

ATTACHMENT 2 - COUNCIL'S PROPOSED TRACK CHANGE PROVISIONS

PAUP Residential zones proposed mark ups

1. Additions are underlined and deleted text is in ~~striethrough~~
2. Black text changes record amendments proposed in primary evidence (either pre or post mediation).
3. **Green text** changes record amendments proposed and agreed in mediation (those amendments not agreed to stay black).
4. **Yellow highlighted text** records amendments that are considered out of scope of submissions.
5. **Grey highlighted text** changes record amendments that are consequential amendments from previous hearings / evidence.

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. The zones also provide for a range and choice of residential character. The planned built character of a zone is defined by the general and zone objectives and policies and incorporates the built and landscape elements within an area. ~~In some zones, the zones provide for conversion of an existing single dwelling into two dwellings is allowed to cater for different family needs or to generate additional family income, without subdividing the property and while retaining the appearance of a single building.~~

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 in~~ and 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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [1]: Ryman (6106-20), RVA (6103-20), Aria Bay (4431-17) and Summerset (6650-40)

Non-residential activities within residential areas can provide opportunities for communities to provide for their health, safety, social, economic and cultural well-being. It is appropriate for social facilities (e.g. medical centres, places of worship, care centres, schools, community calls and cultural facilities) to be located so they are accessible to local communities, provided they respect the amenity of the neighbourhood and are compatible with the scale and intensity of development anticipated in the zone.

Rereata Hardman-Mi..., 7/9/2015 9:14 AM
Comment [2]: Auckland Kindergarten Association 6980-8

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, healthy and safe environments with functional and quality development that positively responds to the site, neighbourhood and 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 planned built character of the place.

Rachel Morgan 3/8/2015 11:44 AM
Comment [3]: 839-10032 Housing New Zealand

2. An increase in housing capacity and diverse range of housing provides choice for households and communities to which meets their varied needs and lifestyles of Auckland's diverse and growing population.

Rereata Hardman-Mi..., 7/9/2015 9:30 AM
Comment [4]: Housing New Zealand Corporation 839-2

2a. Enable higher residential densities in areas close to centres and the rapid and frequent service network and large urban facilities, while ensuring development is adequately serviced by existing or planned infrastructure and managing reverse sensitivity effects on significant infrastructure and industrial activities.

Rereata Hardman-Mi..., 7/9/2015 7:53 PM
Comment [5]: Housing New Zealand Corporation 839-18; New Zealand Health Association Limited trading as Sanitarium Health and Wellbeing Company 4359-9; Broadway Park Residents Society Incorporated 3747-8

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

Rachel Morgan 3/8/2015 11:44 AM
Comment [6]: 839-10034 Housing New Zealand Corporation

Policies

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

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

Rachel Morgan 3/8/2015 11:44 AM
Comment [7]: 6194-7 Alistair Ray

1a. Provide high quality site, landscaping, building and dwelling design for multiple unit residential development in areas of residential intensification.

Rachel Morgan 3/8/2015 11:44 AM
Comment [8]: 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 the effects of that change on residential amenity.

3. Provide a range of residential zones that enable different housing forms 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 built~~ character of the area.

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

~~4. Encourage universal access for multiple unit residential development.~~

~~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.~~

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 planned built character and are compatible with the scale and form of development anticipated within the zone
- c. avoid, remedy or mitigate adverse effects on residential amenity
- d. will not detract from the vitality of the City Centre, Metropolitan and Town Centre zones.

~~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.~~

~~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.~~

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

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:

- 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.

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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [9]: 839-10036 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM
Comment [10]: 839-10037 Housing New Zealand Corporation

Rachel Morgan 7/9/2015 8:05 PM
Comment [11]: 5277-53 The Urban Design Forum New Zealand

Rachel Morgan 3/8/2015 11:44 AM
Comment [12]: 839-10038 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM
Comment [13]: 4409-17 Federation of Islamic Societies of New Zealand

Rachel Morgan 3/8/2015 11:44 AM
Comment [14]: 839-10041 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM
Comment [15]: 839-10040 Housing New Zealand Corporation 3705-72 Atlas Concrete Limited (Silverdale)

