

Proposed Residential zones track changes for mediation (17 July 2015)

D.1 Residential zones objectives and policies

Introduction

There are six residential zones in the Unitary Plan:

- Large Lot
- Rural and Coastal Settlement
- Single House
- Mixed Housing Suburban
- Mixed Housing Urban
- Terrace Housing and Apartment Buildings.

The Large Lot and the Coastal and Rural Settlement zones provide for residential development that is low intensity and which reflects the land characteristics and/or service constraints of the location.

The Single House, Mixed Housing Suburban, Mixed Housing Urban and the Terrace Housing and Apartment Buildings zones are applied in existing and future urban areas and provide for a variety of densities. The highest density of development is expected to occur in close proximity to the rapid and frequent service network and within and around centres. Providing for growth in this manner and in these locations is not only an efficient use of land but it also provides access to public transport for a greater number of households and strengthens the role of centres.

Collectively, these zones provide for a mix of housing types, ranging from a house in a coastal settlement, to a single detached house on a suburban section, to an apartment near a metropolitan centre. In some zones the conversion of an existing single dwelling into two dwellings is allowed to cater for different family needs or to generate additional family income provided that the property is not subdivided and retaining the appearance of a single building.

Comment [RM1]: 5716-297 Auckland Council

As the density of development increases the greater the requirement for quality design. To address this, four three or more dwellings on a site in the Mixed Housing Suburban and Mixed Housing Urban zones, and more than one dwelling on a site in the Terrace Housing and Apartment Buildings zone and specialist residential activities such as retirement villages requires a resource consent. The resource consent process will ensure that the proposal gives effect to the quality built environment provisions of the Unitary Plan and that it contributes to the Auckland Plan priority of a quality urban environment.

Comment [RM2]: Ryman (6106-20), RVA (6103-20), Aria Bay (4431-17) and Summerset (6650-40)

The ADM provides supplementary, non-statutory guidance on preparing proposals for new housing developments by outlining options to achieve high standards of design in various housing types.

1.1 General objectives and policies for the residential zones

Objectives

1. Auckland's residential areas are attractive and safe environments with quality development that positively responds to the site, the wider context and enhances the street, public open space and neighbourhood and contributes to safety and a positive sense of place which are in keeping with or complement the existing or the planned residential character of the place.

Comment [RM3]: 839-10032 Housing New Zealand

2. A diverse range of housing provides choice for households and communities to which meets their varied needs and lifestyles of Auckland's diverse population.

Comment [RM4]: 1731-3 Fletcher Residential Limited, 839-10033 Housing New Zealand Corporation

3. Non-residential activities that locate in residential areas contribute to and support respect the amenity of the neighbourhood, are consistent with the scale and intensity of development anticipated by the zone with and provide opportunities for social, economic and cultural well-being.

Comment [RM5]: 839-10034 Housing New Zealand Corporation

Policies

1. Require Manage the built form and design of developments to ensure it contributes positively to:

- positively responds to its site and context;
- is in keeping with or complements the existing or the planned residential character of the place; the
- contributes positively to the visual quality and safety of streets, public open spaces and neighbourhoods.

Comment [RM6]: 6194-7 Alistair Ray

1a. Require high quality site, landscaping, building and dwelling design for higher density development in areas of residential intensification.

Comment [RM7]: 6194-7 Alistair Ray

2. Recognise that the density of Auckland's residential areas will increase, to varying degrees, over time and apply controls to manage that change.

3. Provide a range of residential zones that enable different housing form and densities, a variety of housing opportunities and different housing types that are appropriate for the existing and planned infrastructure, natural environment and the existing and planned residential character of the area.

Comment [RM8]: 839-10036 Housing New Zealand Corporation

4. Require a percentage of Encourage medium to large scale residential development to be universally accessible to provide equal physical access and use for people of all ages and abilities.

Comment [RM9]: 839-10037 Housing New Zealand Corporation

5. Enable an existing dwelling to be converted into two, in specific zones, in a manner that provides high quality internal and on-site amenity.

Comment [RM10]: 839-10038 Housing New Zealand Corporation

6. Enable non-residential activities that provide benefits to local communities and which have minimal adverse effects on amenities of the residential area.:

- a. support the social and economic well-being of the community
- b. are in keeping with or complement the existing or planned residential character and are consistent with the scale and form of development anticipated within the zone
- c. avoid, remedy and mitigate adverse effects on residential amenity
- d. will not detract from the vitality of the City Centre, Metropolitan and Town Centre zones.

Comment [RM11]: 4409-17 Federation of Islamic Societies of New Zealand

7. Require, where appropriate, resource consents for subdivision and housing development for additional residential land capacity, to be given effect to within specific timeframes, including through staging provisions and lapse periods.

Comment [RM12]: 839-10041 Housing New Zealand Corporation

8. Require significant physical works to be undertaken before granting any extension to the lapse date for any consent relating to a large scale residential subdivision or large scale residential development.

Comment [RM13]: 839-10040 Housing New Zealand Corporation 3705-72 Atlas Concrete Limited (Silverdale)

1.2 Large Lot zone

Zone description

This zone provides for large lot residential development on the periphery of urban areas. Large lot development is managed to provide a transition to rural areas and to address is appropriate in these locations because of one or more of the following factors:

Comment [RM14]: EA and JP Nicholls and Belmont Land Owners and Makaan Lala and Sons Limited 6222-5

- it is compatible with the area's landscape qualities high quality landscape areas
- the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services
- there are may be physical limitations such as topography, ground conditions, instability or natural hazards
- where more intensive development may cause or exacerbate adverse effects on the environment.

Comment [RM15]: Sir/Madam Douglas Foster Family Trust 3762-1

To manage existing or potential adverse effects, larger than standard site sizes are required and building coverage and impervious surface areas are restricted.

Objectives

1. Development is of a height and bulk that maintains and positively responds to the site and maintains and complements the area's spacious landscape character, landscape qualities and natural features.
2. Development maintains the amenity of adjoining sites.
3. Development is of a density that is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

Comment [RM16]: Sir/Madam Douglas Foster Family Trust 3762-2

Comment [RM17]: Sir/Madam Douglas Foster Family Trust 3762-4

Policies

1. Limit development on a site to a single dwelling and accessory buildings and ensure that the site size will:
 - a. sites are be able to accommodate on-site wastewater treatment and disposal the infrastructure necessary to support the dwelling
 - b. development will not detract from any high quality landscapes qualities or natural features
 - c. development will not exacerbate any physical limitations such as land instability.
2. Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and complement the spacious landscape character of the area.
4. Manage the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to avoid adverse visual dominance effects to immediate neighbours.

Comment [RM18]: Mahi Properties Limited (5476-12) and Rhondda F Richardson (6949-13)

Comment [RM19]: Sir/Madam Douglas Foster Family Trust 3762-6

Comment [RM20]: Auckland Council (5716-313)

1.3 Rural and Coastal Settlement zone

Zone description

This zone applies to unserviced rural and coastal villages located outside urban areas in a variety of environments including high-quality landscape areas and coastal areas. These settlements rely on on-site wastewater disposal and treatment. Due to factors including servicing, infrastructure and accessibility constraints and, in some cases, their sensitive character, only limited or no growth is anticipated.

Comment [RM21]: 5476-12 Mahi Properties Limited

The zone maintains large limits lot sizes and development to avoid, remedy or mitigate existing or potential adverse effects on water and land and to maintain rural and coastal character. Non-residential uses of a scale and intensity that serves the local population are allowed.

Comment [RM22]: 5476-12 Mahi Properties Limited

Objectives

1. Development is of a height and bulk that maintains and positively responds to the site and the area's rural and coastal residential character.

2. Development provides high-quality on-site amenity for residents and maintains the amenity of adjoining sites.
3. Development is of a density that is appropriate for the the-physical and environmental attributes of the site and any infrastructure constraints.

Policies

1. ~~Enable subdivision and development that provides for a single dwelling and accessory buildings and e~~Ensure that the site size will:
 - a. ~~sites are be able to accommodate on-site wastewater treatment and disposal the infrastructure necessary to support the dwelling~~
 - b. ~~development will not detract from any high-quality landscapes qualities or natural features~~
 - c. ~~development will not exacerbate any physical limitations such as land instability.~~
2. Require development to ~~be of a height and bulk and~~ have sufficient setbacks and open space to maintain ~~and complement~~ the spacious landscape character of the area.

Comment [RM23]: 5476-13 Mahi Properties Limited

Comment [RM24]: SCOPE

2. Require development to be of a **Manage the height and bulk and location of development to that maintains a reasonable level of sunlight access and privacy and to avoid adverse visual dominance effects to immediate neighbours.**

3. Require development to have sufficient setbacks **and useable and accessible outdoor living space open space** so as to maintain the rural and coastal residential character of the area.

4. ~~Require dwellings to be designed to have useable and accessible outdoor living space of a size consistent with the spacious qualities of the zone.~~

1.4 Single House zone

Zone description

~~This purpose of this zone is provides for low density suburban housing to provide a low density suburban residential character. and It is applied in areas throughout Auckland including serviced rural and coastal villages and to sites that have identified natural or built heritage values or where other environmental factors do not support more intensive development. The zone is generally characterised by one building per site of one to two storeys, surrounded by areas of private open space.~~

Comment [RM25]: 4823-19 Stephen Davis

~~Large amounts of subdivision or M-multi-unit development is not anticipated within this zone, due to the minimum site size requirements. The activities provided for in the zone are limited to maintain the low density suburban residential character and amenity of these areas.~~

Comment [RM26]: 839-10042 Housing New Zealand Corporation

Objectives

1. Development is of a height, ~~and bulk and form~~ that maintains and positively responds to the site, ~~and~~ the neighbourhood's low density suburban residential character ~~and identified natural or built heritage values.~~
2. Development provides ~~high quality on site~~ a spacious on site amenity for residents and maintains the amenity of adjoining sites.

Comment [RM27]: 4823-19 Stephen Davis

Comment [RM28]: 839-10043 Housing New Zealand Corporation

Policies

1. Manage the height, ~~and bulk, form and appearance~~ of development and require sufficient setbacks, landscaped areas and open space to maintain the low density suburban residential character of one to two storey, detached dwellings within a generally spacious setting.

Comment [RM29]: 839-10044 Housing New Zealand Corporation

2. ~~Require development to be of a~~ Manage the height and bulk ~~and location of development to that~~ maintains a reasonable level of sunlight access and privacy ~~and to avoid adverse visual dominance effects~~ to immediate neighbours.
3. Require dwellings to be designed to have useable and accessible outdoor living space ~~of a size consistent with the spacious qualities of the zone.~~
4. Require fences to be sufficiently low to allow passive surveillance of the street.

Comment [RM30]: 839-10045 Housing New Zealand Corporation

Comment [RM31]: 839-10046 Housing New Zealand Corporation

1.5 Mixed Housing Suburban zone

Zone description

This zone is the most widespread residential zone in Auckland. ~~Its density controls allow a moderate level of~~ The zone enables intensification, while retaining a relatively spacious quality consistent with a suburban residential character, compared ~~to~~ with the Mixed Housing Urban and Terrace Housing and Apartment Buildings zones. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice.

Comment [RM32]: 4132-3 Sentinel Planning

~~The zone encourages new housing types, including attached housing on smaller sites facing the street. To facilitate the efficient use of these sites and promote quality design outcomes, when assessed through the resource consent process, dwellings may have building bulk closer to site boundaries, provided that shading and dominance effects on adjoining sites are minimised.~~

~~Through the resource consent process, four or more dwellings at a higher density may be built on large sites with wide road frontages. This is because larger sites are capable of accommodating a wider range of housing types, integrating development into the neighbourhood and achieving high quality on-site amenity.~~

~~The zone applies development controls to manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight and to achieve high quality on-site amenity. In addition, resource consent is required for three or more dwellings and/or high density development within the zone to assess the design and layout of the development in order to achieve high quality on site amenity and attractive and safe street and public open spaces and assist to maintain a suburban residential character. The resource consent requirements recognise that the need to achieve high quality design is increasingly important as the scale and density of development increases.~~

Comment [RM33]: 8326-3 Save Our City

Objectives

1. Housing choice within neighbourhoods is increased.
2. Development is of a height, bulk, form and appearance that ~~engages with and addresses the street, positively responds to the site and its context and complements the neighbourhood's planned~~ suburban residential character, ~~engaging with and addressing the street.~~
3. Development provides high-quality on-site amenity for residents and achieves a reasonable standard of amenity for adjoining sites.
4. Development is adequately serviced by network infrastructure ~~and is of a density that is appropriate for the physical attributes of the site and any infrastructure constraints.~~

Comment [RM34]: 8326-1 Save Our City

Comment [RM35]: 839-10050 Housing New Zealand Corporation

Policies

1. Enable a variety of detached and attached housing types ~~and specialist residential activities such as retirement villages.~~

Comment [RM36]: Ryman (6106-38), RVA (6103-38) and Aria Bay (4431-24)

2. ~~Manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas to~~ Maintain a suburban residential character of generally two storeys by:

- a) Managing the height, bulk, form and appearance of development
- b) Requiring sufficient setbacks and landscaped areas
- c) Limiting density on small sites

3. ~~Require development to be of a~~ Manage the height and bulk and form of development to that maintain allows immediate neighbours to have a reasonable standard of sunlight access and privacy and to avoid adverse excessive dominance effects to immediate neighbours.

Comment [RM37]: The Character Coalition 6370-109

4. ~~Enable attached housing on smaller sites where the development faces the street and integrates well into the neighbourhood.~~

Comment [RM38]: Housing New Zealand Corporation 839-10053

5. Require dwellings to be designed to:

- a. have usable and accessible outdoor living space
- b. provide privacy and outlook
- c. be of a size, have access to daylight and sunlight and provide the amenities necessary to meet the day-to-day needs of residents.

6. Require development to be designed ~~to, with a particular emphasis on those parts visible from the street to :~~

- a. create attractive frontages and provide visual interest to the street, public open spaces and common areas within the site
- b. ~~face the street and maximise~~ provide passive surveillance of it of the street, public open spaces and common areas within the site.
- c. minimise the dominance of garage doors visible from the street.

Comment [RM39]: Wesley College Trust Board and Grafton Downs Limited (4767-33) and Housing New Zealand (839-10068)

7. Manage the cumulative effects of development control infringements, particularly in relation to effects on the neighbourhood's existing suburban residential character.

Comment [RM40]: 8326-1 Save Our City

7. ~~Limit the density and scale of development to take account of one or more of the following factors:~~

- a. achieving a balance between making the most efficient use of the site and providing high quality on-site amenity
- b. ~~the proportions or topography of the site or the width of its road frontage mean that it is not possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area~~
- c. any infrastructure constraints.

Comment [RM41]: Housing New Zealand Corporation 839-100536

8. Require development to ~~have available connections~~ be adequately serviced by having available connections to water supply and wastewater networks.

Comment [RM42]: 6650-59 Summerset Group Holdings Limited

9. Enable more efficient use of identified retirement village sites that existed as at 30 September 2013, through the provision of greater building height than the zone would otherwise permit.

Comment [RM43]: 6650-83 Summerset Group Holdings Limited

1.6 Mixed Housing Urban zone

Zone description

This zone is generally located between the Mixed Housing Suburban and the Terrace Housing and Apartment Buildings zones. It provides a transition in density between these two zones and allows three storey dwellings in locations close to centres or the rapid and frequent service network.

Comment [RM44]: Housing New Zealand Corporation 839-18; Jonty Crane 4694-4

~~Over time, the appearance of neighbourhoods within this zone will change to an urban residential character, with development typically up to three storeys. The zone provides for housing in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports that will increase the supply and choice of housing, and creating diversity within neighbourhoods and provide housing choice.~~

Comment [RM45]: 4132-1 Sentinel Planning

The zone encourages new housing types, including attached housing on smaller sites facing the street. To facilitate efficient use of these sites and promote quality design outcomes, when assessed through the resource consent process, dwellings may have building bulk closer to site boundaries, provided that shading and dominance effects on adjoining sites are minimised.

~~Through the resource consent process, four or more dwellings at a higher density may be built on large sites with wide road frontages. This is because larger sites are capable of accommodating a wider range of housing types, integrating development into the neighbourhood and achieving high quality on-site amenity.~~

~~Over time, the appearance of neighbourhoods within this zone will change to an urban residential character.~~

~~The zone applies development controls to manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight and to achieve high quality on-site amenity. In addition, resource consent is required for three or more dwellings and/or high density development within the zone to assess the design and layout of the development in order to achieve high quality on site amenity and attractive and safe street and public open spaces. The resource consent requirements recognise that the need to achieve high quality design is increasingly important as the scale and density of development increases.~~

Comment [RM46]: 5625-20 Alistair Ray

Objectives

1. Land surrounding centres, high density residential areas and close to the rapid and frequent service network is efficiently used to provide urban living that increases Auckland's housing supply and choice and access to public transport.
2. Development is of a height, bulk, form and appearance that engages with and addresses the street, positively responds to the site and its context and the complements neighbourhood's planned urban residential character, engaging with and addressing the street.
3. Development provides high-quality on-site amenity for residents and achieves a reasonable standard of amenity for adjoining sites.
4. Development is adequately serviced by network infrastructure and is of a density that is appropriate for the physical attributes of the site and any infrastructure constraints.

Comment [RM47]: Housing New Zealand Corporation 839-18; Jonty Crane 4694-4

Comment [RM48]: 5625-24 Alistair Ray

Comment [RM49]: 839-10061 Housing New Zealand Corporation

Policies

1. Enable a variety of detached and attached housing types at increased densities, including low-rise apartments and specialist residential activities such as retirement villages.
2. Manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas consistent with an urban residential character of generally three storeys.
3. Require development to be of a Manage the height and bulk of development to that allows immediate neighbours to have maintain a reasonable standard of sunlight access and privacy, and to avoid minimise adverse excessive dominance effects to immediate neighbours.
4. Enable attached housing on smaller sites where the development faces the street and integrates well into the neighbourhood.

Comment [RM50]: Ryman (6106-41) & RVA (6103- 41)

Comment [RM51]: 839-10063 Housing New Zealand Corporation

Comment [RM52]: Housing New Zealand Corporation 839-10064 and 839-10065

Comment [RM53]: Housing New Zealand Corporation 839-10066

5. Require dwellings to be designed to:

- a. have useable and accessible outdoor living space
- b. provide privacy and outlook
- c. be of a size, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.

6. Require development to be designed ~~to, with a particular emphasis on those parts visible from the street to:~~

- a. create attractive frontages and provide visual interest to the street, public open spaces and common areas within the site
- b. ~~face the street and maximise~~ provide passive surveillance of it of the street, public open spaces and common areas within the site
- c. ~~minimise the dominance of garage doors visible from the street;~~

Comment [RM54]: Wesley College Trust Board and Grafton Downs Limited (4767-33) and Housing New Zealand (839-10068)

7. Limit the density and scale of development to

- a. ~~achieving a balance between making the most efficient use of the site and providing high quality on-site amenity~~
- b. ~~the proportions or topography of the site or the width of its road frontage mean that it is not possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area~~
- c. ~~any infrastructure constraints;~~

Comment [RM55]: Wesley College Trust Board and Grafton Downs Limited (4767-34) Property Council New Zealand (6212-25) Housing New Zealand Corporation 839-10069

7. Manage the cumulative effects of development control infringements, particularly in relation to effects on the neighbourhood's planned urban residential character.

Comment [RM56]: 5625-24 Alistair Ray

8. Require development to ~~have available connections~~ be adequately serviced by having available connections to water supply and wastewater networks.

Comment [RM57]: 4299 Karaka Residents and Ratepayers Association

1.7 Terrace Housing and Apartment Buildings zone

Zone description

This zone allows urban residential living in the form of terrace housing and apartments. The zone is located around metropolitan, town and local centres and the rapid and frequent service network.

The purpose of the zone is to make efficient use of land and infrastructure, increase the supply of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods, foster a sense of community and increase the vitality of centres.

Comment [RM58]: 2418-94 Sally Peake

The zone provides for the greatest density, height and scale of development out of all the residential zones. Buildings of ~~four to six storeys~~ generally between five to seven storeys are allowed, depending on the scale of the centre the zone adjoins, to achieve a transition in height from the centre to lower scale residential zones. This new form of development will lead to a change from a suburban to urban residential character and a moderate to high degree of visual change over time. Low density development is discouraged and The zone encourages mid-rise, multi-unit residential living, is encouraged. This increased density and requires a high standard of design. A resource consent is required for more than dwelling on a site in the zone. A key part of the resource consent process will be to determine if the proposal makes efficient use of the site and achieves quality design outcomes. Larger sites, and in particular sites with a consistent width of at least 20m, are capable of a wider range of housing types and can achieve high quality on-site amenity and design

Comment [RM59]: 4797-27 Louis Mayo

outcomes.

Comment [RM60]: 1350-9 Singyip Estate Limited

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

Objectives

1. Land surrounding centres and the rapid and frequent service network is efficiently used to provide urban living that increases Auckland's housing choice, supply and access to centres and public transport.

Comment [RM61]: 839-10071 Housing New Zealand Limited

2. Development is of a height, bulk, form and appearance that engages with and addresses the street, positively responds to the site, its context and complements the neighbourhood's planned urban residential character, engaging with and addressing the street.

Comment [RM62]: 5625-24 Alistair Ray

3. Development provides high-quality on-site amenity for residents and achieves a reasonable standard of amenity for adjoining sites.

4. Development is of a density that is appropriate for the physical attributes of the site, any infrastructure constraints and the planned urban residential character of the neighbourhood.

Comment [RM63]: 839-10074 Housing New Zealand Corporation

4. Development is adequately serviced by network infrastructure.

Comment [RM64]: 1069-4 Stuart Howard

5. Non-residential activities provide convenience and choice for the neighbourhood while ensuring the urban residential character and amenity of the area is maintained.

Comment [RM65]: 2007-4 Point Chevalier Residents Against THABs Incorporated

Policies

1. Enable housing types appropriate to higher levels of residential density, specifically terrace housing and apartments and specialist residential activities such as retirement villages.

