7.2.6.3 Forest Lake neighbourhood plan code

7.2.6.3.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Forest Lake neighbourhood plan area if:
2. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
3. impact assessable development.
4. Land in the Forest Lake neighbourhood plan area is identified on the NPM-006.3 Forest Lake neighbourhood plan map and includes the following precincts:
5. Residential precinct (Forest Lake neighbourhood plan/NPP-001);
6. District business centre precinct (Forest Lake neighbourhood plan/NPP-002);
7. Blunder Creek environmental and open space precinct (Forest Lake neighbourhood plan/NPP-003);
8. Parkland lots precinct (Forest Lake neighbourhood plan/NPP-004).
9. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment. Refer to Table 5.9.27.A, Table 5.9.27.B, Table 5.9.27.C and Table 5.9.27.D.

7.2.6.3.2 Purpose

1. The purpose of the Forest Lake neighbourhood plan code is to provide finer grained planning at a local level for the Forest Lake district neighbourhood plan area.
2. The purpose of the Forest Lake neighbourhood plan code will be achieved through the overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
4. The urban structure uses land efficiently and provides high levels of pedestrian, bicycle and vehicle accessibility to shopping and commercial facilities, open space, recreational opportunities and community facilities.
5. A comprehensive range of housing types and lots is available to meet the needs of a wide cross-section of the population.
6. The Forest Lake environment contains a preserved or enhanced natural environment and consistent quality of landscaping, streetscape and building design with particular regard to safety, privacy, convenience, microclimate management, visual attractiveness and the impact of traffic noise.
7. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.
8. Residential precinct (Forest Lake neighbourhood plan/NPP-001) overall outcomes are:
9. Residential development is undertaken at different densities and provides a safe, attractive, desirable environment and meets the housing needs of the community.
10. Non-residential uses provide supporting retail, educational and community uses, including childcare centres and open space purposes are consistent with the outcomes sought.
11. There are 4 local shopping centres of up to 1,500m2 with the existing local shopping centre included in a centre. The others are included in the low density residential area with their preferred locations shown on the Forest Lake neighbourhood plan map.
12. An additional primary school and an additional secondary school are accommodated in this precinct.
13. District business centre precinct (Forest Lake neighbourhood plan/NPP-002) overall outcomes are:
14. Development provides for a multipurpose centre and medium density residential development.
15. Adjacent to the lake and at the periphery of the precinct, development for medium density residential development is encouraged which is intended to accommodate housing at higher density than that provided for within the Residential precinct in order to promote efficiency in terms of access to centre facilities and public transport services and optimise lakefront views.
16. Blunder Creek environmental and open space precinct (Forest Lake neighbourhood plan/NPP-003) overall outcome is:
17. Development protects areas of environmental significance along Blunder Creek and provides for informal recreational opportunities.
18. Parkland lots precinct (Forest Lake neighbourhood plan/NPP-004) overall outcomes are:
19. Development is consistent with the character of a rural area.
20. Although adequate water supply and sewerage facilities are potentially available, it is not intended that this area be developed for suburban residential developments in the short term.