Rachel Morgan 7/9/2015 8:08 PM
Comment [16]: 6099-24 Ockham Holdings Limited

Rachel Morgan 3/8/2015 11:44 AM
Comment [17]: EA and JP Nicholls and Belmont Land Owners and Makan Lala and Sons Limited 6222-5

Rachel Morgan 3/8/2015 11:44 AM
Comment [18]: Sir/Madam Douglas Foster Family Trust 3762-1

Rachel Morgan 3/8/2015 11:44 AM
Comment [19]: Sir/Madam Douglas Foster Family Trust 3762-2

3. Development ~~is of a density that~~ is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

Policies

1. ~~Limit development on a site to a single dwelling and accessory buildings and~~ Require large minimum site sizes and limit the scale and intensity of development to 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~~ complement any 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.
3. Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to immediate neighbours.

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.

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.

Objectives

1. Development ~~is of a height and bulk that maintains and~~ positively responds to the site and ~~maintains and complements~~ the area's rural and coastal ~~residential-built~~ character ~~of predominantly one-two storey buildings within a generally spacious setting, and landscape qualities and natural features.~~
2. Development provides high-quality on-site ~~amenity living environments~~ for residents and maintains ~~the a reasonable standard of residential~~ amenity ~~of for~~ adjoining sites ~~and the street.~~
3. Development ~~in unserviced rural and coastal settlements 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~~ Require large minimum site sizes and limit the scale and intensity of development to 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 complement~~ not detract from any high-quality landscapes qualities or natural features
 - c. ~~development will~~ not exacerbate any physical limitations such as land instability.

Rachel Morgan 3/8/2015 11:44 AM

Comment [20]: Sir/Madam Douglas Foster Family Trust 3762-4

Rachel Morgan 3/8/2015 11:44 AM

Comment [21]: Mahi Properties Limited (5476-12) and Rhondda F Richardson (6949-13)

Rachel Morgan 3/8/2015 11:44 AM

Comment [22]: Sir/Madam Douglas Foster Family Trust 3762-6

Rachel Morgan 3/8/2015 11:44 AM

Comment [23]: Auckland Council (5716-313)

Rachel Morgan 3/8/2015 11:44 AM

Comment [24]: 5476-12 Mahi Properties Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [25]: 5476-12 Mahi Properties Limited

Rereata Hardman-..., 7/9/2015 10:07 AM

Comment [26]: The Waitakere Ranges Protection Society Incorporated 2959-71

Rereata Hardman-..., 7/9/2015 10:14 AM

Comment [27]: Mahi Properties Limited 5476-13 Rhondda F Richardson 6949-14

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

Rereata Hardman-..., 7/9/2015 10:17 AM
Comment [28]: Rhondda F Richardson 6949-6

3. Require development to be of a height and bulk and have sufficient setbacks and open space so as to maintain and complement the rural and coastal residential built character of the area.

Rereata Hardman-..., 7/9/2015 10:17 AM
Comment [29]: Graeme N and Lynette L. Reed 1614-49

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.

5. Manage the form of development to enable opportunities for passive surveillance of the street.

1.4 Single House zone

Zone description

This purpose of this zone is provides for low density suburban housing to:

- provide for development that complements identified natural and built heritage values within identified areas; or
- recognise the limited ability of areas with significant environmental or infrastructure constraints to support more intensive development; and
- recognise the limited ability of areas which are not in close proximity to the City Centre, Metropolitan, Town or Local Centres, the public transport network or large urban facilities, to support more intensive development.

and is applied in areas throughout Auckland including serviced rural and coastal villages. The zone is generally characterised by one building per site of one to two storeys, surrounded by areas of private open space.

Large amounts of subdivision or -To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings within this zone. The zone is generally characterised by one building per site of one to two storeys within a generally spacious setting, consistent with a suburban built character. 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.

Objectives

1. Development maintains and complements areas with identified historic character or environmental values.

Rachel Morgan 8/9/2015 12:41 PM
Comment [30]: No submissions request this specific change but there is general scope to make this amendment based on the following submissions: Habitat for Humanity Greater Auckland Limited 3600-10; Patrick Fontein 6282-16; Broadway Park Residents Society Incorporated 3747-8

2. Growth is limited in areas with:

Rereata Hardman-..., 7/9/2015 11:00 AM
Comment [31]: Save Our City 8326-1

- a. significant environmental or infrastructure constraints
- b. poor accessibility to the City Centre, Metropolitan, Town and Local Centres, the public transport network or large urban facilities.