Comment [RM66]: Ryman (6106-43 & 44) & RVA (6103-43 & 44)

2. Avoid low density. Encourage high density residential development, while allowing the continued use of a site for one dwelling.

Comment [RM67]: 1350-9 Singyip Estate Limited

3. Manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas consistent with an urban residential character of generally between four and six five and seven storeys in identified locations.

Comment [RM68]: 2606-20 Fletcher Construction Developments (a division of the Fletcher Construction Company Limited, 6212-26 Property Council New Zealand, 2742-205 Unitec Institute of Technology

4. Provide for building heights that reflect the scale of development in the adjoining business area and provide a transition in building scale to neighbouring lower density residential areas.

5. Require development to be designed to respond to the context of integrate into the neighbourhood, while recognising the increased building bulk and in height the zone allows.

Comment [RM69]: Consequential to Topic 013 RPS Urban Growth rebuttal evidence of Nick Roberts

6. Require development to be of a Manage the height and bulk of development to that allows immediate neighbours to have maintain a reasonable standard of sunlight daylight access and privacy and to avoid excessive minimise adverse visual dominance effects to immediate neighbours.

Comment [RM70]: 4823-24 Stephen Davis

7. Require development adjoining the other residential zones to be set back from the boundary to recognise the existing or planned residential character of other adjoining residential zones their amenity values.

Comment [RM71]: 839-10082 Housing New Zealand Corporation

8. Require dwellings to be designed to:

- a. have useable and accessible outdoor living space, maximising sunlight access where practicable
- b. provide privacy and outlook
- c. be of a size, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents

d. prioritise pedestrian access, safety and movement.

Comment [RM72]: 839-10083 Housing New Zealand Corporation

9. Require development to be designed to, with a particular emphasis on those parts visible from the street to:

a. create attractive frontages and provide visual interest to the street, public open spaces and open spaces within the site

b. face the street and maximise provide passive surveillance of it of the street, public open spaces and open spaces within the site.

c. minimise the dominance of garage doors visible from the street.

Comment [RM73]: 839-10084 Housing New Zealand Corporation

10. Require development to make the most efficient use of the site as practicable, taking into account:

a. the ability to provide high quality on site amenity

b. the proportions or topography of the site or the width of its road frontage mean that it is not possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area

c. any infrastructure constraints.

Comment [RM74]: 839-10085 Housing New Zealand Corporation

11. Provide for a range of non residential activities while ensuring that the intensity of use will not detract from the residential amenity of the area.

Comment [RM75]: 2588-40 Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 5723-107 Progressive Enterprises Limited.

1.1 Residential zones rules

The rules in this section implement the objectives and policies of Chapter D.1.

Comment [RM76]: Consequential from Topic 004 evidence of Michele Perwick

1. Activity tables

Table 1: Activity status of dwellings

Comment [RM77]: Amendment combines activity status of dwellings from activity table and density table in clause 3.1

The following table specifies the activity status of dwellings in the residential zones.

Zone	Number of dwellings	Activity status
Large Lot, Rural and Coastal Settlement and Single House zone	One dwelling per site	Permitted
	More than one dwelling per site	Discretionary
Mixed Housing Suburban zone	Up to two dwellings per site	Permitted
	Three or more dwellings per site	Restricted discretionary
	On sites less than 1000m ² , one or more dwellings that have less than 200m ² site area per dwelling	Discretionary
Mixed Housing Urban zone	Up to two dwellings per site	Permitted

Comment [RM78]: 4792-70 MLW Adams Family Trust

Comment [RM79]: 1473-72 Auckland 2040 Incorporated

Comment [RM80]: Ockham Holdings Limited 6099-32

	Three or more dwellings per site	Restricted discretionary
Terrace Housing and Apartment Buildings zone	One dwelling per site	Permitted
	More than one dwelling per site	Restricted discretionary

Comment [RM81]: 1350-9 Singyip Estate Limited

Table 2: Activity status of other activities

The following table specifies the activity status of activities other than dwellings in the residential zones.

The activity status of the activities in the table below also apply to new buildings (including accessory buildings and additions to buildings) that will accommodate or are required to facilitate the activity.

Comment [RM82]: 5886-6 R Purchas

Activity	Large Lot zone	Rural and Coastal Settlement zone	Single House zone	Mixed Housing Suburban zone	Mixed Housing Urban zone	Terrace Housing and Apartment Buildings zone
Residential						
<u>Activities not provided for</u>	NC	NC	NC	NC	NC	NC
Camping grounds	NC D	D	NC D	NC D	NC D	NC
Dwellings	P	P	P	P up to 3 dwellings per site RD 4 or more dwellings per site	P up to 3 dwellings per site RD 4 or more dwellings per site	P One dwelling on a site D 2 to 4 dwellings per site RD 5 or more dwellings per site
Home occupations	P	P	P	P	P	P
Retirement villages	NC D	NC D	D	RD	RD	RD
Supported residential care and boarding houses accommodating up to 10 people 200m ² GFA per site inclusive of	NC RD	P RD	P	P	P	P

Comment [RM83]: Consequential from Topic 004 evidence of Michele Perwick

Comment [RM84]: Auckland Council 5716-299, Leigh A Auton 5400-7

Comment [RM85]: Oceania (4290-38), Metlifecare (6098-39) and BUPA (6259-8)

Comment [RM86]: Oceania (4290-38), Metlifecare (6098-39) and BUPA (6259-8)

Comment [RM88]: Waitemata District Health Board 4476-20

staff and residents						
Supported residential care and boarding houses not provided for above	NC D	NC D	D	RD	RD	RD
Boarding houses accommodating up to 10 people per site inclusive of staff and residents	RD	RD	P	P	P	P
Boarding houses not otherwise provided for above	D	D	D	RD	RD	RD
Visitor accommodation up to 200m ² GFA accommodating up to 10 people per site inclusive of staff and visitors	NC RD	RD	RD P	RD P	RD P	RD P
Visitor accommodation not provided for above	NC D	NC D	D	RD	RD	RD
Commerce						
Dairies up to 100m ² GFA per site	NC D	RD	RD	RD	RD	RD
Restaurants and cafes up to 100m ² GFA per site	NC D	RD	NC D	NC D	D	RD
Service stations on arterial roads	NC D	D	D	D	D	D
Community						
Care centres accommodating up to 200m ² GFA 10 people per site excluding staff and visitors	P	P	P	P	P	P
Care centres between 200m ² 400m ² GFA per site	NC	NC	RD	RD	RD	RD
Care centres not provided for above	NC D	NC D	D	RD	RD	RD
Community facilities	D	D	D	RD	RD	RD

Comment [RM87]: Navigate 5373-4 /5

Comment [RM90]: Waitemata District Health Board 4476-20

Comment [RM89]: Navigate 5373-5

Comment [RM91]: Navigate 5373-5; Salvation Army 7398-21

Comment [RM93]: Steven R Garner 4605-1

Comment [RM92]: Leigh A Auton 5400-7 Minister of Social Development: Child, Youth and Family 5704-7-8

Comment [RM94]: David W Adams 1190-1, Jennifer D Edwards 4284-10, David W Adams 1190-1, Westgate Partnership 4373-174, Mr and Mrs S Nuich Trust 5788-165, J D Rai and Sons Limited 4581-2, Lawrence and Wendy Blount 7327-1

Comment [RM95]: As above (RM91)

Comment [RM96]: Hugh Green Limited 5259-79

Comment [RM97]: Hugh Green Limited 5259-79

Comment [RM98]: Navigate 5373-8

Comment [RM99]: Navigate 5373 9 and 10

Comment [RM100]: Navigate 5373 9 and 10

Comment [RM101]: Ruven Duinkerke 4713-3

Education facilities	NC	D	D	D	D	D
<u>Tertiary education facilities</u>	<u>NC</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>Emergency services on adjoining an arterial road</u>	<u>NC D</u>	D	D	D	D	D
Healthcare facilities up to 200m ² GFA per site	NC	RD	RD	RD	RD	RD
Healthcare facilities and associated buildings not provided for above	NC	NC	NC	D	D	D
Rural						
Grazing of livestock on sites greater than 2,000m ² net site area	P	P	<u>NC P</u>	<u>NC P</u>	<u>NC P</u>	<u>NC P</u>
Mana Whenua						
Marae complex	D	D	D	D	D	D
Development						
<u>Alterations and additions to a single dwelling on a site</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Internal alterations and external alterations and additions to two or more dwellings on a site not otherwise specified below</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P RD</u>
<u>Additions to dwellings greater than 200m² gross floor area</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>RD</u>
<u>External alterations to buildings greater than 25m² of the building façade's total surface</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>RD</u>
Demolition of buildings	P	P	P	P	P	P

Comment [RM102]: The University of Auckland 5662-93

Comment [RM103]: Minister of Police 4274-21 New Zealand Fire Service Commission 867-56

Comment [RM104]: Minister of Police 4274-21, Auckland Council 5716-299, Ronald H Lever 2821-2

Comment [RM105]: Housing New Zealand Corporation 839-10194

Comment [RM106]: Housing New Zealand Corporation 839-10194

Comment [RM107]: Housing New Zealand Corporation 839-10194

Comment [RM108]: Housing New Zealand Corporation 839-10194

The conversion of a dwelling into a maximum of two dwellings complying with the land use controls in clause rule 3.3 below	RD	RD	P	P	P	DP
Buildings accessory to the permitted and restricted discretionary non-residential activities listed above	RD	RD	RD	RD	RD	RD
Buildings accessory to all other activities listed in this table have the same activity status as the activity itself.						

Comment [RM109]: Housing New Zealand Corporation 839-10194

Comment [RM110]: 5886-6 R Purchas

Comment [RM111]: 5886-6 R Purchas

2. Notification

1. Buildings that do not comply with the following development controls will be subject to the normal tests for notification under the relevant sections of the RMA:

- a. building height in the Large Lot, Rural and Coastal Settlement, Single House, Mixed Housing Suburban and Mixed Housing Urban zones
- b. building height infringements greater than 1m in the Terrace Housing and Apartment Building zone
- b. height in relation to boundary
- c. alternative height in relation to boundary in the Mixed Housing Suburban and Mixed Housing Urban zones
- d. side and rear yards in the Large Lot zone
- e. maximum building length
- f. building setbacks within the Terrace Housing and Apartment Buildings zone
- g. building setbacks in the Terrace Housing and Apartment Buildings zone where it adjoins lower density zones
- h. building coverage
- i. landscaping
- j. outlook space.

Comment [RM112]: Housing New Zealand Corporation 839-10196

2. The following activities will be subject to the normal tests for notification under the relevant sections of the RMA:

- a. supported residential care not otherwise provided for
- b. boarding houses not otherwise provided for
- c. visitor accommodation not otherwise provided for
- d. care centres not otherwise provided for
- e. community facilities
- f. retirement villages.

Comment [RM113]: Refer above for submitters requesting amendments to activity status

3. Land use controls

3.1 Maximum density

1. The number of dwellings on a site must not exceed the limits specified below:

Table 1:

Zone	Dwellings
Large Lot	One dwelling per site
Rural and coastal settlements	One dwelling per 4000m ² net site area
Single House	One dwelling per site
Mixed Housing Suburban	One dwelling per 400m ² net site area, or One dwelling per 300m ² net site area where the requirements of clause 3.1.2 below are met, or One dwelling per 200m ² net site area where the requirements of clause 3.1.5 below are met
Mixed Housing Urban	One dwelling per 300m ² net site area, or One dwelling per 250m ² net site area where the requirements of clause 3.1.3 below are met, or No density limits apply where four or more dwellings are proposed and the requirements of clause 3.1.6 below are met

Comment [RM114]: Rule incorporated into Table 1: Activity status of dwellings

Comment [RM115]: Rule incorporated into Table 1: Activity status of dwellings

Comment [RM116]: Rule incorporated into Table 1: Activity status of dwellings

Comment [RM117]: Sentinel Planning Limited 4132-3

Comment [RM118]: Sentinel Planning Limited 4132-3

2. Within the Mixed Housing Suburban zone a density of one dwelling per 300m² applies where:
 - a. the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the 99
 - b. each proposed dwelling is setback at least 4m and no more than 5m from the frontage of the site.
3. Within the Mixed Housing Urban zone a density of one dwelling per 250m² applies to proposed front sites where:
 - a. each proposed site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density
 - b. each proposed dwelling is setback at least 2.5m and no more than 5m from the frontage of the site.
4. Where three or four dwellings are proposed on a front site within the Mixed Housing Suburban or Mixed Housing Urban zone the site must be at least 15m wide:
 - a. at the frontage
 - b. for at least 80 per cent of the length of its side boundaries.
5. Within the Mixed Housing Suburban zone a density of one dwelling per 200m² applies where four or more dwellings are proposed and the site:

~~a. has a minimum net site area of 1200m²~~

~~b. is at least 20m wide:~~

~~i. at the frontage of the site~~

~~ii. for at least 80 per cent of the length of its side boundaries.~~

~~6. Within the Mixed Housing Urban zone no density limit applies where four or more dwellings are proposed and the site:~~

~~a. has a minimum net site area of 1200m²~~

~~b. is at least 20m wide:~~

~~i. at the frontage of the site~~

~~ii. for at least 80 per cent of the length of its side boundaries.~~

~~7. To avoid doubt, within the Mixed Housing Suburban and Mixed Housing Urban zones the most restrictive density applies to existing and proposed rear sites.~~

~~8. Development that does not comply with clauses 1-6 above is a discretionary activity.~~

~~9. Clause 1 above does not apply where a dwelling is converted into two dwellings as a permitted activity.~~

3.2 Home occupations

1. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.

2. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.

3. No more than four people in total may work in the home occupation.

4. The sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm.

5. Car trips to and from the home occupation activity must not exceed 20 per day.

6. Heavy vehicle trips must not exceed two per week.

7. No more than one commercial vehicle associated with the home occupation may be on site at any one time.

8. Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view.

9. Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site.

10. ~~With the exception of goods ordered and distributed electronically or by mail/courier,~~ Goods sold from the home occupation must be:

a. Goods produced on site, or

- b. Goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier, or
- c. Goods ancillary and related to a service provided by the home occupation.

Comment [RM119]: Anton Sengers 4895-26

11. A home occupation that does not comply with clauses 1-10 above is a discretionary non-complying activity.

Comment [RM120]: Anton Sengers 4895-26

3.3 The conversion of a dwelling into two dwellings

1. Where a dwelling is proposed to be converted into two dwellings each dwelling must have a net internal floor area of at least 40m² 30m².

Comment [RM121]: Nick Molloy 5470-1

2. ~~The second~~ Each dwelling must:

- a. ~~have direct access to an outdoor living space. This space may be exclusive to the dwelling or shared with the primary dwelling~~ have an outdoor living space that:
 - i. is at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling
 - ii. is at least 1.8m in depth
 - iii. is directly accessible from the principal living room.

Comment [RM122]: Louise A Graham 5268-8

b. have a common wall with the primary dwelling of no less than 3m in length or share a ceiling and/or floor with the primary dwelling.

c. ~~comply with the daylight and minimum dimension of principal living rooms and principal bedrooms~~ development controls.

3. The primary dwelling must exist on the date of notification of this Unitary Plan, 30 September 2013.

4. ~~Parking is not required for the second dwelling.~~

Comment [RM123]: Sentinel Planning Limited 4132-9

4. Development Controls - Large Lot zone

4.1 Development control infringements

1. ~~Buildings that infringe three or more of the following development controls are a discretionary activity:~~

Comment [RM124]: 1731-6 Fletcher Residential Limited

- a. ~~building height~~
- b. ~~yards~~
- c. ~~maximum impervious area~~
- d. ~~building coverage.~~

4.2 Building height

Purpose:

- manage the height of buildings to maintain the ~~low rise residential~~ spacious landscape character of the zone (one to two storeys) and maintain the amenity of adjoining sites.

Comment [RM125]: Rhondda F Richardson (6949-5)

1. Buildings must not exceed 8m in height.

4.3 Yards

Purpose:

- maintain the spacious landscape character of the zone ~~and~~

Comment [RM126]: Rhondda F Richardson (6949-5)

- maintain the amenity of adjoining sites
- ensure dwellings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

Table 2:

Yard	Minimum depth
Front	10m
Side	6m
Rear	6m
Riparian	10m from the edge of permanent and intermittent streams
Lake	30m
Coastal protection yard	25m, or as otherwise specified in appendix 6.7

4.4 Maximum impervious area

Purpose:

- manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks
- support the functioning of riparian yards and stream water quality and ecology.

1. Maximum impervious area: ~~10 per cent~~ 35 per cent of the site area or 1400m², whichever is the lesser.

2. Maximum impervious area within a riparian yard: 10 per cent.

4.5 Building coverage

Purpose:

- maintain the spacious, landscape character of the zone.

1. Maximum building coverage: ~~20~~ 10 per cent of net site area or 400m², whichever is the lesser.

5. Development Controls - Rural and Coastal Settlement zone

5.1 Development control infringements

1. Buildings that infringe three or more of the following development controls are a discretionary activity:

- building height
- height in relation to boundary
- yards
- maximum impervious area

Comment [RM127]: John Lenihan 851-5

Comment [RM128]: (Sir/Madam Douglas Foster Family Trust 3762-11)

Comment [RM129]: 1731-6 Fletcher Residential Limited

e. building coverage.

5.2 Building height

Purpose:

- manage the height of buildings to maintain the rural and coastal residential character of the zone (one to two storeys) and maintain the amenity of adjoining sites.

1. Buildings must not exceed 8m in height.

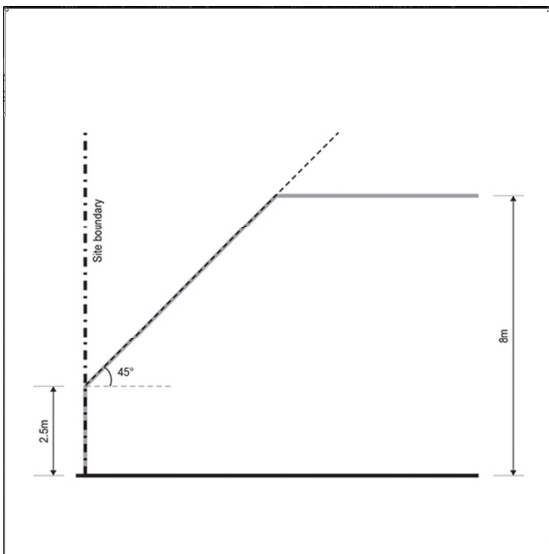
5.3 Height in relation to boundary

Purpose:

- manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and avoid adverse visual dominance effects to immediate neighbours limit over shadowing of neighbouring sites and provide space between buildings.

1. Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m exceed a height of 2.5m measured vertically above ground level at along side and rear boundaries, as shown in Figure 1 below. Thereafter, buildings must be setback 1m for every additional metre in height (45 degrees).

Figure 1: Height in relation to boundary



2. This control does not apply to a boundary adjoining:

- a. industrial zones
- b. centres and mixed use zones
- c. the General Business zone
- d. the Business Park zone
- e. sites within the public open space zones exceeding 2000m².

3. Where the boundary forms part of a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

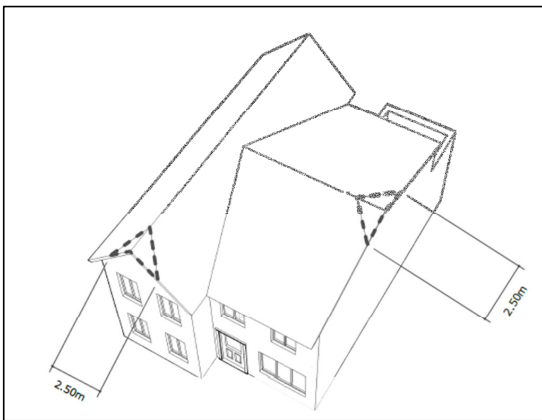
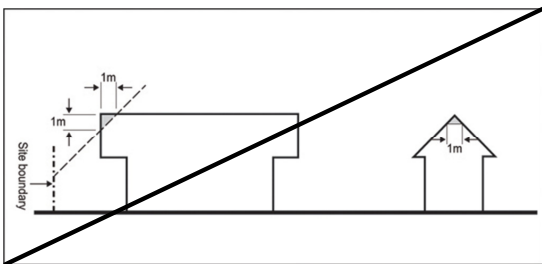
4. A gable end, or dormer or roof may project beyond the recession plane where that portion beyond the recession plane is it is:

a. no greater than 1.5m² in area and no greater than 1m in height and width measured parallel to the nearest adjacent boundary

b. no greater than 2.5m in length measured along the edge of the roof

b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

Figure 2: Exemptions for a gable end or dormer



5. No more than two gable end, or dormer or roof projections are allowed for every 6m length of site boundary.

5.4 Yards

Purpose:

- maintain the spacious rural and coastal residential character of the zone streetscape
- maintain the amenity of adjoining sites
- ~~and~~ ensure dwellings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

Table 3:

Comment [RM130]: (Claire Chambers 1063-1)

Yard	Minimum depth
Front	5m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lake	30m
Coastal protection yard	20m, or as otherwise specified in appendix 6.7

5.5 Maximum impervious area

Purpose:

- manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks
- support the functioning of riparian yards and stream water quality and ecology.

1. Maximum impervious area: 35 per cent of site area or 1400m², whichever is the lesser ~~10 per cent.~~
2. Maximum impervious area within a riparian yard: 10 per cent.

Comment [RM131]: Generation Zero (5478-47)

5.6 Building coverage

Purpose:

- maintain the rural and coastal residential character of the zone.

1. Maximum building coverage: 20 per cent of net site area or 200m², whichever is the lesser.

5.7 Outdoor living space

Purpose:

- provide dwellings with outdoor living space that is of a usable size and dimension and ~~is~~ provides amenity consistent with the spacious qualities rural and coastal residential character of the zone and is directly accessible from the principal living room.

