

**District Plan Consultant Workshop - Residential / Subdivision
4 September 2008**

MINUTES

Present: Rebecca Ryder, Matt Allott; Craig & Richard Coles (Boffa Miskell); Jeff Hextall & David Needham (Harrison Grierson); Simon Park (Headway Ltd); Debbie Hallam (Latitude Surveying); Grant Downing (IMF); Shaun Stevenson (Bluehaven); Greg McKeever (RPC Ltd); Andy Ralph, James Danby, Nick Logan, Karen Marjoribanks, Che Hedges, Claire McKeever & Steve Hurley (TCC)

Discussion focussed primarily around infill housing and intensification and some key issues such as site coverage, lot size, density, averaging. The following points were raised:

- Need to be conscious of how more comprehensive rule changes affect affordability of sections – what is the knock on effect?
- Questions raised as to why changes were necessary – where was the evidence that what exists is not acceptable to the community.
- Removing the ability to average – how will this compromise existing lots.
- Following collapse of Smart Living Places TCC has a desire to implement intensification in small stages. The challenge is where intensification will be accommodated.
- Increased design criteria for increased density – presents an issue of cost.
- Need for balance of design requirements. The interface with open space rather than site specific design standards – on site and off site amenity.
- What are the incentives to encourage intensification. Some ideas include:
 - density bonus (which would need to be significant) for amalgamation of sites;
 - financial (unlikely to relate to development impact fees);
 - removal of 3rd party involvement; and
 - regulatory dispensations
- There are financial barriers to implement intensification. Some of this can be addressed through low impact design and servicing benefits. Need to consider the relationship with development contributions under the LTCCP. The option for introducing low impact design is being investigated as part of the Plan review however.
- Potential specific servicing incentives e.g. stormwater - footprint can have a more influential impact rather than number of units.
- Need to review household equivalents for financial savings – potential tool for encouraging intensification.
- Development contributions could be based on area size rather than individuals – this approach could have implications.