Rachel Morgan 8/9/2015 12:40 PM
Comment [32]: No submissions request this specific change but there is general scope to make amendments based on the following submissions: Habitat for Humanity Greater Auckland Limited 3600-10; Patrick Fontein 6282-16; Broadway Park Residents Society Incorporated 3747-8

3. Development is of a height, bulk and form that maintains and positively responds to the site, and complements the neighbourhood's low density planned suburban residential built character of predominantly one-two storeys buildings within a generally spacious setting, or the identified historic character.

Rachel Morgan 8/9/2015 12:58 PM
Comment [33]: No submissions request this specific change but there is general scope to make amendments based on the following submissions: Habitat for Humanity Greater Auckland Limited 3600-10; Patrick Fontein 6282-16; Broadway Park Residents Society Incorporated 3747-8; Stephen Davis 4823-19; Save Our City 8326-1

4. Development provides high-quality on-site living environments amenity for residents and maintains the a reasonable standard of residential amenity of for adjoining sites and the street.

Rachel Morgan 8/9/2015 12:51 PM
Comment [34]: Rhondda F Richardson 6949-7

Policies

1. Require minimum site sizes that limit the intensity of development in areas with:

- a. significant environmental or infrastructure constraints, or
- b. poor accessibility to:
 - i. the City Centre, Metropolitan, Town or Local Centres, or
 - ii. the public transport network, or
 - iii. large urban facilities including existing or proposed public open spaces, community facilities, education facilities, tertiary education facilities, and healthcare facilities.

~~1. Manage the height, 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.~~

2. Require development to:

- a. be of a height, bulk and form that maintains and complements areas with identified historic character or environmental values, or
- b. be of a height and bulk and have sufficient setbacks, landscaped areas to achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.

~~3. Require development to be of a height, and bulk and location of development to that maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to immediate neighbours.~~

~~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.~~

4.5. Require fences to be sufficiently low to allow Manage the form of development to enable opportunities for passive surveillance of the street.

1.5 Mixed Housing Suburban zone

Zone description

This zone is the most widespread residential zone in Auckland covering some greenfields and many established suburbs. Existing development in the zone is characterised by one or two storey, mainly stand-alone buildings set back from site boundaries with landscaped gardens.

~~Its density controls allow a moderate level of~~ The zone enables intensification, while retaining a relatively spacious quality consistent with a suburban residential built 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.

~~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

Rereata Hardman-..., 8/9/2015 12:58 PM

Comment [35]: No submissions request this specific change but there is general scope to make amendments based on the following submissions: Habitat for Humanity Greater Auckland Limited 3600-10; Patrick Fontein 6282-16; Broadway Park Residents Society Incorporated 3747-8

Rachel Morgan 8/9/2015 12:59 PM

Comment [36]: No submissions request this specific change but there is general scope to make amendments based on the following submissions: Habitat for Humanity Greater Auckland Limited 3600-10; Patrick Fontein 6282-16; Broadway Park Residents Society Incorporated 3747-8; Stephen Davis 4823-19; Save Our City 8326-1

Rereata Hardman-..., 7/9/2015 11:04 AM

Comment [37]: Rhonda F Richardson 6949-7

Rereata Hardman-..., 7/9/2015 10:33 AM

Comment [38]: Stephen Davis 4823-33

Rereata Hardman-..., 7/9/2015 10:35 AM

Comment [39]: Ruven Duinkerke 4713-1 and 4713-2

Rereata Hardman-..., 7/9/2015 11:38 AM

Comment [40]: Housing New Zealand Corporation 839-2

Rereata Hardman-..., 7/9/2015 11:29 AM

Comment [41]: Howick Ratepayers and Residents Association Incorporated 2705-19

wider range of housing types, integrating development into the neighbourhood and achieving high quality on-site amenity.

The zone applies development controls to all buildings, limits density on small sites and requires resource consent for three or more dwellings and for other specified buildings in order to:

- achieve the planned suburban built character of the zone; and
- manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve attractive and safe streets and public open spaces; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed and recognise that the need to achieve high quality design is increasingly important as the scale of development increases.