1. A dwelling must have an outdoor living space measuring at least 80m² that:
 - a. is free of building, parking, servicing and manoeuvring areas
 - b. excludes any area with a dimension 1m or less.
2. Where a dwelling has the principal living room at ground level, part of the required outdoor living space must be able to contain a delineated 20m² area that:
 - a. has no dimension less than 4m
 - b. is directly accessible from a principal living room
 - c. has a gradient not exceeding 1 in 20.
3. Where a dwelling has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that is directly accessible from the principal living room that:

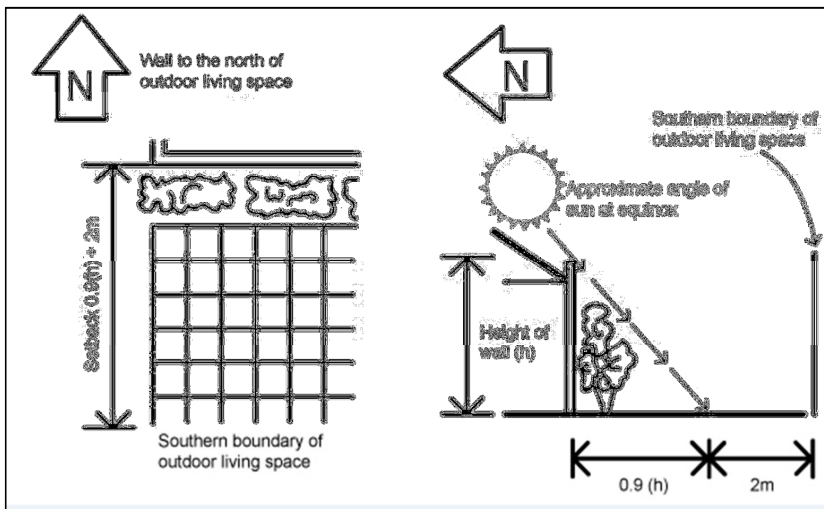
Comment [RM132]: John A Simons 2828-2, Magan Ranchhod 5425-2

a. has a minimum area of 85m^2 for studio and one-bedroom dwellings and 8m^2 for two or more bedroom dwellings

b. has a minimum depth of $2.41.8\text{m}$.

4. Where the outdoor living space at ground level is located south of any building located on the same site, it must be separated from any wall or building by at least $(2\text{m} + 0.9(h))$, where (h) is the height of the wall or building as shown in the Figure x below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 3: Location of outdoor living space



5.8 Fences

Purpose:

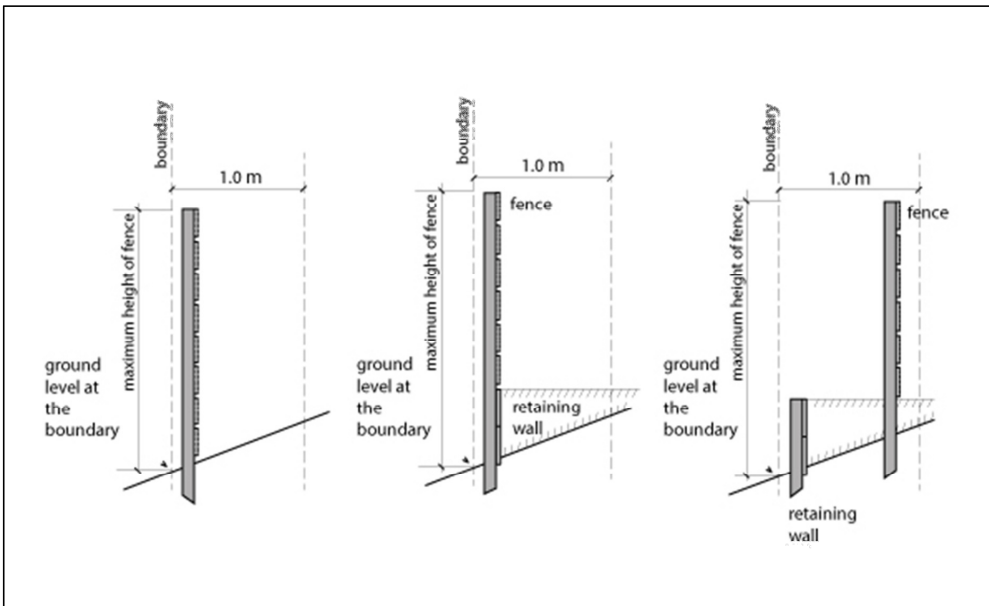
- enable fences to be constructed within yards to a height sufficient to provide privacy for dwellings while enabling passive surveillance of the street and avoiding adverse visual dominance effects to immediate neighbours.

1. Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

a. 1.6m within front yards.

b. 2m within side and rear yards.

Figure 4: Measurement of fence height

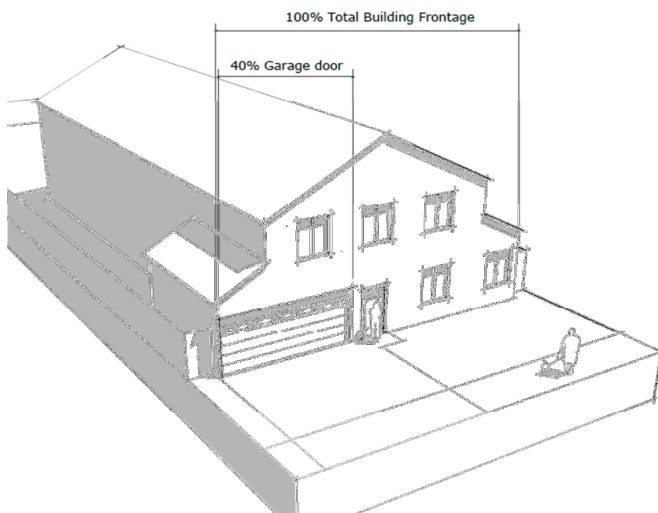


5.8 Garages

Purpose: ensure garages are not a dominant feature of the streetscape.

1. A garage door facing a street must be no greater than 40 per cent of the width of the front façade of the dwelling to which the garage relates, as shown in Figure 5 below.
2. Garage doors must not project forward of the front façade of a dwelling.

Figure 5: Maximum width of garage door



Comment [RM133]: Paul Chapman
4772-3

6. Development Controls - Single House zone

6.1 Development control infringements

1. Buildings that infringe three or more of the following development controls are a discretionary activity:

- a. building height
- b. height in relation to boundary
- c. yards
- d. maximum impervious area
- e. building coverage
- f. landscaping.

6.2 Building height

Purpose:

- manage the height of buildings to maintain the low density suburban residential character of the zone (one to two storeys) and maintain the amenity of adjoining sites.

1. Buildings must not exceed 8m in height.

6.3 Height in relation to boundary

Purpose:

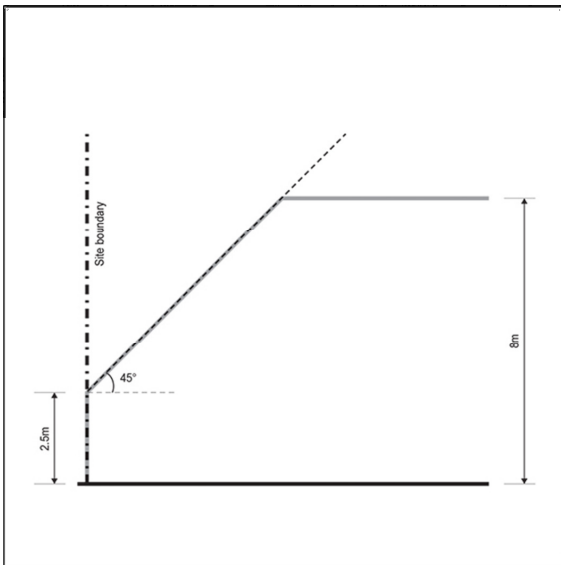
- manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and avoid adverse visual dominance effects to immediate neighbours ~~limit over shadowing of neighbouring sites and provide space between buildings.~~

1. Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m exceed a height of 2.5m measured vertically above ground level at along side and rear boundaries, as shown in Figure 6 below. ~~Thereafter, buildings must be setback 1m for every additional metre in height (45 degrees).~~

Figure 3 6: Height in relation to boundary

Comment [RM134]: 1731-6 Fletcher Residential Limited

Comment [RM135]: 5324-22 Alan E Bilkey



2. This control does not apply to a boundary adjoining:

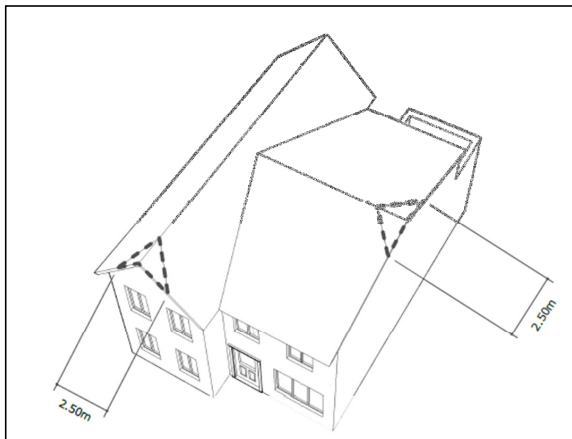
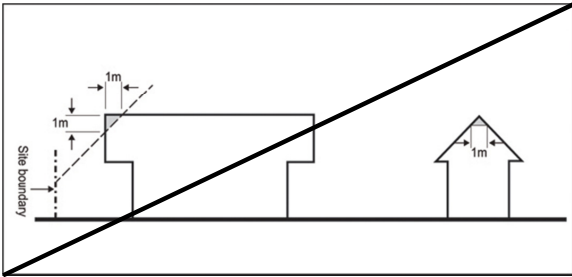
- a. industrial zones
- b. centres and mixed use zones
- c. General Business zone
- d. Business Park zone
- e. sites within the public open space zones exceeding 2000m².

3. Where the boundary forms part of a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

4. A gable end, or dormer or roof may project beyond the recession plane where that portion beyond the recession plane is it is:

- a. no greater than 1.5m² in area and no greater than 1m in height and width measured parallel to the nearest adjacent boundary.
- b. no greater than 2.5m in length measured along the edge of the roof
- b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

Figure 4 7: Exceptions for gable ends and dormers



5. No more than two gable ends or dormer or roof projections are allowed for every 6m length of site boundary.

6.4 Yards

Purpose:

- maintain the ~~spacious and landscaped qualities~~ low density suburban residential character of the streetscape ~~and~~
- maintain the amenity of adjoining sites
- ensure dwellings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

Comment [RM136]: Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 2588-49

Table 4:

Yard	Minimum depth
Front	5m
Side	1m
Rear	1m
Riparian	10m from the edge of permanent and intermittent streams
Lake	30m

Coastal protection yard	10m, or as otherwise specified in appendix 6.7
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6.5 Common walls

Purpose:

- enable attached dwellings, ~~where that pattern of development exists or where neighbours agree.~~

1. The height in relation to boundary and yards development controls do not apply where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

6.6 Maximum impervious area

Purpose:

- manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks
- support the functioning of riparian yards and stream water quality and ecology.

1. Maximum impervious area: 60 per cent of site area.
2. Maximum impervious area within a riparian yard: 10 per cent.

6.7 Building coverage

Purpose: maintain the low density suburban residential character of the zone.

1. Maximum building coverage: 35 per cent of net site area.

6.8 Landscaping

Purpose:

- provide for on-site amenity ~~and~~
- contribute positively to the visual quality of streets-an attractive streetscape character
- ~~improve stormwater absorption on-site.~~

1. ~~At least 40 per cent of a site must comprise~~ Minimum landscaped area; 40 per cent of net site area of which a minimum of 10 per cent must be planted with shrubs, including at least one tree that is pB95 or larger at the time of planting.

2. At least 50 per cent of the front yard must comprise landscaped area.

6.9 Outdoor living space

Purpose:

- provide dwellings with outdoor living space that is of a usable size and dimension ~~and provides amenity~~ is consistent with the spacious character qualities of the zone and is directly accessible from the principal living room.

1. ~~A dwelling must have an outdoor living space measuring at least 80m² that:~~

a. ~~is free of buildings, parking spaces, servicing and manoeuvring areas~~

b. ~~excludes any area with a dimension less than 1m.~~

2. ~~Where a dwelling has the principal living room at ground level, part of the required~~ must have an outdoor living space that is able to contain a delineated area measuring at least 20m² that comprises ground floor and/or balcony/roof terrace space that:

a. where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20

Comment [RM137]: 4163-4 D W Hookway

Comment [RM138]: Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 2588-49

Comment [RM139]: 2791-3 Geoff Bennett

Comment [RM140]: 5324-30 Alan E Bilkey, 1731-14 Fletcher Residential Limited, 839-10213 HNZC

Comment [RM141]: 9105-6 Robert K Westbrooke 6949-44 Rhondda F Richardson Howick focused 9147-6 Rochelle L Molloy 4713-8 Ruven Duinkerke 5324-31 Alan E Bilkey 5991-8 Grey Lynn Urban Environments 3484-5 Lynda Murphy

b. is at least 5m² and has a minimum dimension of 1.8m where provided in the form of balcony or roof terrace

b.c. is directly accessible from the principal living room

d. is free of buildings, parking spaces, servicing and manoeuvring areas

e. has a gradient not exceeding 1 in 20

2. Where a dwelling has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:

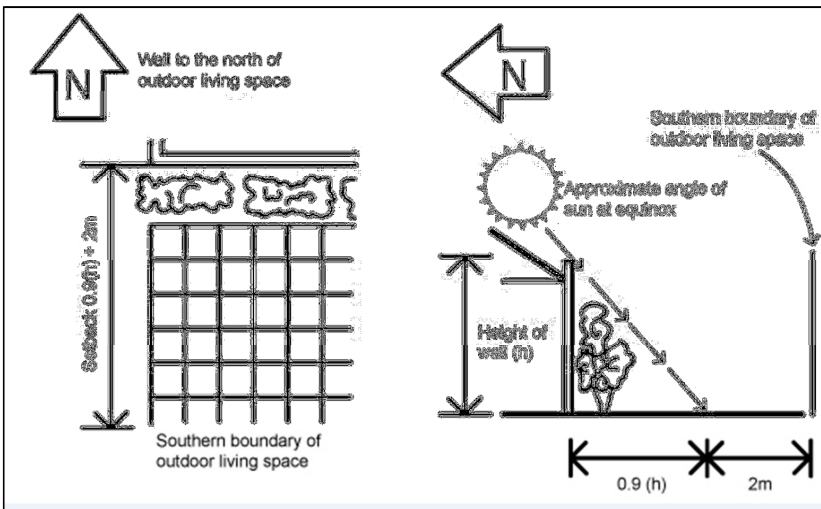
a. is directly accessible from the principal living room

b. has a minimum area of 8m²

c. has a minimum depth of 2.4m.

2. Where the outdoor living space at ground level is located south of any building located on the same site, it must be separated from any wall or building by at least $(2m + 0.9(h))$, where (h) is the height of the wall or building as shown in the Figure x below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 8: Location of outdoor living space



3. This rule does not apply to retirement villages.

6.10 Fences

Purpose:

- enable fences to be constructed within yards to a height sufficient to provide privacy for dwellings while enabling enhance-passive surveillance of the street and avoiding adverse visual dominance effects to immediate neighbours and maintain the open character of front yards.

1. Fences in a front yard must not exceed a height of 1.6m.

Comment [RM142]: 4713-9 Ruven Duinkerke

1. Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

a. 1.6m within front yards.

b. 2m within side and rear yards.

Figure 5: Fences within the front yard

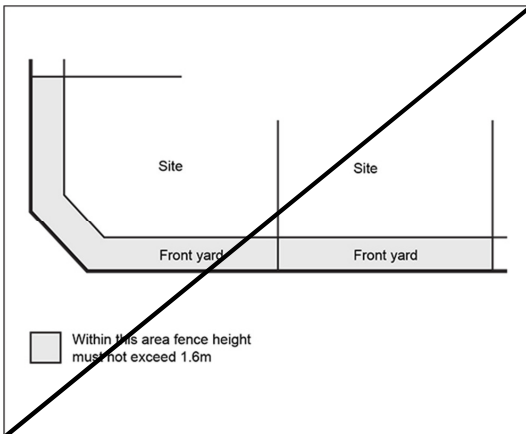
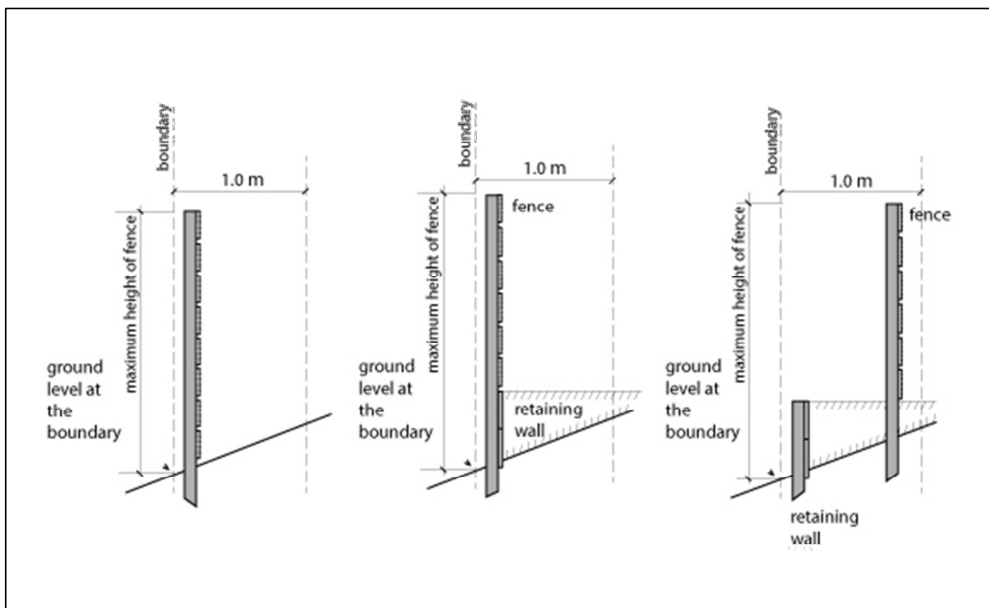


Figure 9: Measurement of fence height



6.11 Garages

Purpose:

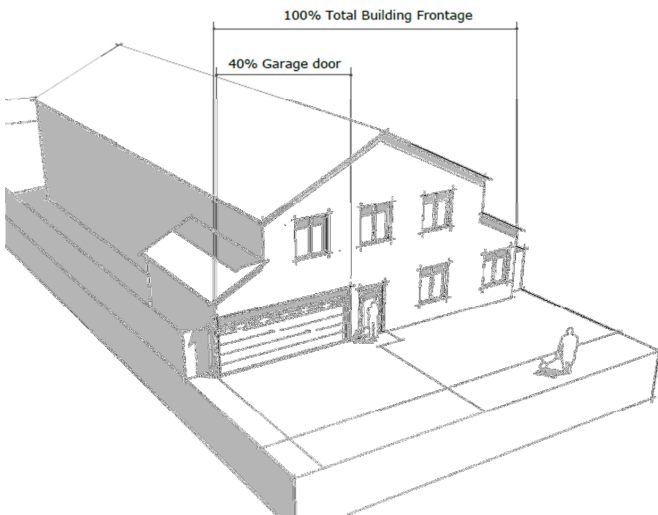
- ensure garages are not a dominant feature of the streetscape.

Comment [RM143]: 4713-1 Ruven Duinkerke, 6650-54 Summerset Group Holdings Limited

1. A garage door facing a street must be no greater than 40 per cent of the width of the front facade of the dwelling to which the garage relates, as shown in Figure 10 below.

2. Garage doors must not project forward of the front façade of a dwelling.

Figure 10: Maximum width of garage door



6.12 Universal access

Purpose: medium to large-scale residential development provides equal physical access and use for people of all ages and abilities.

1. Where a new building or development contains 10 or more dwellings, 20 per cent of those dwellings must comply with the following:

a. doorways must have a minimum clear opening width of 810mm

b. stairwells must have a minimum width of 900mm

c. corridors must have a minimum width of 1050mm

d. the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:

i. a minimum width of 1.2m

ii. a maximum slope of 1:20

iii. a maximum cross fall of 1:50.

2. Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one half will be disregarded and any fraction of one half or more will be counted as one dwelling.

3. All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces

Comment [RM144]: Housing New Zealand Corporation, 6058-6

are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility—Buildings and Associated Facilities (NZS 4121:2001).

7. Development Controls - Mixed Housing Suburban zone

7.1 Development control infringements

1. Buildings that infringe three or more of the following development controls are a discretionary activity:

- a. building height
- b. height in relation to boundary
- c. yards
- d. maximum impervious area
- e. building coverage
- f. landscaping
- g. outlook.

7.2 Building height

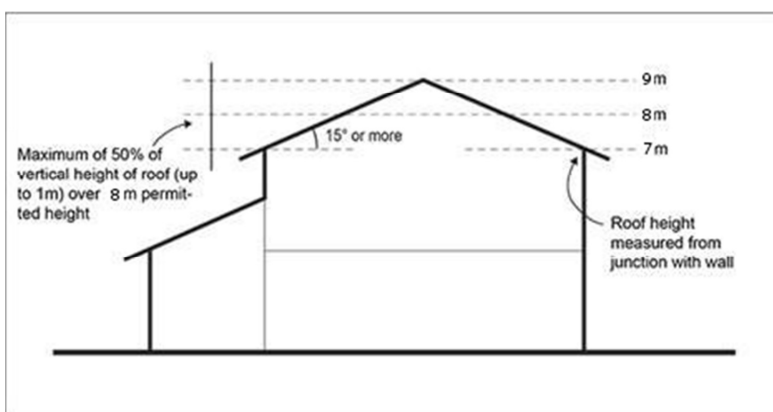
Purpose:

- manage the height of buildings to generally maintain a low-rise suburban residential character of the zone (one to two storeys), maintain the amenity of adjoining sites and provide some flexibility to enable variety in roof forms

1. Buildings must not exceed 8m in height except that 50 per cent of a building's roof, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.

