 1 metre in width; or
    - ii. balconies and decks not exceeding 2.4 metres above the ground level.

## Height

### Definitions Section

**Specified Reference Point** means the ground level unless expressly defined within a rule.

**Existing ground** means the level of ground when the subject allotment/s were created, and any works permitted by a Building Consent to establish building foundations.

**Ground level** means:

- (a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);
- (b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;
- (c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure is where it intersects the boundary

Consequential changes to the rules

#### NH-FH-S3

*Earthworks, unless permitted by a Building Consent to establish building foundations, shall not alter the ~~existing~~ ground level in a manner that diverts flood flows or adversely affects channel capacity.*

#### GRZ-S4(2)

##### 2. Height in relation to boundary

All new buildings and structures, and additions to buildings and structures, other than conjoined multi-unit developments and residential care facilities, shall fit within a height-to-boundary plane which commences at 2 metres above the ~~existing~~ ground level at all site boundaries and then projects from this line inwards at a 45 degree angle.

#### COMZ-NC-S4(3)

3. All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the ~~existing~~ ground level at any site boundary which adjoins a Residential Zone, and then projects from this line inwards at a 45 degree angle.