Objectives

1. Housing capacity and 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~~ built character ~~of predominantly one-two storey buildings, in a variety of forms and a generally spacious setting, engaging with and addressing the street.~~
3. Development provides high-quality on-site living environments ~~amenity~~ for residents and achieves a reasonable standard of residential 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.~~

Policies

1. Enable a variety of detached and attached housing types 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 to maintain a~~ Achieve the planned suburban residential built character of predominantly generally two storeys buildings, in a variety of forms and a generally spacious setting by:
 - a) Limiting the height, bulk, form of development
 - b) Managing the design and appearance of multiple-unit residential development
 - c) Requiring sufficient setbacks and landscaped areas
 - d) Limiting density on small sites.
3. ~~Require development to be of a~~ Require the height, and bulk and form ~~location of development to that maintain allows immediate neighbours to have~~ a reasonable standard of sunlight access and privacy and to minimise visual ~~avoid 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.~~
5. ~~4.~~ 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.

Rachel Morgan 3/9/2015 11:54 AM

Comment [42]: 8326-3 Save Our City

Rereata Hardman-..., 7/9/2015 11:48 AM

Comment [43]: Housing New Zealand Corporation 839-2

Rachel Morgan 3/8/2015 11:44 AM

Comment [44]: 8326-1 Save Our City

Rachel Morgan 7/9/2015 8:37 PM

Comment [45]: 839-10049 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM

Comment [46]: 839-10050 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM

Comment [47]: Ryman (6106-38), RVA (6103-38) and Aria Bay (4431-24)

Rachel Morgan 7/9/2015 9:02 PM

Comment [48]: Auckland 2040 1473-37; Louis Mayo 4797-38

Rachel Morgan 7/9/2015 9:04 PM

Comment [49]: Addison Developments Limited 5711-11

Rachel Morgan 3/8/2015 11:44 AM

Comment [50]: Housing New Zealand Corporation 839-10053

6.5. 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; and
- 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.

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.

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

7. Enable more efficient use of identified retirement village sites that existed as at 30 September 2013, through the provision of greater building height as specified in the Additional Height Control.

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.

Over time, the appearance of neighbourhoods within this zone will change to an urban built 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 capacity and choice of housing, and creating diversity within neighbourhoods and provide housing choice.

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 visual 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 all buildings and requires resource consent for three or more dwellings and for other specified buildings in order to:

- achieve the planned urban built character of the zone; and

Rachel Morgan 7/9/2015 8:44 PM

Comment [51]: 5625-24 Alistair Ray

Rachel Morgan 3/8/2015 11:44 AM

Comment [52]: Wesley College Trust Board and Grafton Downs Limited (4767-33) and Housing New Zealand (839-10068)

Rachel Morgan 3/8/2015 11:44 AM

Comment [53]: Housing New Zealand Corporation 839-100536

Rachel Morgan 3/8/2015 11:44 AM

Comment [54]: 6650-59 Summerset Group Holdings Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [55]: 6650-83 Summerset Group Holdings Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [56]: Housing New Zealand Corporation 839-18; Jonty Crane 4694-4

Rachel Morgan 3/8/2015 11:44 AM

Comment [57]: 4132-1 Sentinel Planning

- manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve attractive and safe streets and public open spaces; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed and recognise that the need to achieve high quality design is increasingly important as the scale of development increases.

Objectives

1. Land surrounding centres, high density residential areas and close to the rapid and frequent service network and large urban facilities is efficiently used to provide urban living that increases Auckland's housing supply capacity 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 built character of predominantly three storey buildings, in a variety of forms and surrounded by open space, engaging with and addressing the street.~~ engages with and addresses the street, positively responds to the site and its context and complements neighbourhood's planned urban residential built character of predominantly three storey buildings, in a variety of forms and surrounded by open space.
3. Development provides high-quality on-site amenity living environments for residents and achieves a reasonable standard of residential 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.~~ and is of a density that is appropriate for the physical attributes of the site and any infrastructure constraints.