2. If the site is subject to the Additional Building Height overlay, buildings must not exceed the height in metres shown for the site on the planning maps.

Figure 11: Building height in the Mixed Housing Suburban zone



Comment [RM145]: 1731-6 Fletcher Residential Limited

Comment [RM146]: 5324-21, Alan E Bilkey 5280-63, The New Zealand Institute of Architects 5277-65, The Urban Design Forum New Zealand

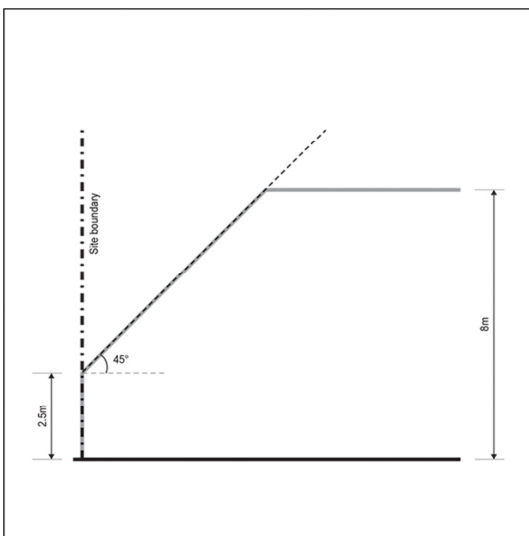
7.3 Height in relation to boundary

Purpose: manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and avoid adverse visual dominance effects to immediate neighbours ~~limit over-shadowing of neighbouring sites and provide space between buildings.~~

Comment [RM147]: 5280-64, The New Zealand Institute of Architects 5277-66, The Urban Design Forum New Zealand; 5711-42, Addison Developments Limited 5713-37, Anselmi Ridge Limited (ARL)

1. Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m exceed a height of 2.5m measured vertically above ground level ~~at along~~ side and rear boundaries, as shown in Figure 12 below. Thereafter, buildings must be setback 1m for every additional metre in height (45 degrees).

Figure 12: Height in relation to boundary



2. This control does not apply to a boundary adjoining:

- industrial zones
- centres and mixed use zones
- General Business zone
- Business Park zone
- sites within the public open space zones exceeding 2000m².

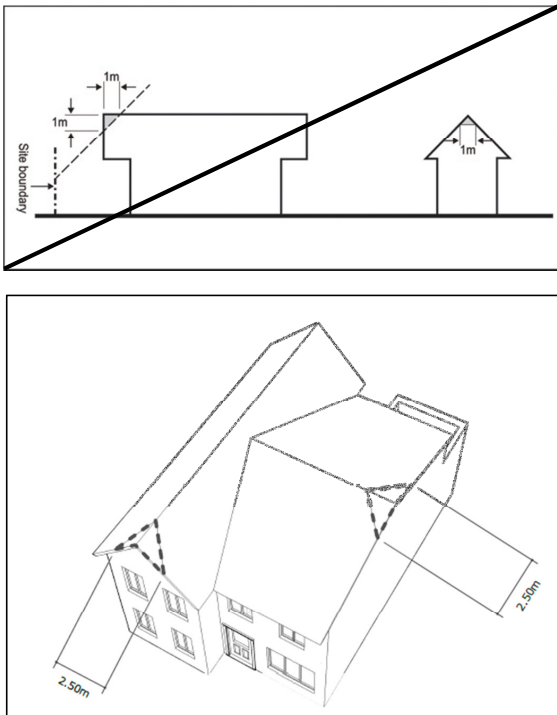
3. Where the boundary forms part of a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

4. A gable end, ~~or~~ dormer or roof may project beyond the recession plane where that portion beyond the recession plane is it is:

- no greater than 1.5m² in area and no greater than 1m in height and width measured parallel to the nearest adjacent boundary
- no greater than 2.5m in length measured along the edge of the roof

b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

Figure 7.13: Exceptions for gable ends and dormers



5. No more than two gable end, or dormer or roof projections are allowed for every 6m length of site boundary.

6. The height in relation to boundary rule does not apply to existing or proposed internal site boundaries within an application area.

7.4 Alternative height in relation to boundary

Purpose: enable the efficient use of the site by providing design flexibility at the first floor of a dwelling.

1. This development control is an alternative to the permitted height in relation to boundary control in clause 7.3 above which may be used for development that is a density of one dwelling per 300m² or greater and complies with the land use controls in clause 3.1.2 above.

2. It will be processed as a restricted discretionary activity if it complies with clause 3 below.

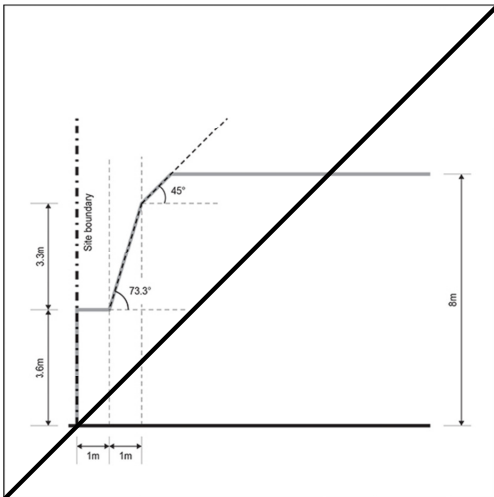
3. Buildings must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back one metre and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then one metre for every additional metre in height (45 degrees).

4. The exceptions to the permitted height in relation to boundary control listed in clause 7.3 above apply.

5. A building that does not comply with this control is a discretionary activity.

Comment [RM148]: 1473-74, Auckland 2040 Incorporated

Figure 8: Alternative height in relation to boundary



7.5 Yards

Purpose:

- maintain an open streetscape character and the suburban residential character of the streetscape maintain the amenity of adjoining sites
- ensure dwellings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

Comment [RM149]: 3419-9, Sarah Maling

Table 5

Yard	Minimum depth
Front	4m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lake	30m
Coastal protection yard	10m, or as otherwise specified in appendix 6.7

7.6 Common walls

Purpose:

- enable attached dwellings, where that pattern of development exists or where neighbours agree.

1.The height in relation to boundary and yards development controls do not apply where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Comment [RM150]: Anton Sengers 4895-34

7.7 Maximum impervious area

Purpose:

- manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks
- support the functioning of riparian yards and stream water quality and ecology.

1. Maximum impervious area: 60 per cent of site area.
2. Maximum impervious area within a riparian yard: 10 per cent.

7.8 Building coverage

Purpose:

- maintain the suburban residential character of the zone.

1. Maximum building coverage ~~for proposed sites with a density less than or equal to one dwelling per 400m²: 40~~ 35 per cent of net site area.
2. ~~Maximum building coverage for proposed sites with a density greater than one dwelling per 400m² that comply with the requirements of clause 3.1.2 above: 50 per cent.~~

7.9 Landscaping

Purpose:

- provide for on-site amenity consistent with the suburban residential character of the zone and an attractive streetscape character
- ~~improve stormwater absorption on-site~~ contribute positively to the visual quality of streets.

1. ~~For proposed sites with a density less than or equal to one dwelling per 400m² or more at least 40 per cent must comprise~~ Minimum landscaped area: 40 per cent of net site area.

2. ~~For proposed sites with a density greater than one dwelling per 400m² that comply with the requirements of clause 3.1.2 above, at least 30 per cent must comprise landscaped area.~~

3. ~~For clauses 1 and 2 above, the following must be met:~~

a. ~~at least 10 per cent of the required landscaped area must be planted with shrubs including at least one tree that is p895 or larger at the time of planting~~

b. ~~a-2. At least 50 per cent of the front yard must comprise landscaped area.~~

7.10 Outlook space

Purpose:

- ensure a reasonable standard of daylight to and visual and acoustic privacy between habitable rooms of different residential buildings dwellings, including their outdoor living space, on the same or adjacent sites
- minimise adverse visual dominance effects within a site
- encourage the placement of habitable room windows to the site frontage street or public open space ~~or to the rear of the site in preference to side boundaries~~, to maximise both passive surveillance of those areas the street and privacy, and to avoid overlooking of neighbouring sites.

1. The following control applies to dwellings, boarding houses, visitor accommodation, supported residential care and retirement villages.

1. An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the

Comment [RM151]: 6042-10, Cooper and Associates

Comment [RM152]: 1473-76, Auckland 2040 Incorporated

Comment [RM153]: 5713-43, Anselmi Ridge Limited (ARL)

Comment [RM154]: 2209-35, Blair Curtis and Sally Over-Curtis

outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.

2. The minimum dimensions for a required outlook space are as follows:

a. principal living room of a dwelling or main living and dining area within a boarding house, visitor accommodation, supported residential care or retirement village unit: 6m in depth and 4m in width

b. principal bedroom of a dwelling or the main sleeping area within a boarding house, visitor accommodation, supported residential care or retirement village unit: 3m in depth and 3m in width

c. all other habitable rooms: 1m in depth and 1m in width.

3. The depth of the outlook space is measured at right angles to and horizontal from the window ~~or balcony~~ to which it applies. ~~Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.~~

4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies ~~or from the centre point of the largest balcony.~~

5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

6. Outlook spaces may be within the site, over a public street, or other public open space.

7. Outlook spaces required from different rooms within the same dwelling may overlap.

8. Outlook spaces must:

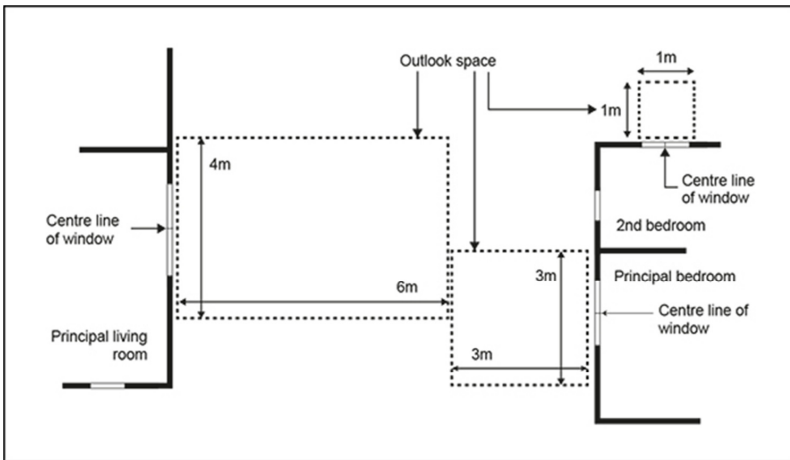
a. be clear and unobstructed by buildings

b. not extend over adjacent sites

~~c. or overlap with~~ not extend over an outlook spaces or outdoor living space required by another dwelling.

9. An outlook space at ground floor level from a principal living room may be reduced to 4m deep if privacy to adjacent dwellings is provided by fencing at least 1.6m in height.

Figure 9-14: Required outlook space



11. Buildings must be separated by at least 2m where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site.

7.11 Separation between buildings within a site

Purpose: require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

Comment [RM155]: 2516-42, Pantheon Enterprises Limited

1. Buildings must be separated where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of area of glazing.
2. The separation space required must be free of buildings for the depth, width and height set out below.
3. The depth of the separation space is measured at right angles to, and horizontal from, the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.
4. For the principal living room, the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room, or 15m, whichever is the lesser.
5. For the principal bedroom, the depth of the separation space required is 6m.
6. For other habitable rooms, the depth of the separation space required is 3m.
7. The width of the separation space is 50 per cent of its depth and is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.
8. The height of the separation space is from the height of the floor or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.
9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

7.12 Outdoor living space

Purpose:

- provide dwellings with outdoor living space that is of a useable size and dimension, for the type of dwelling has access to sunlight, provides amenity consistent with the suburban residential character of the zone and is directly accessible from the principal living room.

~~1. A dwelling at ground level must have an outdoor living space measuring at least 40m² that:~~

~~a. is free of buildings, parking spaces, servicing and manoeuvring areas~~

~~b. excludes any area with a dimension less than 1m.~~

~~2. Where a dwelling has the principal living room at ground level, part of the required must have an outdoor living space that is able to contain a delineated area measuring at least 20m² that comprises ground floor and/or balcony/roof terrace space that:~~

~~a. where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20~~

~~b. is at least 5m² and a minimum dimension of 1.8m where provided in the form of balcony or roof terrace~~

~~b.c. is directly accessible from the principal living room~~

~~d. is free of buildings, parking spaces, servicing and manoeuvring areas~~

~~e. has a gradient not exceeding 1 in 20.~~

~~3. Where a dwelling has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:~~

~~a. is directly accessible from the principal living room~~

~~b. has a minimum area of 8m²~~

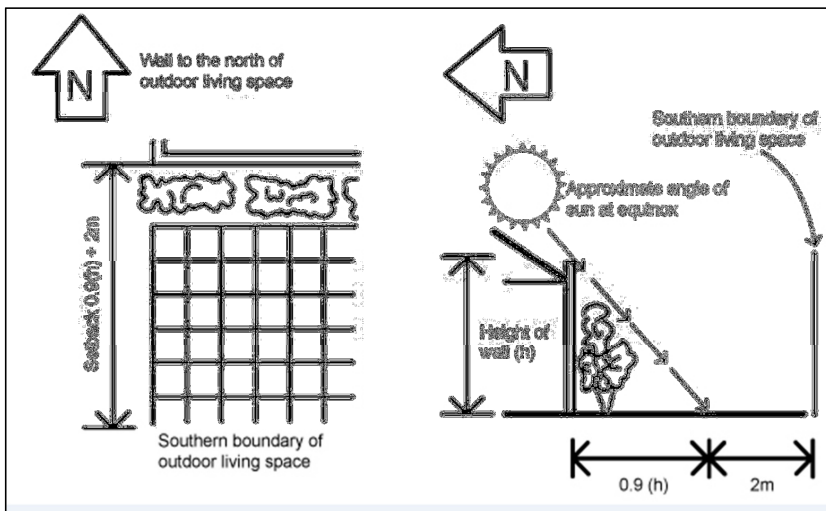
~~c. has a minimum depth of 2.4m.~~

~~4. Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 5m² for studio and one-bedroom dwellings and 8m² for two or more bedroom dwellings 10m² and has a minimum depth dimension of 2.4-1.8m.~~

~~3. Where the outdoor living space at ground level is located south of any building located on the same site, it must be separated from any wall or building by at least (2m + 0.9(h)), where (h) is the height of the wall or building as shown in the Figure 15 below. For the purpose of this rule south is defined as between 135 and 225 degrees.~~

Figure 15: Location of outdoor living space

Comment [RM156]: 6099-44, Ockham Holdings Limited



4. This rule does not apply to retirement villages.

7.13 Dwellings fronting the street

Purpose:

- ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1. The front facade of a dwelling or dwellings on a front site must contain:

- a glazing that is cumulatively at least 30 per cent of the area of the front facade (excluding the garage door)

- a main entrance door and window that is visible from the street.

7.14 Maximum building length

Purpose:

- manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

1. The maximum length of a building along a side or rear boundary is 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

7.15 Fences

Purpose:

- enable fences to be constructed within yards to a height sufficient to provide privacy for dwellings while enabling enhance passive surveillance of the street and avoiding adverse visual dominance effects to immediate neighbours and maintain the open character of front yards.

1. Fences in a front yard must not exceed 1.2m in height.

1. Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

- 1.6m within front yards.

Comment [RM157]: 5711-60, Addison Developments Limited

Comment [RM158]: 5711-62, Addison Developments Limited

Comment [RM159]: 2433-2, Claire Hanham

b. 2m within side and rear yards.

Figure 10: Fences within the front yard

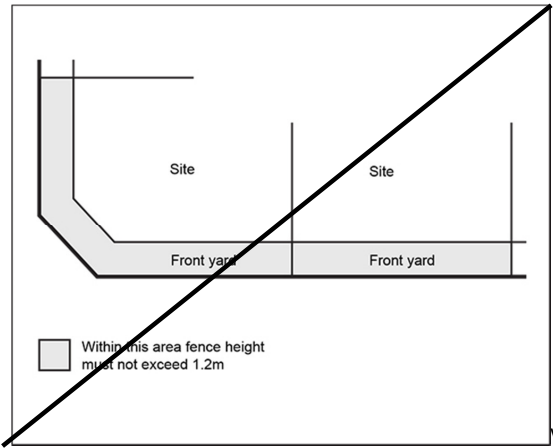
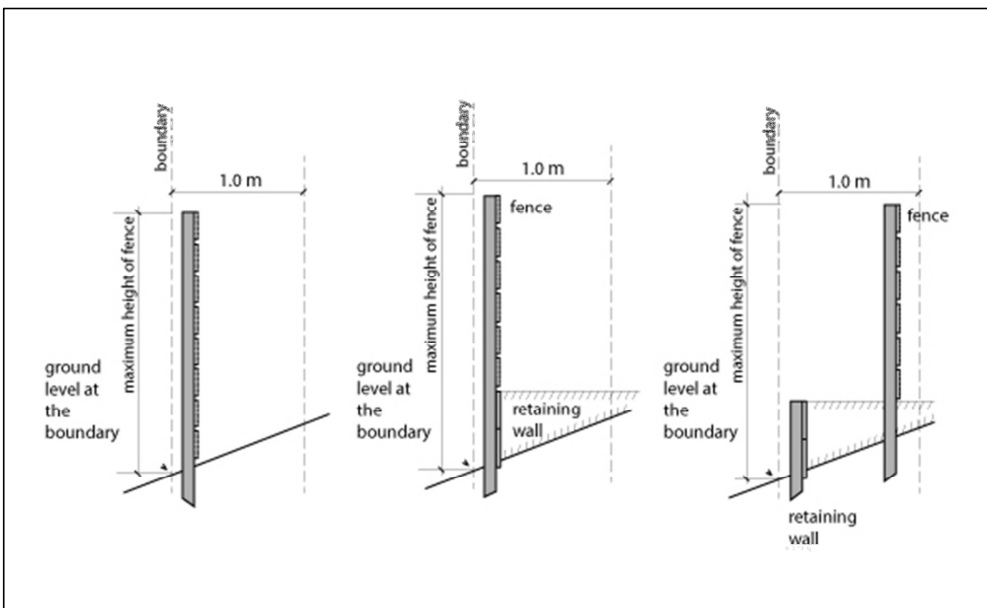


Figure 16: Measurement of fence height



7.16 Garages

Purpose:

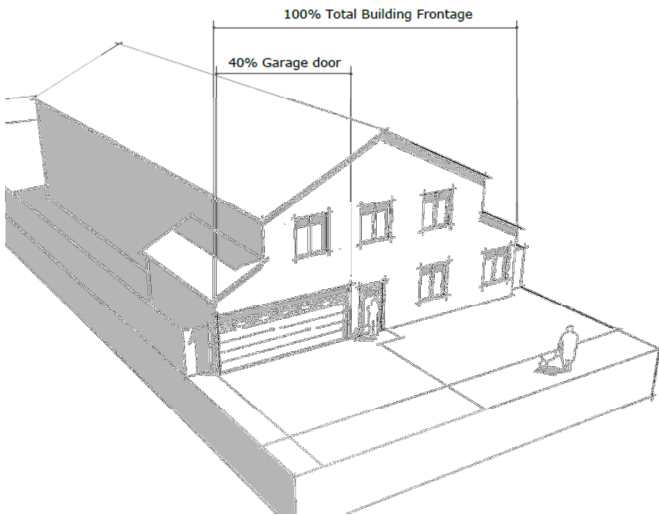
- reduce the dominance of garages as viewed from the street
- avoid parked cars over hanging the footpath.

1. A garage door facing a street must be no greater than 40 per cent of the width of the front facade of the dwelling to which the garage relates, as shown in Figure 17 below.

Comment [RM160]: 5711-64, Addison Developments Limited

- 2. Garage doors must not project forward of the front façade of a dwelling.
- 3. The garage door must be set back at least 5m from the site's frontage.

Figure 17: Maximum width of garage door



7.17 Minimum dwelling size

Purpose:

- dwellings are of a sufficient size to provide for the day-to-day needs of residents.

1. Dwellings must have a minimum net internal floor area as follows:

- a. ~~40~~ 30m² for studio dwellings.
- b. ~~45~~ 42m² for one bedroom dwellings.

2. This rule does not apply to retirement villages.

Comment [RM161]: 9213-15, Adam and Zana Milina

7.18 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

- principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.

1. The principal living room within a dwelling must have no dimension less than 3m, measured perpendicular from the internal walls of the room.

2. The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

Comment [RM162]: Addison Developments Limited 5711-66

7.19 Servicing and waste

Purpose: dwellings within medium to large scale residential development have sufficient space within the building or site to accommodate the storage of waste.

Comment [RM163]: 5711-68, Addison Developments Limited

1. A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:

a. studio and one bedroom—0.3m²

b. two bedrooms—0.5m²

c. three bedrooms—0.7m²

d. four or more bedrooms—1m².

2. An additional 30 per cent in area of the total floor area area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.

7.20 Water and wastewater

Purpose:

- ensure development can be serviced by connections to the water supply and wastewater networks.

1. At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection. Buildings must be able to connect to the existing public reticulated to the water supply and wastewater networks with capacity to service the development.

2. All service connections and on site infrastructure must be located within the boundary of the proposed site it serves of have access to the public network by an appropriate legal mechanism.

7.21 Storage

Purpose: ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1. A building or development containing 5 or more dwellings must provide covered storage space for each dwelling with internal measurements of at least 4m², excluding storage within the kitchen and bedroom wardrobes. The storage may be within the dwelling or external to it, within the site.

2. The required storage space for each dwelling must include a single covered storage space within internal dimensions of at least 2m³.

7.22 Universal access

Purpose: medium to large scale residential development provides equal physical access and use for people of all ages and abilities.

1. Where a new building or development contains 10 or more dwellings, 20 per cent of those dwellings must comply with the following:

a. doorways must have a minimum clear opening width of 810mm

b. stairwells must have a minimum width of 900mm

c. corridors must have a minimum width of 1050mm

d. the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:

i. a minimum width of 1.2m

ii. a maximum slope of 1:20

Comment [RM164]: Auckland Council
5716-305 Vol2 page 26/209

Comment [RM165]: 5711-70, Addison
Developments Limited

Comment [RM166]: 5713-52, Anselmi
Ridge Limited (ARL)

iii. a maximum cross fall of 1:50.

2. Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one half will be disregarded and any fraction of one half or more will be counted as one dwelling.

3. All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS 4121:2001).

8. Development Controls - Mixed Housing Urban zone

8.1 Development control infringements

1. Buildings that infringe three or more of the following development controls are a discretionary activity:

- a. building height
- b. height in relation to boundary
- c. yards
- d. maximum impervious area
- e. building coverage
- f. landscaping
- g. outlook.

8.2 Building height

Purpose:

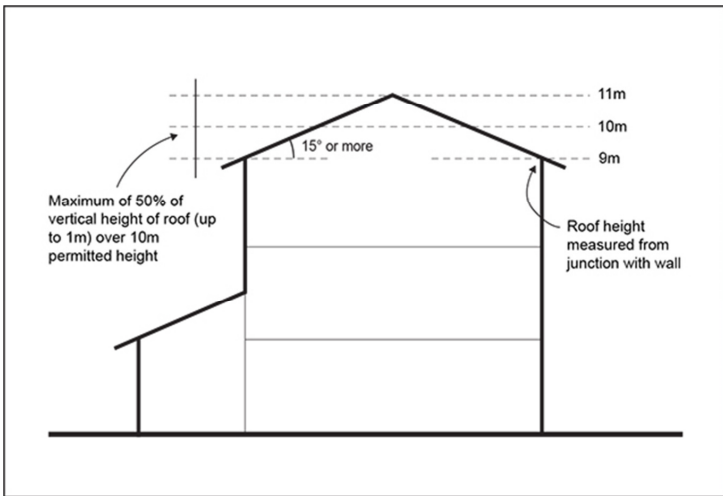
- manage the height of buildings to be consistent with an urban residential character of up to three storeys, maintain the amenity of adjoining sites and provide some flexibility to enable variety in roof forms.

1. Buildings must not exceed 10m in height, except that 50 per cent of a building's roof, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.

Figure 11 18: Building height in the Mixed Housing Urban zone

Comment [RM167]: 1731-6 Fletcher Residential Limited

Comment [RM168]: 4797-66 Louis Mayo



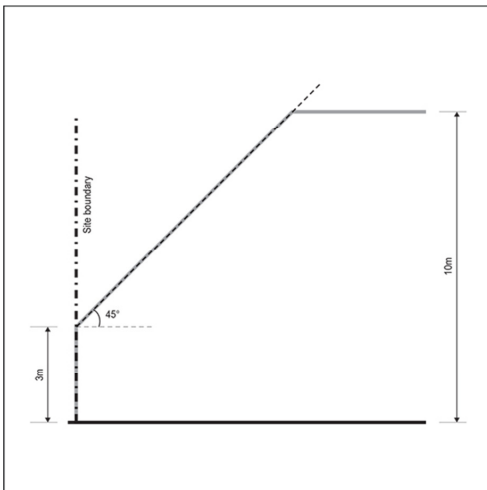
8.3 Height in relation to boundary

Purpose:

- manage the height and bulk and scale of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours limit over shadowing to neighbouring sites and provide space between buildings.

1. Buildings must not project beyond a 45-degree recession plane measured from a point 3m exceed a height of 3m measured vertically above ground level at along side and rear boundaries, as shown in Figure 19 below. Thereafter, buildings must be setback 1m for every additional metre in height (45 degrees).

Figure 19: Height in relation to boundary



2. This control does not apply to a boundary adjoining:

- industrial zones
- centres and mixed use zones

Comment [RM169]: 5280-64, The New Zealand Institute of Architects 5277-66, The Urban Design Forum New Zealand; 5711-42, Addison Developments Limited 5713-37, Anselmi Ridge Limited (ARL)

c. General Business zone

d. Business Park zone

e. sites within the public open space zones exceeding 2000m².

3. Where the boundary forms part of a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access site.

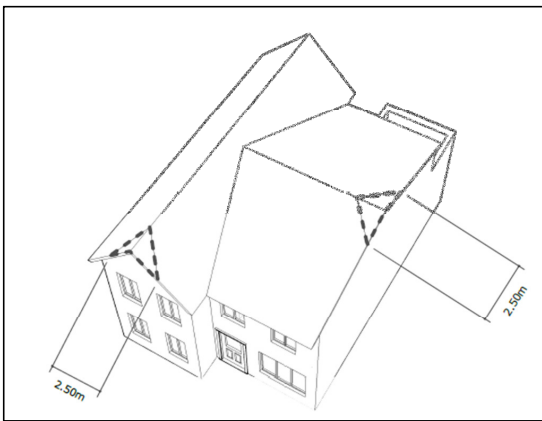
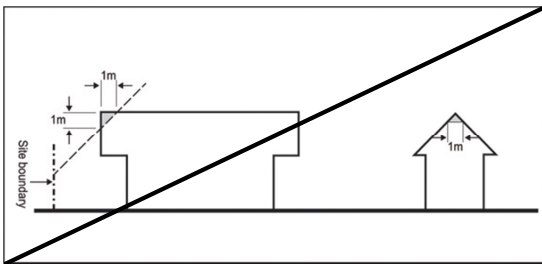
4. A gable end, ~~or~~ dormer or roof may project beyond the recession plane where that portion beyond the recession plane is it is:

a. no greater than 1.5m² in area and no greater than 1m in height and width measured parallel to the nearest adjacent boundary.

b. no greater than 2.5m in length measured along the edge of the roof

b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

Figure 13 20: Exceptions for gable ends and dormers



5. No more than two gable end, ~~or~~ dormer or roof projections are allowed for every 6m length of site boundary.

6. The height in relation to boundary rule does not apply to existing or proposed internal site boundaries within an application area.

8.4 Alternative height in relation to boundary

Purpose:

- enable the efficient use of the site by providing design flexibility at the upper floors of a dwelling close to the street frontage, while maintaining a reasonable level of sunlight access and minimising adverse visual dominance effects to immediate neighbours.

1. This development control is an alternative to the permitted height in relation to boundary control in clause 8.3 above which may be used for and applies to development that is within 20m of the site frontage is a density of one dwelling per 250m² or greater and complies with the land use controls in clause 3.1.3 above.

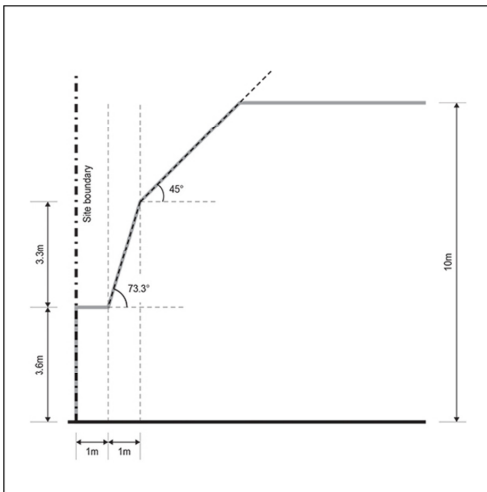
2. It will be processed as a restricted discretionary activity if it complies with clause 3 below.

3. Buildings must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries within 20m of the site frontage. Thereafter, buildings must be set back one metre, and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m, and then one metre for every additional metre in height (45 degrees) as shown in Figure 21 below.

4. The exceptions to the permitted height in relation to boundary control listed in clause 8.3 above apply.

5. A building that does not comply with this control is a discretionary activity.

Figure 14 21: Alternative height in relation to boundary



6. The alternative height in relation to boundary rule does not apply to existing or proposed internal site boundaries within an application area.

8.5 Common walls

Purpose:

- enable attached dwellings, where that pattern of development exists or where neighbours agree.

1. The height in relation to boundary and yards development controls do not apply where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Comment [RM170]: The New Zealand Institute of Architects 5280-56 & 5277-57
The Urban Design Forum New Zealand 5277-58 & 5277-59; Fletcher Residential Limited 1731-17

Comment [RM171]: 2221-43 Orewa Ratepayers and Residents Association Incorporated

8.6 Yards

Purpose:

- create an urban residential streetscape character transition from the front facade of the dwelling to the street that contributes to the quality of the streetscape and
- maintain the amenity of adjoining sites
- ensures dwellings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

Comment [RM172]: The Urban Design Forum New Zealand 5277-68, and The New Zealand Institute of Architects 5280-66

Table 6:

Yard	Minimum depth
Front	2.5m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lake	30m
Coastal protection yard	10m, or as otherwise specified in appendix 6.7

8.7 Maximum impervious area

Purpose:

- manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks
- support the functioning of riparian yards and stream water quality and ecology.

Comment [RM173]: Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 2588-51, and Ockham Holdings Limited 6099-61

1. Maximum impervious area for proposed sites with a density less than or equal to one dwelling per 300m²: 60 per cent of site area.

2. Maximum impervious area for proposed sites with a density greater than one dwelling per 300m² that comply with the requirements of clause 3.2.2 above: 70 per cent.

2. Maximum impervious area within a riparian yard: 10 per cent.

8.8 Building coverage

Purpose:

- manage the density extent of buildings on the a site consistent with the planned urban residential character of the zone.

Comment [RM174]: Rochelle L. Molloy 9147-27

1. Maximum building coverage for proposed sites with a density less than or equal to one dwelling per 300m²: 40 per cent.

2. Maximum building coverage for proposed sites with a density greater than one dwelling per 300m² that comply with the requirements of clause 3.1.3 above: 50 40 per cent of net site area.

8.9 Landscaping

Purpose:

Comment [RM175]: Fletcher Residential Limited 1731-24 Tamaki Redevelopment Company Limited 4854-71

- provide for on-site amenity consistent with the planned urban residential character of the zone and an attractive streetscape character
- contribute positively to the visual quality of the street.
- ~~improve stormwater absorption on-site.~~

1. ~~For proposed sites with a density less than or equal to one dwelling per 300m² at least 40 per cent must comprise Minimum landscaped area: 40 per cent of net site area.~~

2. ~~For proposed sites with a density greater than one dwelling per 300m² that comply with the requirements of clause 3.1.3 above, at least 30 per cent must comprise landscaped area.~~

3. ~~For clauses 1 and 2 above, the following must be met:~~

a. ~~At least 10 per cent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting.~~

b. ~~At least 50 per cent of the front yard must comprise landscaped area.~~

8.10 Outlook space

Purpose:

- ensure a reasonable standard of daylight to and visual and acoustic privacy between habitable rooms of different residential buildings dwellings, including their outdoor living space, on the same or adjacent sites
- minimise adverse visual dominance effects within a site
- encourage the placement of habitable room windows to the site frontage street or public open space or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of those areas the street and privacy, and to avoid overlooking of neighbouring sites.

1. The following control applies to dwellings, boarding houses, visitor accommodation, supported residential care and retirement villages.

1. An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.

2. The minimum dimensions for a required outlook space are as follows:

a. principal living room of a dwelling or the main living and dining area within a boarding house, visitor accommodation, supported residential care or retirement village unit: 6m in depth and 4m in width

b. principal bedroom of a dwelling or the main sleeping area within a boarding house, visitor accommodation, supported residential care or retirement village unit: 3m in depth and 3m in width

c. all other habitable rooms: 1m in depth and 1m in width.

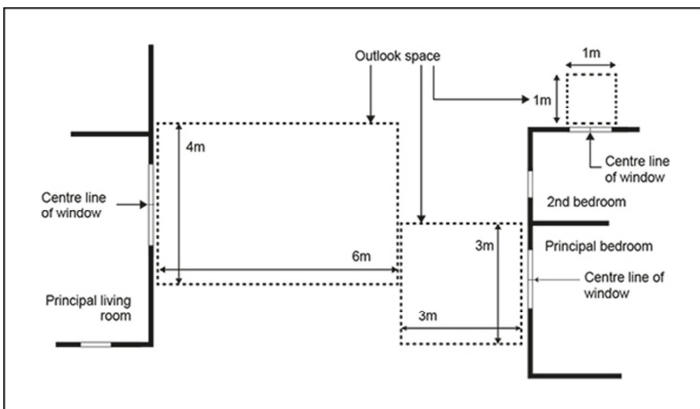
3. The depth of the outlook space is measured at right angles to and horizontal from the window ~~or balcony~~ to which it applies. ~~Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.~~

4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies ~~or from the centre point of the largest balcony.~~

Comment [RM176]: Manuroa Road Limited 4524-40

5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.
6. Outlook spaces may be within the site, over a public street, or other public open space.
7. Outlook spaces required from different rooms within the same dwelling may overlap.
8. Outlook spaces must:
 - a. be clear and unobstructed by buildings
 - b. not extend over adjacent sites
 - c. ~~or overlap with~~ not extend over an outlook spaces or outdoor living space required by another dwelling.
9. An outlook space at ground floor level from a principal living room may be reduced to 4m deep if privacy to adjacent dwellings is provided by fencing at least 1.6m in height.

Figure 15 22: Required outlook space



11. Buildings must be separated by at least 2m where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site.

8.11 Separation between buildings within a site

Purpose: require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1. Buildings must be separated where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of area of glazing.
2. The separation space required must be free of buildings for the depth, width and height set out below.
3. The depth of the separation space is measured at right angles to, and horizontal from, the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.

Comment [RM177]: Housing New Zealand Corporation 839-10244

4. For the principal living room, the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room, or 15m, whichever is the lesser.

5. For the principal bedroom, the depth of the separation space required is 6m.

6. For other habitable rooms, the depth of the separation space required is 3m.

7. The width of the separation space is 50 per cent of its depth and is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

8. The height of the separation space is from the height of the floor or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.

9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

8.12 Outdoor living space

Purpose:

- provide dwellings with outdoor living space that is of a usable size and dimension, has access to sunlight, provides amenity consistent with the urban residential character of the zone for the type of dwelling and is directly accessible from the principal living room.

1. A dwelling at ground level must have an outdoor living space measuring at least 40m² that:

a. ~~is free of buildings, parking spaces, servicing and manoeuvring areas~~

~~b. excludes any area with a dimension less than 1m.~~

~~21. Where a dwelling has the principal living room at ground level, part of the required must have an outdoor living space that is must be able to contain a delineated area measuring at least 20m² that comprises ground floor and/or balcony/roof terrace space that:~~

~~a. where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20~~

~~b. is at least 5m² and a minimum dimension of 1.8m where provided in the form of balcony or roof terrace~~

~~b.c. is directly accessible from the principal living room~~

~~d. is free of buildings, parking spaces, servicing and manoeuvring areas~~

~~e. has a gradient not exceeding 1 in 20~~

~~3. Where a dwelling has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:~~

~~a. is directly accessible from the principal living room~~

~~b. has a minimum area of 8m²~~

~~c. has a minimum depth of 2.4m.~~

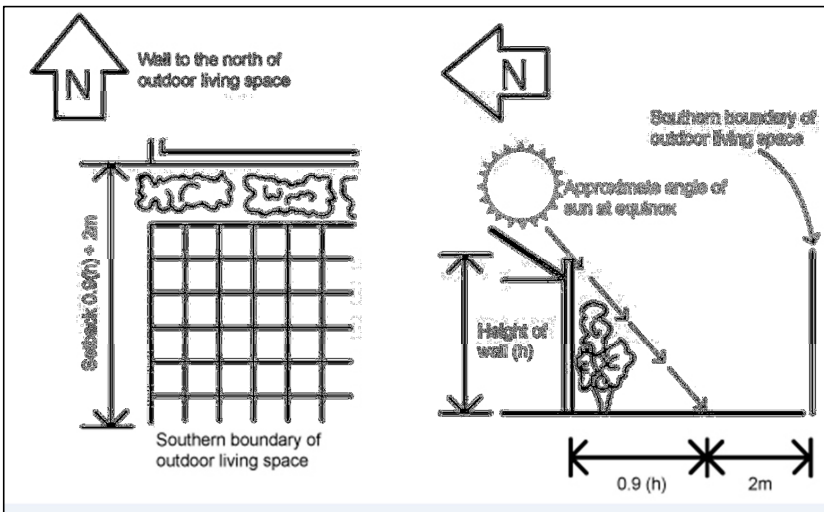
42. Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 5m² for studio and one-bedroom dwellings and 8m² for

Comment [RM178]: Ockham Holdings Limited 6099-66

two or more bedroom dwellings $10m^2$ and has a minimum depth dimension of $2.41.8m$. Except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35^2 for a studio and $50m^2$ for a dwelling with one or more bedrooms.

3. Where the outdoor living space at ground level is located south of any building located on the same site, it must be separated from any wall or building by at least $(2m + 0.9(h))$, where (h) is the height of the wall or building as shown in the Figure 23 below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 23: Location of outdoor living space



4. This rule does not apply to retirement villages.

8.13 Dwellings fronting the street

Purpose:

- ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1. The front facade of a dwelling or dwellings on a front site must contain:

a. glazing that is cumulatively at least 30 per cent of the area of the front facade (excluding the garage door)

b. a door that is the main entrance door and window that is visible from the street to the dwelling.

8.14 Maximum building length

Purpose:

- manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

1. The maximum length of a building along a side or rear boundary is 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

8.15 Fences

Purpose:

Comment [RM179]: Judith G Mackereth 3638-7

Comment [RM180]: Manuroa Road Limited 4524-43

Comment [RM181]: Mansons TCLM Limited 3194-36

- enable fences to be constructed within yards to a height sufficient to provide privacy for dwellings while enabling enhance some passive surveillance of ver the street and managing adverse visual dominance effects to immediate neighbours and the street and maintain the open character of front yards.

1. ~~Fences in a front yard must not exceed 1.2m in height.~~

1. Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

a. Within the front yard, either:

i. 1.2m in height, or

ii. 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or

iii. 1.8m in height if the fence is at least 50 per cent visually open.

b. Within side and rear yards: 2m.

Comment [RM182]: Refer to the proposed definition at the end of the document.

Figure 16: Fences within the front yard

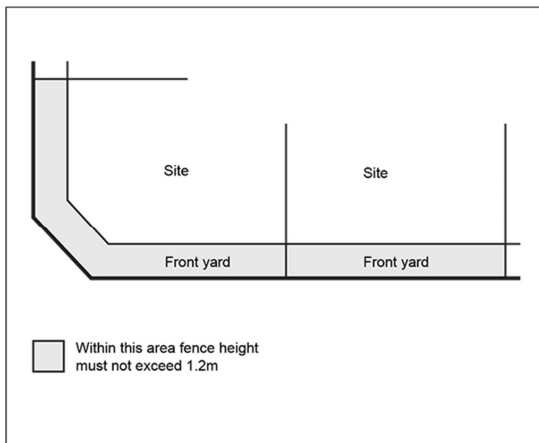
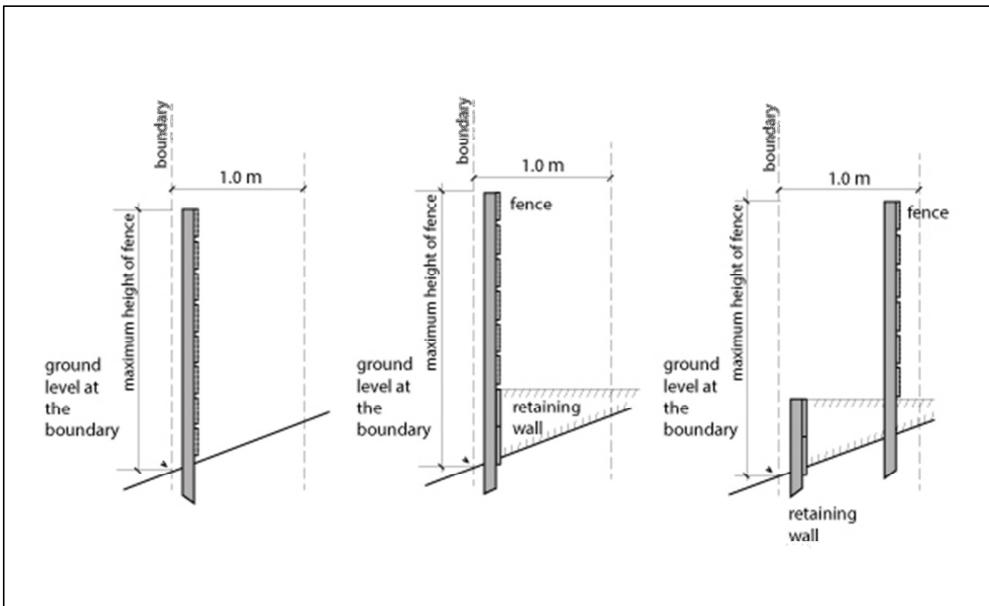


Figure 24: Measurement of fence height



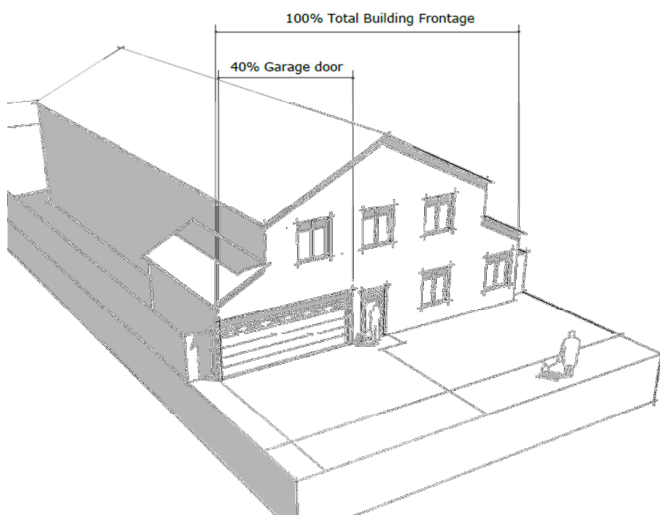
8.16 Garages

Purpose:

- reduce the dominance of garages as viewed from the street
- avoid parked cars over hanging the footpath.