7.2.6.3.3 Performance outcomes and acceptable outcomes

Table 7.2.6.3.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| General | |
| PO1  Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:   1. consistent with the anticipated density and assumed infrastructure demand; 2. aligned to community expectations about the number of storeys to be built; 3. proportionate to and commensurate with the utility of the site area and frontage width; 4. designed so as not to cause a significant and undue adverse amenity impact to adjoining development; 5. sited to enable existing and future buildings to be well separated from each other and to not prejudice the development of an adjoining site.   Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.  Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. | AO1  Development complies with the number of storeys and building height in Table 7.2.6.3.3.B.  Note—Neighbourhood plans will mostly specify maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. |
| PO2  Development provides for infrastructure such as roads, water supply, sewerage, open space and community facilities that meets community and environmental needs. | AO2  Development provides infrastructure that is in accordance with the Forest Lake Deed Agreement. |
| If in the Residential precinct (Forest Lake neighbourhood plan/NPP-001) | |
| PO3  Development ensures that:   1. the total number of dwelling houses, dual occupancy and multiple dwellings in the precinct is in the order of 8,000 plus or minus 10%; 2. housing at different densities is spread uniformly throughout this precinct. | AO3.1  Development for residential purposes within the precinct includes:   1. a small number of lots (around 100 new lots) with a minimum area of 1,000m2; 2. up to 40% in the form of dwelling houses on lots from 450m2 but typically 550m2 to 800m2; 3. 50% to 55% of total in the precinct in the form of dwelling houses on lots less than 450m2; 4. around 5% of total in the precinct in the form of dual occupancy and dwelling houses; 5. around 1% of total dwelling units in the precinct in the form of multiple dwellings must be located near the lake or within the District business centre precinct (Forest Lake neighbourhood plan/NPP-002). |
| AO3.2  Development:   1. has a cumulative average residential density in the Residential precinct (Forest Lake neighbourhood plan/NPP-001) between 11 and 15 dwelling units/ha; 2. has density calculated by dividing the total number of dwelling units for which lots have been approved by the total area of approved development in hectares minus the area of roads (as distinct from streets), public open space and non-residential uses. |
| PO4  Development has visual aesthetics, bulk of building and setbacks which are in keeping with the surrounding amenity. | AO4.1  Development of dwelling houses is in accordance with Table 7.2.6.3.3.C. |
| AO4.2   1. Development of a dwelling house on a lot smaller than 450m2, or for a multiple dwellings, complies with the following: 2. where a lot is smaller than 400m2, the number of lots in any 1 row must not exceed 10; 3. the gross floor area does not exceed 50% of the site area. |
| PO5  Development provides a high level of accessibility to shopping, commercial and community facilities and non-residential uses and does not result in impacts that are out of keeping with the surrounding residential amenity. | AO5  Development of a local shopping centre is located as shown on NPM-006.3 and has a gross floor area of up to 1,500m2. |
| If in the District business centre precinct (Forest Lake neighbourhood plan/NPP-002) where in a zone in the centre zones category or the Mixed use zone | |
| PO6  Development relates functionally and aesthetically to the lake. | AO6  Development along the edge of the precinct adjacent to the lake includes a publicly accessible promenade with a boardwalk. |
| PO7  Development is of an appropriate scale. | AO7.1  Development for shops and offices has:   1. a total gross floor area of approximately 30,000m2; 2. a maximum building height consistent with Table 7.2.6.3.3.B. |
| AO7.2  Development for other centre activities has:   1. a maximum coverage of 50%; 2. a maximum building height consistent with Table 7.2.6.3.3.B. |
| AO7.3  Development, if abutting the Low–medium density residential zone, has any non-residential or composite building above the level of the adjoining ground set back the following distances measured on a horizontal plane:   1. from a side boundary – 3m or the equivalent of half the height of that part of the building, whichever is the greater; 2. from a rear boundary – 6m or the equivalent of half the height of that part of the building, whichever is the greater provided that no part of a hotel building is within 6m of any boundary. |
| If in the District business centre precinct (Forest Lake neighbourhood plan/NPP-002) where in the Medium density residential zone | |
| PO8  Development has visual aesthetics, bulk of buildings and setbacks which are in keeping with surrounding amenity. | AO8.1  Development has a gross floor area which does not exceed 90% of the site area. |
| AO8.2  Development involving some sites around the lake complies with the acceptable outcomes for the High density residential zone as set out in the Multiple dwelling code. The total area of such sites in the precinct does not exceed 5,000m2. |
| AO8.3  Development for dwelling houses on lots smaller than 450m2, or for multiple dwellings, complies with the following:   1. where lots are smaller than 400m2, the number of lots in any 1 row does not exceed 10; 2. individual dwelling units in multiple dwellings on one site do not exceed 6; 3. gross floor area does not exceed 50% of the site area. |

Table 7.2.6.3.3.B—Maximum building height

|  |  |  |
| --- | --- | --- |
| Development | Building height  (number of storeys) | Building height (m) |
| If in the Medium density residential zone | | |
| Any development in this zone | 4 | 12m to the underside of the ceiling in any habitable room above ground level. |

Note—Two storeys and an eave height of 12m is only permitted in the District centre precinct where located in the Low–medium density residential zone.

Table 7.2.6.3.3.C—Building setbacks

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Development | Front | Side  Built to boundary(2)  Otherwise | Rear | Corner lots (secondary frontage) | Park  Side of lot  Rear of lot | Lane  Side of lot  Rear of lot |
| Development of a town cottage (TC) | | | | | | |
| Ground storey | 3.5 (to wall)  2 (to verandah)  5 (to carport/garage) | 0  0.75 (0.9 to wall) | 0.9 | 1.5 | 1  0.9 | 1 |
| First floor | 3.5 (to wall)  2 (to verandah | 1  0.9 | 1 | 1.5 | 1  1 | 1 |
| Development of a patio (P) | | | | | | |
| Ground storey | 3.5 (to wall)  2 (to verandah)  4.5 (to carport/garage) | 0  1.5 | 0.9 | 2 | 1  0.9 | 1 |
| First floor | 3.5 (to wall)  2 (to verandah) | 1  1.5 | 1 | 2 | 1  1 | 1 |
| Development of a villa (V) | | | | | | |
| Ground storey | 3 (4.5 to garage/carport) | 0  0.75 | 0.9 | 1.5 | 1  0.9 | 1 |
| First floor | 3 (4.5 to garage/carport) | 1  1 | 1 | 1.5 | 1  1 | 1 |
| Development of a courtyard (CO) | | | | | | |
| Ground storey | 4.5 | 0  1.5 | 0.9 | 2 | 1  0.9 | 1 |
| First floor | 4.5 | 1  1.5 | 1 | 2 | 1  1 | 1 |
| Development of a traditional (T) & (CT) | | | | | | |
| Ground storey | (T) 6  4.5  (CT) 4.5 | 0  1.5 | 1.5 | (T) 3  2  (CT) 2 | 1.5 | 1.5  1.5 |
| First floor | (T) 6  4.5  (CT) 4.5 | 2  2 | 2 | (T) 3  2  (CT) 2 | 1.5 | 1.5  1.5 |

Notes—

(1) All setback distances are in metres.

(2) The length of building elevations facing and within 0.75m of a wall of a built to boundary alignment will be a maximum of 15m unless a 5m rear boundary setback is provided, in which case a maximum of 21m will apply.