Policies

1. Enable a variety of detached and attached housing types at ~~increased~~ higher densities, including low-rise apartments and specialist residential activities such as retirement villages.
2. ~~Manage~~ Require the height, bulk, form and appearance of development and ~~require the provision of sufficient setbacks and landscaped areas consistent with to achieve an urban residential built character of predominantly three storeys, in a variety of forms and surrounded by open space.~~ require the provision of sufficient setbacks and landscaped areas to achieve an urban residential built character of predominantly three storeys, in a variety of forms and surrounded by open space.
3. ~~Require development to be of a the height, and bulk and location of development to that allows immediate neighbours to have maintain a reasonable standard of sunlight access and privacy; and to avoid minimise visual excessive dominance effects to immediate neighbours.~~ Require development to be of a the height, and bulk and location of development to that allows immediate neighbours to have maintain a reasonable standard of sunlight access and privacy; and to avoid minimise visual 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.~~ Enable attached housing on smaller sites where the development faces the street and integrates well into the neighbourhood.
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; and
 - 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.~~ minimise the dominance of garage doors visible from the street.
7. ~~Limit the density and scale of development to~~

Rachel Morgan 3/9/2015 11:53 AM

Comment [58]: 5625-20 Alistair Ray

Rachel Morgan 3/8/2015 11:44 AM

Comment [59]: Housing New Zealand Corporation 839-18; Jonty Crane 4694-4

Rachel Morgan 3/8/2015 11:44 AM

Comment [60]: 5625-24 Alistair Ray

Rachel Morgan 7/9/2015 9:07 PM

Comment [61]: Housing New Zealand 839-10060

Rachel Morgan 3/8/2015 11:44 AM

Comment [62]: 839-10061 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM

Comment [63]: Ryman (6106-41) & RVA (6103- 41)

Rachel Morgan 3/8/2015 11:44 AM

Comment [64]: 839-10063 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM

Comment [65]: Housing New Zealand Corporation 839-10064 and 839-10065

Rachel Morgan 3/8/2015 11:44 AM

Comment [66]: Housing New Zealand Corporation 839-10066

Rachel Morgan 3/8/2015 11:44 AM

Comment [67]: Wesley College Trust Board and Grafton Downs Limited (4767-33) and Housing New Zealand (839-10068)

- 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.~~

~~& 6. Require development to have available connections be adequately serviced by having available connections to water supply and wastewater networks.~~

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 capacity 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.

The zone provides for the greatest density, height and scale of development out of all the residential zones. Buildings are enabled of four to six storeys up to five storeys or six or seven storeys in identified Additional Zone Height Control areas ~~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 built 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 outcomes.~~

The zone applies development controls to all buildings and requires resource consent for three or more dwellings and for other specified buildings in order to:

- achieve the planned urban built character of the zone; and
- manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve attractive and safe streets and public open spaces; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed and recognise that the need to achieve high quality design is increasingly important as the scale of development increases.

~~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.~~

Rachel Morgan 3/8/2015 11:44 AM

Comment [68]: Wesley College Trust Board and Grafton Downs Limited (4767-34) Property Council New Zealand (6212-25) Housing New Zealand Corporation 839-10069

Rachel Morgan 3/8/2015 11:44 AM

Comment [69]: 4299 Karaka Residents and Ratepayers Association

Rachel Morgan 3/8/2015 11:44 AM

Comment [70]: 2418-94 Sally Peake

Rachel Morgan 3/8/2015 11:44 AM

Comment [71]: 4797-27 Louis Mayo

Rachel Morgan 7/9/2015 9:14 PM

Comment [72]: 1350-9 Singyip Estate Limited

Rachel Morgan 7/9/2015 9:15 PM

Comment [73]: 5625-24 Alistair Ray

Objectives

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

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 built character of predominantly five storey buildings, or six or seven storey buildings in identified areas, in a variety of forms and surrounded by open space, ~~engaging with and addressing the street.~~

3. Development provides high-quality on-site amenity living environments for residents and achieves a reasonable standard of residential 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.

4. Development is adequately serviced by network infrastructure.

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

Policies

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

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

3. 2. Manage Require the height, bulk, form and appearance of development and require the provision of sufficient setbacks and landscaped areas consistent with to achieve an urban residential built character of between four and six predominantly five storey buildings or six or seven storeys buildings in identified areas, ~~locations~~ in a variety of forms and surrounded by open space.

4. 3. Provide for building heights that reflect the scale of development in the adjoining business area and In identified location adjacent to centres, enable greater building height through the application of the Additional Zone Height Control where the additional development potential enabled:
a. provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower density residential zones areas, and;
b. supports public transport, community infrastructure and the vitality of the adjoining centre.