1. A garage door facing a street must be no greater than 40 per cent of the width of the front facade of the dwelling to which the garage relates, as shown in Figure 25 below.
2. Garage doors must not project forward of the front façade of a dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

Figure 25: Maximum width of garage door



Comment [RM183]: Howick Ratepayers and Residents Association Incorporated 2705-24

8.17 Minimum dwelling size

Purpose:

- dwellings are of a sufficient size to provide for the day-to-day needs of residents.

1. Dwellings must have a minimum net internal floor area as follows:

a. ~~40~~ 30m² for studio dwellings or 35m² where the required balcony space in clause 8.12 is included within the dwelling.

b. ~~45~~ 42m² for one bedroom dwellings or 50m² where the required balcony space in clause 8.12 is included within the dwelling.

2. This rule does not apply to retirement villages.

8.18 Daylight to dwellings

Purpose:

- principal living rooms and bedrooms receive a good degree of daylight.

1. The principal living room must have external glazing that is at least ~~40~~20 per cent of the floor area of that space.

2. Bedrooms must have external glazing that is at least 20 per cent of the floor area of that space.

3. This rule does not apply to retirement villages.

8.19 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

- ~~principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.~~

~~1. The principal living room within a dwelling must have no dimension less than 3m, measured perpendicular from the internal walls of the room.~~

~~2. The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.~~

8.20 Servicing and waste

~~Purpose: dwellings within medium to large scale residential development have sufficient space within the building or site to accommodate the storage of waste.~~

~~1. A building or site containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:~~

~~a. studio and one bedroom — 0.3m²~~

~~b. two bedrooms — 0.5m²~~

~~c. three bedrooms — 0.7m²~~

~~d. four or more bedrooms — 1m².~~

~~2. An additional 30 per cent in area of the total floor area area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.~~

8.21 Water and wastewater

Purpose:

Comment [RM184]: Orewa Ratepayers and Residents Association Incorporated 2221-45

Comment [RM185]: Wesley College Trust Board and Grafton Downs Limited 4767-97

Comment [RM186]: Ockham Holdings Limited 6099-73

Comment [RM187]: Manuroa Road Limited 4524-46

Comment [RM188]: Auckland Council 5716-305 Vol2 page 26/209

- ensure development can be serviced by connections to the water supply and wastewater networks.

1. ~~At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection. Buildings must be able to connect to the existing public reticulated to the water supply and wastewater networks with capacity to service the development.~~

2. ~~All service connections and on site infrastructure must be located within the boundary of the proposed site it serves of have access to the public network by an appropriate legal mechanism.~~

8.22 Storage

~~Purpose: ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.~~

1. ~~A building or development containing 5 or more dwellings must provide covered storage space for each dwelling with internal measurements of at least 4m², excluding storage within the kitchen and bedroom wardrobes. The storage may be within the dwelling or external to it, within the site.~~

2. ~~The required storage space for each dwelling must include a single covered storage space within internal dimensions of at least 2m².~~

Comment [RM189]: Manuroa Road Limited 4524-47

8.23 Dwelling mix

~~Purpose: large-scale residential development provides variety in dwelling sizes.~~

1. ~~In a single development containing more than 10 dwellings, the combined number of studio and one bedroom dwellings must not exceed 70 per cent of the total number of dwellings within the development.~~

Comment [RM190]: 3194-58 Mansons TCLM Limited

8.24 Universal access

~~Purpose: medium to large-scale residential development provides equal physical access and use for people of all ages and abilities.~~

1. ~~Where a new building or development contains 10 or more dwellings, 20 per cent of those dwellings must comply with the following:~~

a. ~~doorways must have a minimum clear opening width of 810mm~~

b. ~~stairwells must have a minimum width of 900mm~~

c. ~~corridors must have a minimum width of 1050mm~~

d. ~~the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:~~

i. ~~a minimum width of 1.2m~~

ii. ~~a maximum slope of 1:20~~

iii. ~~a maximum cross fall of 1:50.~~

2. ~~Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one half will be disregarded and any fraction of one half or more will be counted as one dwelling.~~

3. ~~All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces~~

Comment [RM191]: Fletcher Residential Limited 1731-39

are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility—Buildings and Associated Facilities (NZS 4121:2001).

9. Development Controls - Terrace Housing and Apartment Buildings zone

The following development controls apply in the Terrace Housing and Apartment Buildings zone.

9.1 Development control infringements

1. Buildings that infringe three or more of the following development controls are a discretionary activity:

- a. building height
- b. yards
- c. building setbacks within the Terrace Housing and Apartment Buildings zone
- d. building setbacks adjoining lower density zones
- e. maximum impervious area
- f. building coverage
- g. landscaping
- h. outlook.

Comment [RM192]: 1731-6 Fletcher Residential Limited

9.2 Building height

Purpose:

- manage the height of buildings to provide for terrace housing and apartments and achieve an urban residential character of generally between four and six five and seven storeys.

1. Buildings must not exceed ~~13.5m and four storeys in height or 14.5~~ 15m and four storeys in height where semi-basement parking is provided. Semi-basement parking must not exceed 1m in height.

2. If the site is subject to the Additional Building Height overlay, buildings must not exceed the height in metres shown for the site on the planning maps. ~~Additionally, buildings must not exceed the corresponding height in storeys for the height in metres specified in the table below.~~

Comment [RM193]: 4373-192 Westgate Partnership; 4431-62 Aria Bay Retirement Village Limited; 5115-3 Jamie Hutchens; 3433-8 Roncon Pacific Limited; 3608-5 Emerald Group Limited

Comment [RM194]: Increase height within the Additional Height Control overlay in the GIS Viewer from 20.5m to 21m and 17.5m to 18m

Table 7:

Building height in metres	Building height in storeys
20.5m	6 storeys
17.5m	5 storeys

9.3 Yards

Purpose:

- create an urban residential streetscape character ~~provide an attractive transition from the street to the front facade of the terrace housing or the apartment building and~~
- maintain the amenity of adjoining sites
- ensure dwellings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

Comment [RM195]: 4823-102 Stephen Davis

Table 8:

Yard	Minimum depth
Front	2.5 1.5m
Riparian	10m from the edge of all other permanent and intermittent streams
Lake	30m
Coastal protection yard	10m, or as otherwise specified in appendix 6.7

9.4 Building setbacks within the Terrace Housing and Apartment Buildings zone

Purpose:

- provide space between buildings and achieve an urban residential character ~~minimise the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels.~~

~~1.~~ Where sites in the Terrace Housing and Apartment Buildings zone adjoin another site in the same zone or any other zone not specified in clause 9.5 below, the building must be set back from side and rear boundaries ~~by at least 3m for the full height of the building. as follows:~~

~~a. Where the building is from one to four storeys in height the building must be setback from side and rear boundaries at least:~~

~~i. 3m for storeys one and two~~

~~ii. 5m for storeys three and four.~~

~~b. Where the building is more than four storeys the building must be setback from side and rear boundaries at least:~~

~~i. 5m for storeys one to four~~

~~ii. 7m for storeys five and six.~~

~~Figure 17: Building setbacks adjoining other Terrace Housing and Apartment Buildings zone sites~~

Comment [RM196]: 4854-53
 Tamaki Redevelopment Company
 Limited

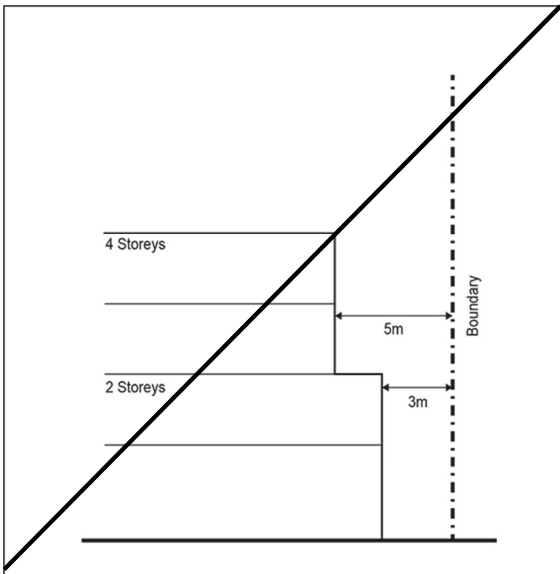
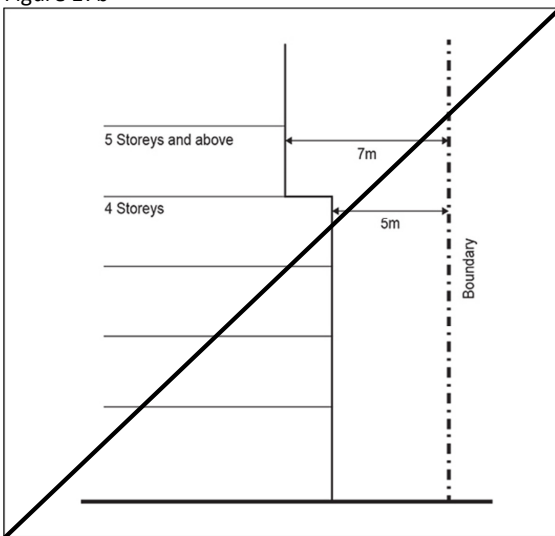


Figure 17a

Figure 17b



2. This control does not apply on boundaries where a common wall of the same height exists or is proposed.

3. Where the boundary forms part of a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

9.5 Building setbacks adjoining lower density zones

Purpose:

- manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours

Comment [RM197]: 4767-105 Wesley College Trust Board and Grafton Downs Limited

within lower density zones and small public open spaces provide an appropriate transition in building bulk and scale to lower density residential zones and small public open spaces.

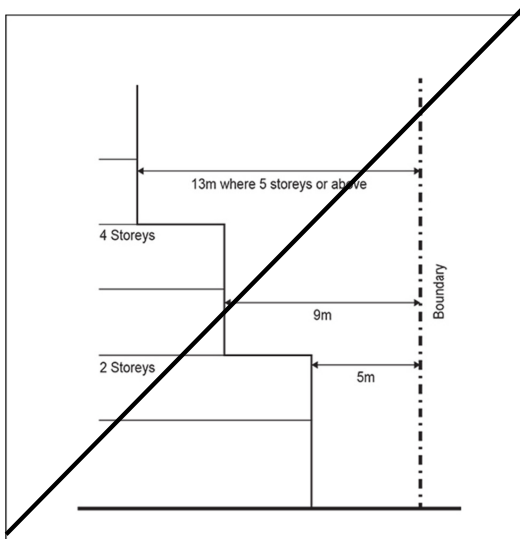
1. Where sites in the Terraced Housing and Apartment Buildings zone adjoin sites in the Single House zone, Mixed Housing Suburban zone or sites less than 2000m² in the public open space zones, the height in relation to boundary control in rule 6.3 above applies to the common boundary building must be set back from side and rear boundaries as follows:

a. 5m for storeys one and two

b. 9m for storeys three and four

c. 13m for storeys five and six.

Figure 18: Building setbacks adjoining Single House zone sites and sites within the public open space zones less than 2000m²



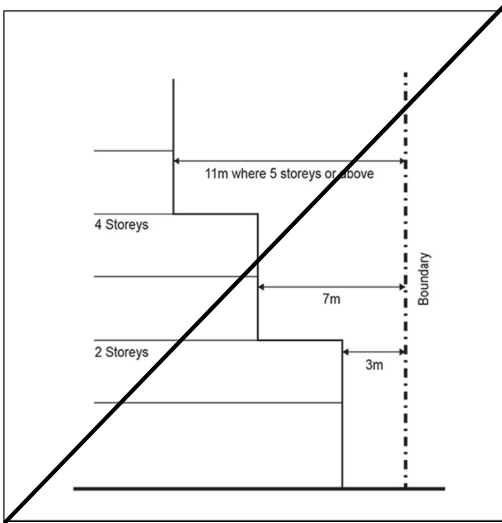
2. Where sites in the Terrace Housing and Apartment Buildings zone adjoin sites in the Mixed Housing Suburban and Mixed Housing Urban zones the height in relation to boundary control in clause 8.3 and the alternative height in relation to boundary control in rule 8.4 above applies to the common boundary, buildings must be setback from side and rear boundaries as follows:

a. 3m for storeys one and two

b. 7m for storeys three and four

c. 11m for storeys five and six.

Figure 19: Building setbacks adjoining Mixed Housing Suburban and Mixed Housing Urban zone sites



3. The building setback on the common boundary must be an emphatic or stepped profile and must not be a literal regression of the recession plane.

3.4. This control does not apply where a common wall of the same height exists or is proposed.

9.6 Minimum frontage and site width

Purpose: ensure sites are of a size sufficient to:

- enable higher density development including apartment buildings
- provide a positive interface with the public realm
- provide a good standard of on-site amenity.

1. A site must be at least 25m wide:

- a. at the road boundary
- b. for at least 80 per cent of the length of its side boundaries
- c. where a building of up to four storeys is proposed.

2. Where a building of more than four storeys is proposed, a site must be at least 30m wide:

- a. at the road boundary
- b. for at least 80 per cent of the length of its side boundaries.

9.7 Maximum impervious area

Purpose:

- manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks
- support the functioning of riparian yards and stream water quality and ecology.

1. Maximum impervious area: ~~6~~70 per cent of site area.

2. Maximum impervious area within a riparian yard: 10 per cent.

9.8 Building coverage

Purpose:

Comment [RM198]: Alister Kitchen; 5476-16

Comment [RM199]: 4823-43 Stephen Davis Alan E Bilkey; 3243-12

Comment [RM200]: 6590-23 Thurlow Consulting Limited

- ~~provide for a mid-rise~~ manage the extent of buildings on a site consistent with the planned urban built residential character within of the zone.

1. Maximum building coverage: ~~40~~ 50 per cent of net site area.

9.9 Landscaping

Purpose:

- provide for on-site amenity consistent with the planned urban residential character of the zone and an attractive streetscape character
- ~~improve stormwater absorption on-site~~ contribute positively to the visual quality of streets.

1. ~~At least 40 per cent of a site must comprise~~ Minimum landscaped area: 30 per cent of net site area.

9.10 Outlook space

Purpose:

- ensure a reasonable standard of daylight to and visual and acoustic privacy between habitable rooms of different residential buildings dwellings, including their outdoor living space, on the same or adjacent sites
- minimise adverse visual dominance effects within a site
- encourage the placement of habitable room windows to the site frontage street or public open space or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of those areas the street and privacy, and to avoid overlooking of neighbouring sites.

x. The following control applies to dwellings, boarding houses, visitor accommodation, supported residential care and retirement villages.

1. An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.

2. The minimum dimensions for a required outlook space are as follows:

a. principal living room of a dwelling or the main living and dining area within a boarding house, visitor accommodation, supported residential care or retirement village unit: 6m in depth and 4m in width

b. principal bedroom of a dwelling or the main sleeping area within a boarding house, visitor accommodation, supported residential care or retirement village unit: 3m in depth and 3m in width

c. all other habitable rooms: 1m in depth and 1m in width.

3. The depth of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. ~~Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.~~

4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies ~~or from the centre point of the largest balcony.~~

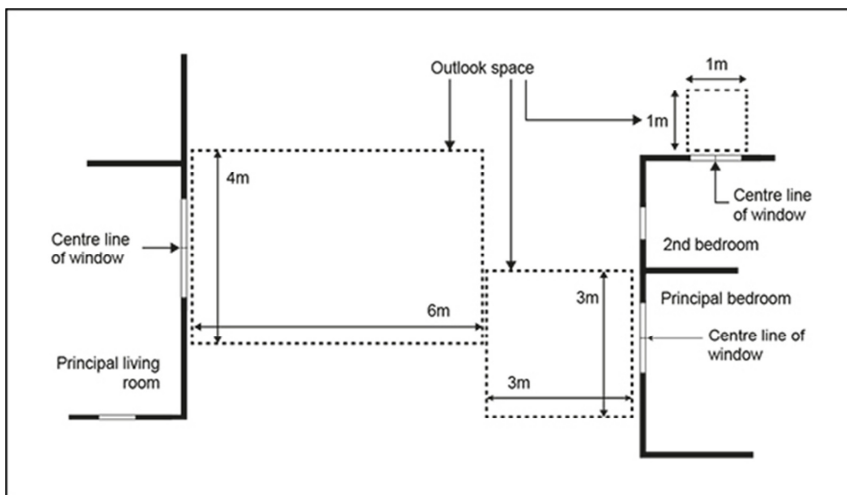
5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

Comment [RM201]: 1350-19 Singyip Estate Limited

Comment [RM202]: 6099-88 Ockham Holdings Limited

6. Outlook spaces may be within the site, over a public street, or other public open space.
7. Outlook spaces required from different rooms within the same dwelling may overlap.
8. Outlook spaces must:
 - a. be clear and unobstructed by buildings
 - b. not extend over adjacent sites
 - c. or overlap with not extend over an outlook spaces or outdoor living space required by another dwelling.
9. An outlook space at ground floor level from a principal living room may be reduced to 4m deep if privacy to adjacent dwellings is provided by fencing at least 1.6m in height.

Figure 20 26: Required outlook space



11. Buildings must be separated by at least 2m where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site.

9.11 Separation between buildings within a site

Purpose: require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1. Buildings must be separated where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of area of glazing.
2. The separation space required must be free of buildings for the depth, width and height set out below.
3. The depth of the separation space is measured at right angles to, and horizontal from, the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.

Comment [RM203]: 5324-42 Alan E Bilkey

4. For the principal living room, the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room, or 15m, whichever is the lesser.

5. For the principal bedroom, the depth of the separation space required is 6m.

6. For other habitable rooms, the depth of the separation space required is 3m.

7. The width of the separation space is 50 per cent of its depth and is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

8. The height of the separation space is from the height of the floor or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.

9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

9.12 Outdoor living space

Purpose:

- provide dwellings with outdoor living space that is of a usable size and dimension, has access to sunlight, provides amenity consistent with the urban residential character of the zone for the type of dwelling and is directly accessible from the principal living room.

1. A dwelling ~~with the principal living room~~ at ground level must have an outdoor living space ~~capable of containing a delineated area measuring that is~~ at least 20m² that comprises ground floor and/or balcony/roof terrace space that:

a. where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20

b. is at least 5m² and a minimum dimension of 1.8m where provided in the form of balcony or roof terrace

~~b.c.~~ is directly accessible from the principal living room

~~d.~~ is free of buildings, parking spaces, servicing and manoeuvring areas.

~~e.~~ has a gradient not exceeding 1 in 20.

2. Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that:

a. is at least 5m² for studio and one-bedroom dwellings and 8m² for two or more bedroom dwellings

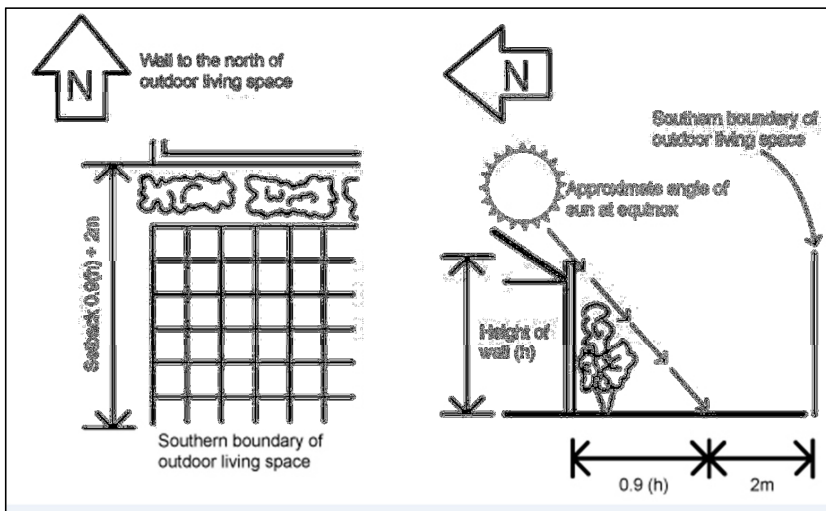
b. has a minimum depth of 2-41.8m.

c. Except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35² for a studio and 50m² for a dwelling with one or more bedrooms.

3. Where the outdoor living space at ground level is located south of any building located on the same site, it must be separated from any wall or building by at least (2m + 0.9(h)), where (h) is the height of the wall or building as shown in the Figure 27 below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 27: Location of outdoor living space

Comment [RM204]: 6099-90 Ockham Holdings Limited



4. This rule does not apply to retirement villages.

9.13 Maximum building length

Purpose:

- require breaks in building facades and manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the neighbourhood.

1. There must be a recess in the façade of a building where it faces a side or rear boundary from the point at which the building exceeds a length of 16m. The recess must:

- a. be at least 2m, for a length of at least 4m
- b. be for the full height of the wall, excluding any structures 1m or less in height above ground level
- c. include a break in the eave line and roof line of the façade.

2. The maximum length of a building along a side or rear boundary is 30m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

9.14 Fences

Purpose:

- enable fences to be constructed within yards to a height sufficient to provide privacy for dwellings while enabling enhance passive surveillance of the street and avoiding adverse visual dominance effects to immediate neighbours and maintain the open character of front yards.

1. Fences in a front yard must not exceed 1.2m in height.

1. Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

- a. Within the front yard, either:
 - i. 1.2m in height, or
 - ii. 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
 - iii. 1.8m in height if the fence is at least 50 per cent visually open.

Comment [RM205]: 3462-6 Russell D Baikie

Comment [RM206]: 4778-77 I B and G A Midgley

Comment [RM207]: Refer to the proposed definition at the end of the document

b. Within side and rear yards: 2m.

