

Appendix – Advantages and disadvantages of PCC approach to shading height controls

	Height control applied at site level (as notified)	Height control applied to qualifying parts of a site
Advantages	<p>Ability to model with a high degree of accuracy</p> <p>Recognises the complex and broken topography of Porirua</p> <p>Simple to use and similar to long established planning methods such as building heights and heights in relation to boundary standards being applied equally to all sites within a zone, regardless of topography and any other unique site features.</p>	<p>Represents a more targeted control that recognises the complex and broken topography of Porirua.</p> <p>May increase development potential for individual landowners and reduced consenting costs.</p> <p>May increase development capacity.</p>
Disadvantages	<p>Does not distinguish between those parts of a site where downhill shading effects will arise and those where these effects will not arise.</p> <p>May result in unnecessary loss of development capacity.</p> <p>May result in unnecessary loss of development potential for individual landowners and increased consenting costs.</p>	<p>Requires a complex methodology that will rely on assumptions/judgement calls looking at each qualifying area within each site. This includes determining when a qualifying fragment is sufficiently large enough to warrant the controls.</p> <p>May create a complex pattern of controls across individual sites if qualifying areas are fragmented across the site.</p> <p>Increased implementation costs for landowners trying to determine whether a particular part of a site is the subject of a height control.</p>

Comments	<p>The notified approach represents a simpler approach in line with long standing planning practises, well understood by developers. While the alternative could theoretically result in fewer consents and lower associated consenting costs, these are likely to be outweighed by the implementation difficulties and delays for landowners in trying to determine where controls, unrelated to cadastral boundaries, apply on their land.</p> <p>The alternative approach also requires a more complex methodology for the identification of qualifying areas (as distinct from qualifying sites) and where these are fragmented across the site, judgement calls on when they are to be deemed sufficiently large to warrant the imposition of controls.</p> <p>The loss of realisable development capacity is 534 over the next 30 years, still leaving a realisable capacity of 26,954¹.</p>
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¹ Table 2 to Response to Interim Questions from Panel, dated 20th March 2023, from Phil Osborne