5. 4. 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.

6. 5. 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 a reasonable standard of privacy, and to avoid excessive minimise visual dominance effects to immediate neighbours.

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

8. 7. Require dwellings to be designed to:

- have useable and accessible outdoor living space, maximising sunlight access where practicable
- provide privacy and outlook

Rachel Morgan 3/8/2015 11:44 AM

Comment [74]: 839-10071 Housing New Zealand Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [75]: 5625-24 Alistair Ray

Rachel Morgan 7/9/2015 9:16 PM

Comment [76]: Housing New Zealand 839-10073

Rachel Morgan 3/8/2015 11:44 AM

Comment [77]: 839-10074 Housing New Zealand Corporation

Rachel Morgan 3/8/2015 11:44 AM

Comment [78]: 1069-4 Stuart Howard

Rachel Morgan 3/8/2015 11:44 AM

Comment [79]: 2007-4 Point Chevalier Residents Against THABs Incorporated

Rachel Morgan 3/8/2015 11:44 AM

Comment [80]: Ryman (6106-43 & 44) & RVA (6103-43 & 44)

Rachel Morgan 3/8/2015 11:44 AM

Comment [81]: 1350-9 Singyip Estate Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [82]: 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

Rereata Hardman-..., 7/9/2015 12:20 PM

Comment [83]: 2742-203 Unitec Institute of Technology

Rachel Morgan 3/8/2015 11:44 AM

Comment [84]: Consequential to Topic 013 RPS Urban Growth rebuttal evidence of Nick Roberts

Rachel Morgan 3/8/2015 11:44 AM

Comment [85]: 4823-24 Stephen Davis

Rachel Morgan 3/8/2015 11:44 AM

Comment [86]: 839-10082 Housing New Zealand Corporation

- 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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [87]: 839-10083 Housing New Zealand Corporation

9.8. 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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [88]: 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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [89]: 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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [90]: 25888-40 Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 5723-107 Progressive Enterprises Limited.

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

Rereata Hardman-..., 7/9/2015 12:24 PM

Comment [91]: Broadway Park Residents Society Incorporated 3747-8

I.1 Residential zones rules

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

Rachel Morgan 3/8/2015 11:44 AM

Comment [92]: Consequential from Topic 004 evidence of Michele Perwick

1. Activity tables

Table 1: Activity status of land use activities

The following table specifies the activity status of land use activities in the residential zones.

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						
Activities not provided for	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 2 dwellings per site	P up to 3 2 dwellings per site	P One up to 2 dwellings on a per site

Rachel Morgan 3/8/2015 11:44 AM
Comment [93]: Consequential from Topic 004 evidence of Michele Perwick

Rachel Morgan 3/8/2015 11:44 AM
Comment [94]: Auckland Council 5716-299, Leigh A Auton 5400-7

				RD 4 or more dwellings per site	RD 3 or more dwellings per site	D 2 to 4 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 staff and residents	NC RD	P RD	P	P	P	P
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

Rereata Hardman-..., 7/9/2015 12:29 PM

Comment [95]: 3354-3 Nigel Cartmell and Joanne Pilgrem, 3526-3 Nigel Cartmell, 4923-3 Marceline Borren, 5035-3 Patricia Hannan, 5696-27 Stuart J and Orchid L Bracey, 5810-5 Wendy Cook, 6370-119 The Character Coalition, 6756-7 Jimmy Chan

Rereata Hardman-..., 7/9/2015 12:29 PM

Comment [96]: 5277-55 The Urban Design Forum New Zealand, 5280-53 The New Zealand Institute of Architects, 6370-120 The Character Coalition

Rereata Hardman-..., 7/9/2015 12:30 PM

Comment [97]: 1350-9 Singyip Estate Limited, 3243-5 Dong Global Investments Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [98]: Oceania (4290-38), Metlifecare (6098-39) and BUPA (6259-8)

Rachel Morgan 3/8/2015 11:44 AM

Comment [99]: Oceania (4290-38), Metlifecare (6098-39) and BUPA (6259-8)