Figure 21: Fences within the front yard

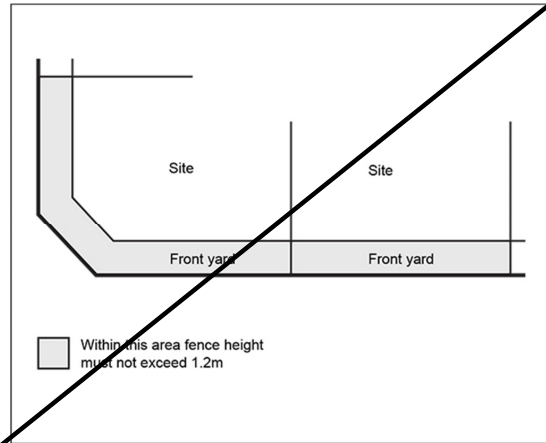
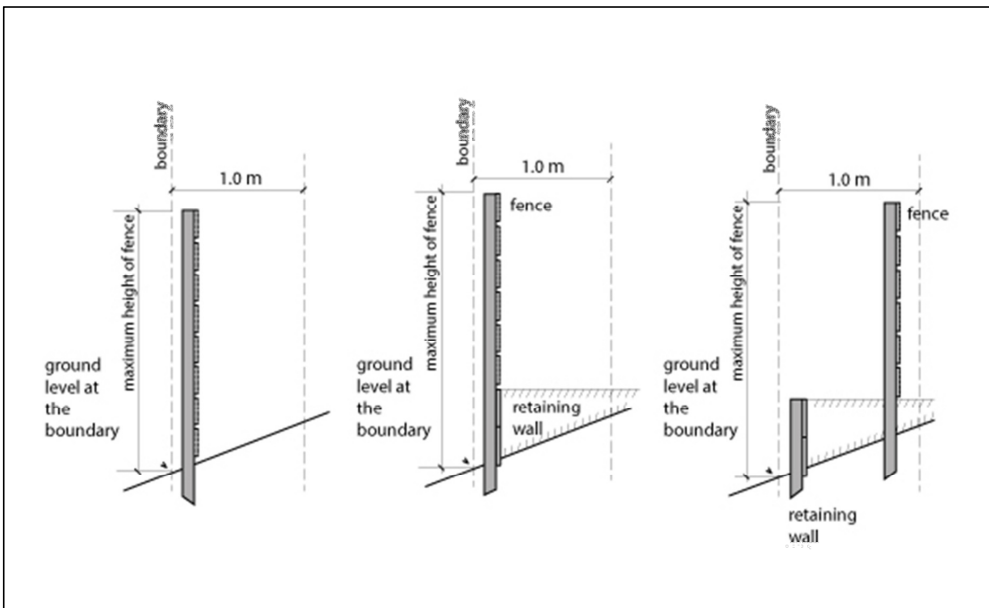


Figure 28: Measurement of fence height



9.15 Garages

Purpose:

- reduce the dominance of garages as viewed from the street
- avoid parked cars over hanging the footpath.

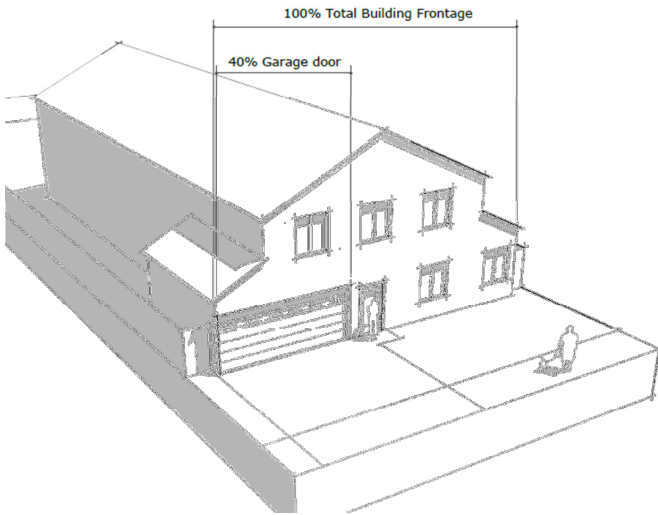
1. A garage door facing a street must be no greater than 40 per cent of the width of the front facade of the dwelling to which the garage relates, as shown in Figure 29 below.

2. Garage doors must not project forward of the front façade of a dwelling.

Comment [RM208]: 1350-24 Singyip Estate Limited

3. The garage door must be set back at least 5m from the site's frontage.

Figure 29: Maximum width of garage door



9.16 Minimum dwelling size

Purpose:

- dwellings are of a sufficient size to provide for the day-to-day needs of residents.

1. Dwellings must have a minimum net internal floor area as follows:

- a. ~~40~~ 30m² for studio dwellings or 35m² where the required balcony space in clause 9.12 is included within the dwelling.
- b. ~~45~~ 42m² for one bedroom dwellings or 50m² where the required balcony space in clause 9.12 is included within the dwelling.

2. This rule does not apply to retirement villages.

9.17 Daylight to dwellings

Purpose:

- ensure dwellings receive a good degree of daylight.

1. The principal living room must have external glazing that is at least ~~40~~ 20 per cent of the floor area of that space.
2. Bedrooms must have external glazing that is at least 20 per cent of the floor area of that space.

3. This rule does not apply to retirement villages.

9.18 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

- principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.

1. The principal living room within a dwelling must have no dimension less than 3m, measured perpendicular from the internal walls of the room.

Comment [RM209]: 6185-17 Roger and Diana Brookes

Comment [RM210]: 839-10262 Housing New Zealand Corporation

Comment [RM211]: McConnell Property Limited 5710-53

2. The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

9.19 Servicing and waste

Purpose: dwellings within medium to large scale residential development have sufficient space within the building to accommodate the storage of waste.

1. A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:

a. studio and one bedroom — 0.3m²

b. two bedrooms — 0.5m²

c. three bedrooms — 0.7m²

d. four or more bedrooms — 1m².

2. An additional 30 per cent in area of floor area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.

9.20 Storage

Purpose: ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1. A building or development containing five or more dwellings must provide covered storage space for each dwelling with internal measurements of at least 4m³, excluding storage within the kitchen and bedroom wardrobes. The storage may be within the dwelling or external to it, within the site.

2. The required storage space for each dwelling must include a single covered storage space within internal dimensions of at least 2m².

9.21 Dwelling mix

Purpose: large scale residential development provides variety in dwelling sizes.

1. In a single development containing more than 20 dwellings, the combined number of studio and one bedroom dwellings must not exceed 70 per cent of the total number of dwellings within the development.

9.22 Minimum floor to floor/ceiling height

Purpose: buildings are adaptable to a wide variety of uses over time and provided with adequate daylight access.

1. The ground floor of a new building must have a minimum finished floor to floor height of 4m for a minimum depth of 10m where it adjoins an arterial road.

2. In all other instances, the finished floor to finished ceiling height of habitable rooms must be at least 2.55m.

9.23 Universal access

Purpose: medium to large scale residential development provides equal physical access and use for people of all ages and abilities.

1. Where a new building or development contains 10 or more dwellings, 20 per cent of those dwellings must comply with the following:

Comment [RM212]: 1350-28 Singyip Estate Limited

Comment [RM213]: McConnell Property Limited 5710-59

Comment [RM214]: Ockham Holdings Limited 4767-119

Comment [RM215]: 1350-31 Singyip Estate Limited

Comment [RM216]: 1350-32 Singyip Estate Limited

- a. doorways must have a minimum clear opening width of 810mm
- b. stairwells must have a minimum width of 900mm
- c. corridors must have a minimum width of 1050mm
- d. the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:
 - i. a minimum width of 1.2m
 - ii. a maximum slope of 1:20
 - iii. a maximum cross fall of 1:50.

2. Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one dwelling.

3. All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS 4121:2001).

10. Assessment - Restricted discretionary activities

10.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the zone activity tables.

1. Visitor accommodation, care centres, supported residential care, boarding houses, up to 200m² GFA, dairies up to 100m² GFA, restaurants, up to 100m² GFA, care centres between 200m² - 400m² GFA, community facilities and healthcare facilities that are a restricted discretionary activity up to 200m² GFA

a. intensity and scale Residential amenity.

b. Traffic.

~~b~~ c. noise, lighting and hours of operation.

d. The matters of discretion in clause 3(a)-(c), (e)-(h) below apply where new buildings are proposed to accommodate the activities.

e. The design and layout of visitor accommodation, supported residential care and boarding houses.

2. The conversion of a dwelling into two dwellings, supported residential care, boarding houses and visitor accommodation accommodating up to 10 people in the Large Lot and Rural and Coastal Settlements zones

a. wastewater capacity.

3. ~~Four Dwellings and alterations and additions to dwellings that are a restricted discretionary activity or more dwellings in the Mixed Housing Suburban and Mixed Housing Urban zone, more than one dwelling in the~~ and Terrace Housing and Apartment Buildings zone

Comment [RM217]: General scope to make amendments to assessment criteria: Ockham Holdings Limited 6099-104; Mahi Properties Limited 5476-66; Housing New Zealand Corporation 839-10266

- a. neighbourhood character
- b. relationship to the street and public open spaces
- c. building form and appearance ~~design and external appearance~~
- d. ~~design and scale of buildings adjoining historic heritage and historic character areas~~
- d. ~~topography, site orientation and earthworks/landform~~
- e. ~~on site amenity design and layout of dwellings, visitor accommodation and boarding houses~~
- e. ~~design of landscaping~~
- f. design of parking and access
- g. infrastructure and servicing
- h. water sensitive design.

4. Retirement villages in the Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings zone

- a. The matters of discretion in clause 3(a)-(d) and (f)-(h) above apply.
- b. Site layout.
- 4. ~~New buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table~~
- a. ~~building design and external appearance~~
- b. ~~design of landscaping~~
- c. ~~design of parking and access~~
- d. ~~servicing~~
- e. ~~water sensitive design.~~

10.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. The non-statutory ADM may also provide guidance on how the outcomes of particular criteria can be met.

1. Visitor accommodation, care centres, supported residential care, boarding houses up to 200m² GFA, dairies, up to 100m² GFA, restaurants, up to 100m² GFA, care centres between 200m² 400² GFA, community facilities and healthcare facilities that are a restricted discretionary activity up to 200m² GFA

a. Intensity and scale-Residential amenity

- i. ~~The intensity and scale of the activity, in particular the number of people involved and traffic generated by the activity, size and location of buildings and associated car parking should be compatible with the existing or planned residential character, as described in the objectives and policies of the zone~~ ~~future form and character of the area/zone.~~

b. Traffic

i. Activities that generate high volumes of traffic should avoid high levels of additional non-residential traffic on local roads.

ii. For care centres, the site should be of an adequate size and road frontage to accommodate the activity. In particular, sufficient space will need to be provided for a safe pick-up and drop-off area.

b c. Noise, lighting and hours of operation

i. Noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise include ing:

- locating noisy activities away from neighbouring residential boundaries
- screening or other design features
- the proposed hours of operation and operational measures.

d. The assessment criteria in clause 3(a)-(d) and (f)-(h) below apply where new buildings are proposed to accommodate the activities.

e. The design and layout of visitor accommodation, supported residential care and boarding houses.

i. Visitor accommodation, supported residential care and boarding houses should be designed to provide a reasonable standard of amenity in terms of size, layout and access to daylight, consistent with the type accommodation proposed and intended duration of stay.

2. The conversion of a dwelling into two dwellings, supported residential care, boarding houses and visitor accommodation accommodating up to 10 people in the Large Lot and Rural and Coastal Settlements zones

a. Wastewater capacity

i. Any application must demonstrate a Adequate wastewater capacity exists should be provided within the on-site wastewater system based on the design occupancy and in particular, to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.

- the extent to which the existing on-site wastewater treatment and disposal system demonstrates that significant adverse effects on public health, water quality and amenity values are avoided and other adverse effects are remedied or mitigated
- the type of wastewater treatment system, and the method of land application, is suitable for any increased capacity disposal requirements of the additional dwelling.

3. Four or more d-Dwellings and alterations and additions to buildings in the Mixed Housing Suburban and Mixed Housing Urban zone, more than one dwelling in and the Terrace Housing and Apartment Buildings zone

a. Neighbourhood character building design and external appearance

Contributing to sense of place in the Mixed Housing Suburban and Mixed Housing Urban zones

Comment [RM218]: The criteria have been renumbered and reordered for clarity

i. Residential developments of increased density should be designed and located on the site to be consistent with a suburban residential character within the Mixed Housing Suburban zone and an urban residential character within the Mixed Housing Urban zone.

ii. The alignment, form and location of dwellings should consider and respond to the established urban pattern of development in the neighbourhood. Methods to achieve this may include:-

- modulating or separating buildings into smaller groups of buildings as illustrated below in Figure 22 below

- transitioning the form and placement of dwellings as illustrated in Figure 23 below.

Figure 22: Placement of buildings

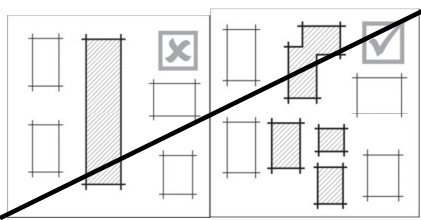
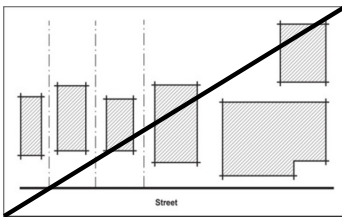


Figure 23: Transitioning the form and placement of buildings



Contributing to sense of place in the Terrace Housing and Apartment Buildings zone-

iii. Residential development should be designed and located on the site to be consistent with a medium density urban residential character.-

i. Buildings Development should have clearly defined public fronts, as illustrated in Figure 24 below, that positively be in keeping with or complement the existing or planned character of the neighbourhood and the street, including:

- responding to the established pattern of urban development within the Mixed Housing Suburban zone, including, where relevant, reference to the characteristic patterns of development such as common building dimensions, forms, setbacks and alignments; and secondarily, building materials and design features.

- retaining or adapting features of the site that contribute significantly to local neighbourhood character including, site contours or mature trees.

- providing for large scale trees where they are a defining feature of local neighbourhood character.

b. Design and scale of buildings adjoining historic heritage and historic character places and areas

ii. Development adjoining or across the street from an identified historic character area or historic heritage place should be designed and located to respect rather than replicate the prevailing built

and/or landscape qualities character of the historic character area or the key design and location elements of the historic heritage place. Notwithstanding this, However, new and contemporary designs may be used.

ii. Development adjoining or across the street from scheduled historic heritage places should be designed and located to respect rather than replicate the key historic heritage design and location elements of that building. Notwithstanding this, new and contemporary designs may be used.

Creating a positive frontage

b. Relationship to the street and public open spaces

i. Development should contribute to the visual amenity and pedestrian-safety of streets and public open spaces by:

- maximising the number of dwellings that orientate to the street and open space
- maximising doors, windows and balconies over all levels on the front façade of dwellings orientated to the street
- clearly defining the boundary between the site and the street or public open space by planting or fencing
- using quality materials on the facades of buildings fronting the street and public open spaces
- ensuring dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single shared building entrance
- avoiding breezeways to upper level dwellings that are visible from the street.

Figure 31: Dwellings orientated to front the street

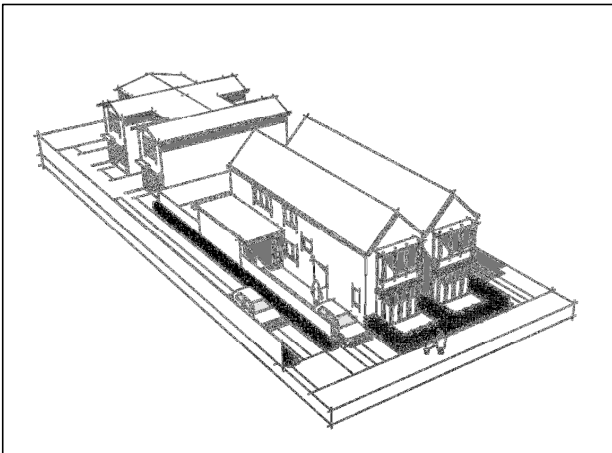


Figure 32: Defined public fronts and clear sense of address- Maximising doors and windows on the front façade of a dwelling



ii. Ground level balconies or patios to a street or public open space should be a height sufficient to provide privacy for residents while enabling sightlines to the street or public open space public realm.

c. Building form and appearance

• introducing visual interest through a variety of architectural detail and building materials

i. Development should introduce visual interest and reduce the perceived bulk of development, particularly when the building is of a greater height, bulk or length than surrounding buildings.

Methods to achieve this include:

- breaking up the mass of a building into visually distinct elements, including expression of individual dwellings or groups of dwellings within a multi-unit development
- variations in building height and form
- building separation, setbacks and recesses
- horizontal and vertical rhythms
- façade modulation and articulation
- variation of building materials.

Figure 33: introducing visual interest by breaking up the mass of the building into distinct elements

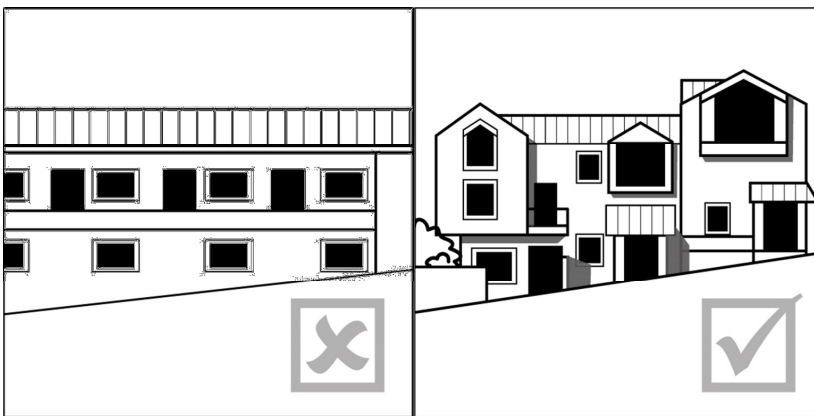


Figure 34: showing how the effects of a longer building facade can be managed



vi. The number of dwellings that directly front, align and orientate to public streets should be maximised.

Building design and external appearance – Visual interest and variation in building form

viii. Buildings should be designed to:

- avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces
- break up their mass into visually distinct elements, particularly when of a greater height of bulk than surrounding buildings, to reflect a human scale and the typical pattern of development in the area.

ix. Techniques to achieve this include the use of physical separation, variations in building height and roof form, horizontal and vertical rhythms, façade modulation and articulation and building materials.

x. Blank walls should be avoided on all building frontages to streets, accessways and public open spaces. Side or rear walls should be designed to provide interest in the facade including modulation, relief or surface detailing.

xi. For larger scale developments:

- the mechanical repetition of unit types should be avoided
- balconies should be designed as an integral part of the building and a predominance of cantilevered balconies should be avoided
- internal access to apartments is encouraged.

Materials and finishes

x. Quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street, and public open space.

d. Topography, site orientation and earthworks Landform

i. ~~The topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development on steep land with poor solar orientation or narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and complement the surrounding neighbourhood landform.~~

ii. ~~Building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner.~~

i. ~~Earthworks should be minimised and retaining avoided where possible. However, Wwhere retaining or changes to ground levels earthworks are necessary required they should be incorporated as a positive landscape or site feature by:~~

- ~~integrating retaining as part of the building design by including the level difference within the building where practicable~~
- ~~stepping and landscaping earthworks or retaining or changes in ground level over 1m in height, should be attractively designed and stepped and landscaped to avoid visual dominance or overshadowing effects,~~
- ~~ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest.~~

e. On site amenity design and layout of visitor accommodation and boarding houses

i. ~~Dwellings and units within a retirement village should be located, proportioned and orientated within a site to maximise the provide high quality on-site amenity of future residents by:~~

- ~~clearly defining communal, semi-private and private areas, including outdoor living space, within the development~~
- ~~maximising optimising passive sunlight access to habitable rooms, particularly to the principal living room particularly for high density development by methods including maximising north facing windows, while balancing the need for dwellings to front the street.~~
- ~~providing for natural cross ventilation by window openings facing different directions within a dwelling.~~

ii. ~~Dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. As a guide to achieving this, principal living rooms should have a minimum dimension of 3m The ADM illustrates possible ways of achieving this.~~

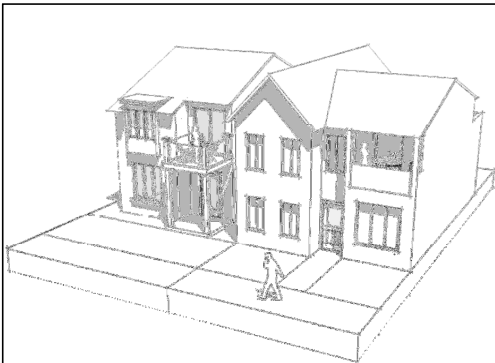
iii. ~~Terrace housing and apartments should have storage space of sufficient dimensions to store bulky household items. As a guide, dwellings should have a dedicated storage space of a minimum internal volume of 2m³ external to the dwelling, except where the dwelling has its own, lockable garage.~~

iv. ~~Large scale development of 20 or more dwellings should provide housing choice by accommodating a mix of studio, one, two and three bedroom dwellings and providing some dwellings that are universally accessible. As a guide, at least 10 per cent of dwellings should be universally accessible and designed with reference to NZS 4121:2001 'Design for access and mobility; buildings and associated facilities'.~~

v. Outdoor living space should balance the need to achieve the following, in order of priority:

- avoid a southerly orientation, where practicable, and be located on site to provide wind shelter and maximise the number of sunlight hours during winter ~~hours that the majority of the outdoor living space receives winter sunlight~~
- maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street, including by designing balconies as an integral part of the building.

Figure 35: showing balconies integrated into the design of the building



- Outdoor living space should be located away from street frontages, where practicable
- ~~• be sheltered from the prevailing wind~~
- be located to take advantage of any views or outlook from or within the site.

vi. In addition to the above, any communal outdoor open spaces should be designed to:

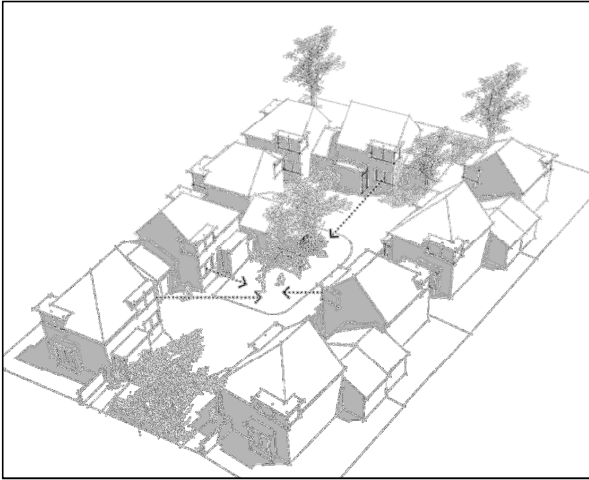
- provide an attractive and secure functional and high quality outdoor ~~environment~~, located within the site to form a focus of the development
- be generally flat and sunny
- be conveniently accessible to all residents
- be overlooked by the principal living rooms and balconies of dwellings, where at ground or lower levels, to provide passive surveillance ~~enhance safety.~~

vii. Site landscaping should be designed and located to enhance on site amenity and assist in providing privacy between dwellings.

~~v. The size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.~~

~~vi. Appropriate management and maintenance systems should be provided for communal outdoor living space dependent on the scale of development and the extent of communal access to ensure it is available for all residents of the development.~~

Figure 36: showing the design and location of communal open space within a site



e. Design of landscaping

i. Development should integrate and retain significant natural features, including trees, streams and ecological areas.

ii. Site landscaping should be located and designed to:

- assist with blending new developments with the surrounding streetscape and/or any adjacent public open space
- allow space for the planting of large trees
- enhance energy efficiency and stormwater management, including shading and swale systems
- enhance on-site amenity and improve privacy between dwellings.

f. Design of parking and access

Connections to the neighbourhood

i. ~~Where practicable and appropriate, D~~developments on larger sites with frontages to two or more streets should extend and connect a pedestrian and cycle links, ~~or where practicable, a public street through the site. Cul-de-sacs should be avoided unless there is no design alternative available.~~

Location and design of parking

ii. Individual or communal car parking areas should be located and designed to:

- be close and convenient to dwellings
- be secure, well lit, or visible from dwellings
- be well ventilated if enclosed
- minimise the effects of noise and fumes by providing separation from bedroom windows
- ~~avoid surface car parking areas fronting streets and public open spaces~~

• provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping.

iii. Parking areas and garages should be designed and located grouped to make efficient use of land to minimise the number of vehicle crossings at the street frontage.

~~iv. Parking areas should be attractively landscaped.~~

iv. ~~Where practicable, parking should either be located underground, or in semi-basements projecting no more than 1m above ground, or in locations that are not visible from the street.~~

v. A monotonous repetition of garage doors within areas visible from the street or common areas providing outlook for dwellings within a site should be avoided. Methods to achieve this include:

- Breaking large numbers of garages into smaller groups.
- Varying their alignment and orientation and providing recesses of either the dwelling or garage.
- Interspersing garages at ground level with landscape features, habitable rooms and dwelling entrances.

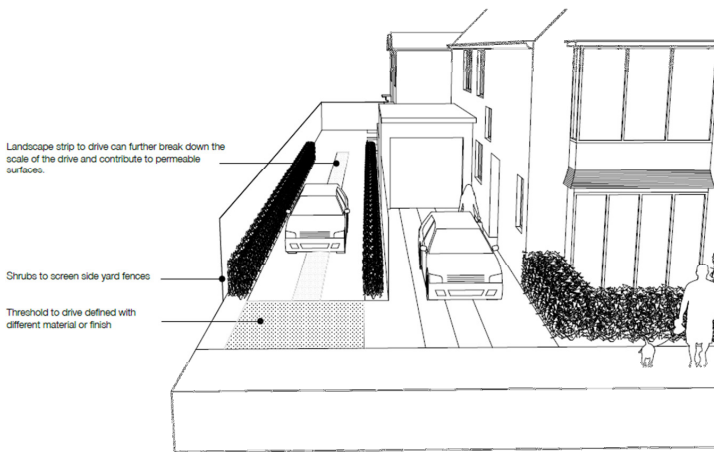
Figure 37: showing methods to reduce the visual dominance of garage doors



Location and design of vehicle and pedestrian access

vi. Vehicle crossings and access ways should be designed to reduce vehicle speed and moderate the visual effects of long driveways and large areas of hard paving with landscaping be visually attractive, using quality paving and landscaping and clearly signal to pedestrians the presence of a vehicle crossing or access way. Methods to achieve this include offsetting or articulating the driveway, using paving patterns or a combination of materials to give visual interest and, in particular, the use of landscaping along the length of the driveway.

Figure 37: showing the use of landscaping along driveways



vii. Vehicle crossings and access ways should be clearly separated from pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.

viii. ~~The design of pedestrian routes between dwelling entries, carpark areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.~~

ix. ~~Ramps, where necessary, should be minimal in length and integrated into the design of the building and landscaping.~~

Accessibility of common areas

viii. ~~Common areas within the site buildings should be designed to be provide equal physical access for people of all ages and abilities universally accessible, with reference to NZS 4121:2001 'Design for access and mobility; buildings and associated facilities'. Common areas should also allow for standard household furniture to be easily moved in and out. This includes providing corridors and circulation spaces of sufficient dimension and minimising stairs where possible. The ADM illustrates possible ways of achieving this.~~

g. Infrastructure and servicing

i. There should be adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development. All service connections and on site infrastructure must be located within the boundary of the proposed site it serves of have access to the public network by an appropriate legal mechanism.

ii. Required infrastructure should integrate into the design of the site. This includes low impact stormwater design devices, overland flow paths/floodplains, wastewater systems, and water supply.

iii. Rubbish storage areas should be:

- easily accessible from the dwellings / units and either
- incorporated into the design of the building and/or screened from public view to be visually unobtrusive and not dominate the main entrance to any dwelling or neighbouring dwellings
- comply with the standards for multi-unit development in the Council's Solid Waste Bylaw.

iv. Plant, exhaust, intake units and other mechanical and electrical equipment located on either the facades or the roof of a building should be integrated into the overall design and be screened from public view contained in as few structures as possible.

h. Water sensitive design

i. On site stormwater management should be integrated into the site design, including landscaped areas.

~~i. New dwellings should be designed to incorporate water sensitive design principles that use natural systems and processes for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:~~

- ~~• a water sensitive design approach that is appropriate to the scale of the development~~
- ~~• maximising localised water collection, retention and re-use~~
- ~~• avoiding the use of high contaminant generating building products~~
- ~~• minimising stormwater runoff by maximising vegetated areas and soil infiltration~~
- ~~• using ecologically sensitive techniques to reduce and treat stormwater flows.~~

~~3. New buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table~~

~~a. Building design and external appearance~~

~~i. Refer to the assessment criteria in clauses 3(a)(iv), 3(a)(viii)-(x) and 3(a)(xii) above.~~

~~b. Design of landscaping~~

~~i. Refer to the assessment criteria in clause 3(e)(ii) above.~~

~~c. Design of parking and access~~

~~i. Refer to the assessment criteria in clause 3(f)(ii) above.~~

~~d. Servicing~~

~~i. Refer to the assessment criteria in clauses 3(g)(iii)-(iv) above.~~

~~e. Water sensitive design~~

~~i. Refer to the assessment criteria in clauses 3(h) above.~~

4. Retirement villages in the Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings zone

a. The assessment criteria in clause 3(a)-(d) and (f)-(h) above apply in addition to the following:

i. Site landscaping should be located and designed to enhance on-site amenity within purpose built private and communal open spaces.

ii. To limit disturbance to surrounding residential neighbours, late evening or early morning service deliveries should be avoided.

11. Assessment - Development control infringements

11.1 Matters of discretion

~~In addition to the general matters set out in clause 2.3 of the general provisions, the council will restrict its discretion to the matters listed below for the relevant development control infringement:~~

For development control infringements, the council will restrict its discretion to:

- the general matters set out in rule 2.3 of the general provisions; and
- the matters listed below for the relevant development control infringement.

1. Building height, height in relation to boundary, building setbacks, building coverage, and side and rear yards

- a. sunlight and daylight access, visual dominance effects of additional building scale on neighbouring sites, streets and public open spaces(~~sunlight access, dominance, visual amenity~~)
- b. consistency with the existing or planned future residential form and character of the area/ of the zone
- c. protection from coastal inundation and sea-level rise within identified areas.

2. Maximum impervious area

a. amount of stormwater runoff

b. stream water quality and ecology

c. refer to the matters of discretion in clause 1.4 of the Auckland-wide – Stormwater management rule H4.14.2.4.1(1) Stormwater Management –Flow.

3. Outlook space

a. effects of reduced privacy and ~~outlook~~ daylight access

b. visual dominance effects

c. passive surveillance.

~~4. Separation between buildings within a site~~

~~a. dominance effects~~

~~b. effects of reduced daylight and sunlight access and ventilation.~~

4. Landscaping

a. effects on on-site and streetscape amenity

~~b. effects on stormwater absorption.~~

5. Front yards, fences and garages

a. effects on streetscape amenity and safety.

6. Minimum dwelling size, and daylight to dwellings, ~~minimum floor to ceiling height, storage, servicing and waste, minimum dimension of principal living rooms and principal bedrooms, outdoor living space~~

a. ~~effects of reduced living and circulation space, sunlight/daylight access and storage on residential amenity.~~

~~8. Universal access~~

~~a. effects on accessibility.~~

7. Outdoor living space

a. effects of reduced outdoor living space on residential amenity.

8. Riparian yard, maximum impervious area within a riparian yard and coastal protection yard

a. effects on the function of the yard

b. effects on natural hazards

c. amenity and character

d. public access.

11.2 Assessment criteria

~~In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criteria below for the listed development control infringements.~~

For development control infringements, the council will consider:

- the general assessment criteria for development control infringements in rule 2.3 of the general provisions; and
- the matter listed below for the relevant development control infringement.

1. Building height, height in relation to boundary, and building setbacks and building coverage and side and rear yards

a. Sunlight and daylight access, visual dominance and visual amenity, ~~Effects of additional building scale on neighbouring sites, streets and public open spaces (sunlight access, dominance, visual amenity)~~

~~i. Infringing of the control should not result in the building dominating or unreasonably shading the outdoor living space or windows to habitable rooms of adjoining dwellings.~~

i. ~~Whether the building should be~~ is designed and located to avoid or minimise visual dominance and, over-shadowing, or reduced access to sunlight of the adjoining dwellings or site and particularly their principal living room and outdoor living spaces. Methods to achieve this ~~In considering this, the Council will take into account the use of include providing variations in building heights, building setbacks, or breaks in building massing.~~

b. Consistency with the existing or planned future residential form and character of the area/ of the zone

Comment [RM219]: Note that the following criterion has been included in the general section and has been included in the business track changes:
Whether the infringement will, in combination with other control infringements, give rise to adverse cumulative effects on the environment. This will require the effects of multiple development control infringements to be considered as a whole and not in isolation from one another.

~~i. Where height is infringed, the proposal must demonstrate that the relevant policy in the zone regarding character and building height and bulk. The height and bulk of buildings must be consistent with the existing or planned residential character of the zone, specifically:~~

- a spacious landscaped character in the Large Lot zone of generally two storeys
- a rural and coastal residential character in the Rural and Coastal Settlement zone of generally two storeys
- a low density suburban residential character in the Single House zone of generally two storeys
- a suburban residential character in the Mixed Housing Suburban zone of generally two storeys
- an urban residential character in the Mixed Housing Urban of generally three storeys
- an urban residential character in the Terrace Housing and Apartment Buildings zone of generally five storeys and six or seven storeys in specific locations.

c. Protection from coastal inundation and sea-level rise within identified areas

~~i. Whether the height infringement is necessary to provide for a Development that infringes the building height may be acceptable where the finished floor level is raised 500mm above the water depth of the one per cent AEP coastal storm tide inundation plus the 1m projected sea level rise in the locations identified on the planning maps.~~

2. Maximum impervious area

~~a. Refer to the assessment criteria in H4.14.2.4.2(3) Stormwater Management – Flow.~~

2.3. Outlook space

~~a. Development that infringes the outlook control will need to demonstrate that there will be Whether a reasonable standard of visual and acoustic privacy between the habitable rooms of dwellings, including their outdoor living space is maintained. Methods to achieve this include In considering this, the Council will take into account the use of off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.~~

4. Landscaping

~~a. Whether on-site amenity is achieved consistent with the existing or planned residential character of the zone.~~

5. Front yards, fences

~~a. Effects on streetscape amenity and safety~~

~~a. Development that infringes the front yard control. Within the Large Lot, Rural and Coastal Settlement, Single House, Mixed Housing Suburban zone development will need to demonstrate that the proposed setback is consistent with the typical depth of yard in the surrounding neighbourhood, particularly those of adjoining sites. This is particularly important where the development is in close proximity to an identified historic character or historic heritage area.~~

~~b. Whether sufficient space for landscaping is provided that will contribute to the visual quality of the street and public open space, having regard to the stated purpose of the control within the Mixed Housing Urban and Terrace Housing Apartment Buildings zone or greenfield areas in other residential zones.~~

ii. ~~Development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining street or public open space and vice versa.~~

6. Fences

a. Whether the fence detracts from the amenity and safety of the streetscape or the amenity of adjacent sites.

b. Whether a mix of materials (including visually permeable materials), landscaping, recesses and varying height are used.

c. Where high solid front fences are essential, they should be limited to a short section of the frontage in order to maintain views between the dwelling and the road from at least part of the dwelling

7. Garages

a. Whether the design and location of the garage or carport in relation to the dwelling façade provides opportunities for passive surveillance of the street.

b. Whether the garage is set back from the building façade to provide visual relief when viewed from the street.

c. Whether existing trees, hedges, vegetation or proposed landscaping will screen or soften the garage or carport when viewed from the street.

d. Whether any existing or proposed fencing will screen or mitigate the effect of the garage or carport.

8. Minimum dwelling size, and daylight to dwellings, minimum floor to ceiling height, storage, servicing and waste, minimum dimension of principal living rooms and principal bedrooms, outdoor living space

~~a. Effects of reduced living and circulation space, daylight access and storage on residential amenity~~

a. All habitable rooms in dwellings should be naturally lit and should not rely on borrowed light from other rooms.

b. Dwellings should have adequate natural light that avoids the need for the dwelling to be artificially lit during daylight hours.

~~iii. Consideration will be given to the configuration and orientation of the dwelling so that sunlight access is maximised to principal living rooms.~~

c. For dwellings that do not comply with the minimum dwelling size, whether the proposed dwelling size provides a good standard of amenity for the number of occupants the dwelling is designed for and whether there is adequate circulation around standard sized furniture. In considering this, the Council will take into account the use of built in furniture and mezzanine areas with good access and head height and whether a larger private outdoor space provides amenity that mitigates a smaller dwelling size.

9. Outdoor living space

a. Whether the outdoor living space is a usable size and dimension to provide for the likely day to day outdoor activities of residents, including adequate space for a table and chairs sufficient to sit

the intended number of occupants (2 people per room) and utility areas and circulation around them

b. Whether the outdoor living space receives an adequate degree of sunlight, particularly between the hours of 10am-2pm during the winter solstice.

c. Whether the provision of high quality communal open space within the site compensates for a reduction in the size of private outdoor living space associated with a dwelling.

10. Riparian yard, maximum impervious area within a riparian yard and coastal protection yard

a. Function of the yard

i. The infringement should minimise adverse effects on the function of the yard particularly in regard to flooding, erosion, stream health or water quality, taking into account any mitigation measures, including planting with native plants and/or providing a wider setback elsewhere that will enhance the function of the yard.

ii. The continuity of any vegetation corridor should be maintained.

iii. Site works and associated vehicle movements should be minimised within the yard.

iv. Whether there is no practicable alternative to development or impervious area within the yard and that the development or impervious area is located as far from the CMA or stream as possible.

v. Whether development or impervious area within the yard is required for the reasonable use and development of the site, including for the provision of public access or infrastructure such as recreational trails, bridges/culverts, underground utilities, wastewater or stormwater infrastructure

b. effects on natural hazards

i. Development within the yard should not exacerbate the risk or potential of natural hazards on the site or surrounding area.

c. amenity and character

i. Development within the yard should not detract from the amenity and character values of the site, the coastal environment or the stream corridor.

d. public access

i. Infringing the yard should not unduly preclude future opportunities for developing public access, particularly through esplanade reserves.

5. Separation between buildings within a site

a. Dominance effects

i. Development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.

b. Effects of reduced daylight and sunlight access and ventilation

i. Development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.

6. Universal access

a. Effects on accessibility

i. For development that infringes this control consideration will be given to whether meeting the control would cause a significant amount of land modification and adverse effects on the landscape or natural features of the site.

ii. Consideration will also be given to whether other universal design features are incorporated into the development that would mitigate any adverse effects created by the infringement.

12. Special information requirements

1. Design statement

A design statement is required for the activities specified in the tables below. The design statement is required to include as a minimum the matters indicated within the table as set out in clause 2.7.2 of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the ADM for guidance on the preparation of design statements.

Table 9: Design statement requirements

Activity	Any discretionary or non-complying activity involving a new building, and any building associated with a non-residential activity	Any building associated with a non-residential activity	Retirement Villages.	Supported Residential Care, Boarding Houses and Visitor Accommodation providing for more than 10 people.	Additional and alterations to buildings in the THAB zone	3- 5 dwellings in all Residential zones	4 – 15 new dwellings in all residential zones	15+ new dwellings in all Residential zones	Comments in all Residential zones
<p>Comment [MM225]: 7253-11 Paver</p> <p>Comment [MM224]: 5044-4 Opus International Consultants</p> <p>Comment [MM226]: 839-10268 Housing New Zealand Corporation</p> <p>Comment [MM222]: 5044-4 Opus International Consultants</p> <p>Comment [MM221]: 839-10268 Housing New Zealand Corporation</p> <p>Comment [MM220]: 839-10268 Housing New Zealand Corporation</p> <p>Comment [MM223]: 839-10268 Housing New Zealand Corporation</p>									
A. Context analysis									
1. Site analysis									

a.	Existing site plan	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗
b.	Streetscape character	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗
2. Neighbourhood analysis										
a.	Natural and cultural environment	X	✗	<u>X</u>	<u>X</u>	✗		X	X	✗
b.	Movement	X	✗	<u>X</u>	<u>X</u>			X	X	✗
c.	Neighbourhood character	X	✗	<u>X</u>	<u>X</u>	✗			X	✗
d.	Use and activity	X	✗	<u>X</u>	<u>X</u>				X	✗
e.	Urban structure	X	✗	<u>X</u>	<u>X</u>				X	✗
3. Opportunities and constraints analysis										
a.	Opportunities and constraints diagram	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗
B. Design response										
a.	Concept design	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗
b.	Proposed site plan	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗
c.	Proposed elevations	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗
d.	Sunlight access	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗

e.	Landscape	X	✗	<u>X</u>	<u>X</u>	✗	<u>X</u>	X	X	✗
f.	Streets, accessways & lanes	X	✗	<u>X</u>	<u>X</u>			X	X	✗
g.	Urban structure	X	✗	<u>X</u>	<u>X</u>				X	
	Public open space	X	✗	<u>X</u>	<u>X</u>				X	

2. Proposed site boundaries

Applications for land use consent for multiple dwellings within an application area must show the following information on the architectural plans in order to support a complying subdivision in the future:

- proposed site boundaries around proposed dwellings
- proposed servicing.

Proposed amendments to definitions

Retirement villages

A comprehensive residential development used to provide accommodation for aged people, including:

- a retirement village as defined in s.6 of the Retirement Villages Act 2003;
- accessory recreation, leisure, welfare, supported residential care and medical facilities (inclusive of hospital care) and other non-residential activities accessory to the retirement village.

The building(s) in which the retirement village is located is composed of no more than one site or stratum estate in freehold or leasehold, in one certificate of title.

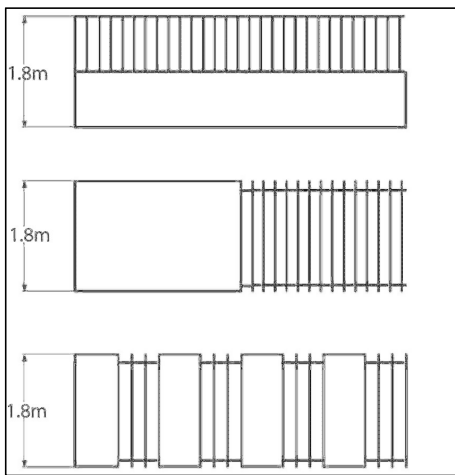
This definition is nested within the Residential nesting table.

Visually open

For the purpose of the fences rule in the residential zones, visually open means able to be viewed through, and with not less than 50 per cent openness over the elevation of the fence. Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.

Comment [RM227]: Summerset Group Holdings Limited 6650-114

Comment [RM228]: Mansons TCLM Limited 3194-36



Proposed bonus provisions for affordable housing

It is a restricted discretionary, non-notified activity to use any of the following bonus provisions.

Mixed Housing Suburban and Urban zones

1. On front sites with at least 10m of road frontage, as a non-notified restricted discretionary activity, an affordable dwelling on its own title may be created where the affordable dwelling:

- a. complies with Rule H6.6.1.4
- b. is no more than 80m² in floor area
- c. is located within 6 metres of the street frontage
- d. is attached to another dwelling by a common wall
- e. contains within the site an outdoor living area of 20m² for the exclusive use of the occupant
- f. does not have its own vehicle crossing and on-site car parking is optional.

Mixed Housing Suburban zone

1. On sites greater than 1000m², buildings may be more than 8m in height but must not exceed 10m in height where at least 10 per cent of dwellings within the development are affordable dwellings that comply with clause H6.6.1. Except that 50 per cent of a building's roof, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.

Terrace Housing and Apartment Buildings zone

1. On sites subject to the Additional Height Control overlay, buildings may exceed the specified maximum building height by no more than 3m where at least 10 per cent of dwellings within the development are affordable dwellings that comply with clause H6.6.1.

Comment [RM229]: Consequential to Topic 061 Retirement Villages and Affordable Housing EIC of David Mead