Rachel Morgan 3/8/2015 11:44 AM

Comment [101]: Waitemata District Health Board 4476-20

Rachel Morgan 3/8/2015 11:44 AM

Comment [100]: Navigate 5373-4 /5

Rachel Morgan 3/8/2015 11:44 AM

Comment [103]: Waitemata District Health Board 4476-20

Rachel Morgan 3/8/2015 11:44 AM

Comment [102]: Navigate 5373-5

Rachel Morgan 3/8/2015 11:44 AM

Comment [104]: Navigate 5373-5; Salvation Army 7398-21

Rachel Morgan 3/8/2015 11:44 AM

Comment [106]: Steven R Garner 4605-1

Rachel Morgan 3/8/2015 11:44 AM

Comment [105]: Leigh A Auton 5400-7 Minister of Social Development: Child, Youth and Family 5704-7-8

Rachel Morgan 3/8/2015 11:44 AM

Comment [107]: 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

Rachel Morgan 3/8/2015 11:44 AM

Comment [108]: As above (RM91)

Rachel Morgan 3/8/2015 11:44 AM

Comment [109]: Hugh Green Limited 5259-79

Rachel Morgan 3/8/2015 11:44 AM

Comment [110]: Hugh Green Limited 5259-79

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	P	P	P	P	P	P
Care centres between 200m ² 400m ² GFA per site	NC	NC	RD	RD	RD	RD
Care centres on schools designated by the Minister of Education	P	P	P	P	P	P
Care centres not provided for above	NC D	NC D	D	RD	RD	RD
Community facilities	D	D	D	RD	RD	RD
Education facilities	NC	D	D	D	D	D
Tertiary education facilities	NC	D	D	D	D	D
Emergency services on adjoining an arterial road	NC D	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	NC P	NC P	NC P	NC P
Mana Whenua						
Marae complex	D	D	D	D	D	D
Development						
Alterations and additions to a single dwelling on a	P	P	P	P	P	P

Rereata Hardman-..., 7/9/2015 12:32 PM
Comment [111]: Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 2588-46

Rachel Morgan 3/9/2015 11:56 AM
Comment [112]: Navigate 5373-8

Rachel Morgan 3/8/2015 11:44 AM
Comment [113]: Navigate 5373 9 and 10

Rachel Morgan 3/9/2015 11:57 AM
Comment [114]: Consequential amendment from Closing Statement of Auckland Council for Topic 055 – Social Infrastructure.

Rachel Morgan 3/8/2015 11:44 AM
Comment [115]: Navigate 5373 9 and 10

Rachel Morgan 3/8/2015 11:44 AM
Comment [116]: Ruven Duinkerke 4713-3

Rachel Morgan 3/8/2015 11:44 AM
Comment [117]: The University of Auckland 5662-93

Rachel Morgan 3/8/2015 11:44 AM
Comment [118]: Minister of Police 4274-21 New Zealand Fire Service Commission 867-56

Rachel Morgan 3/8/2015 11:44 AM
Comment [119]: Minister of Police 4274-21, Auckland Council 5716-299, Ronald H Lever 2821-2

site						
Alterations and additions to two or more dwellings on a site	P	P	P	P	P	RD
Demolition of buildings	P	P	P	P	P	P
The conversion of a dwelling into a maximum of two dwellings complying with the land use controls in clause 3.3 below	RD	RD	P	P	P	D
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.						

Table 2 – Activity status of development activities

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

Activity	Activity status
Demolition of buildings	P
Internal and external alterations to buildings	P
Accessory buildings	P
Additions to an existing dwelling	P
New buildings and additions to buildings accommodating activities that are not defined as dwellings	The same activity status as the land use activity that the new building or addition is designed to accommodate applies
The conversion of a dwelling into a maximum of two dwellings, except as specified below	P
The conversion of a dwelling into a maximum of two dwellings in the Large Lot and Rural and Coastal Settlement zone	RD

Rachel Morgan 7/9/2015 9:41 PM
Comment [120]: Peter H Nolan and Warwick J James 5750-5

<u>Minor dwellings in the Large Lot zone</u>	<u>RD</u>
<u>Minor dwellings in the Single House zone where the minor dwelling is located within a Historic Character overlay and outside of an identified flood plain</u>	<u>P</u>

Rereata Hardman-..., 7/9/2015 12:48 PM

Comment [121]: 3926-1 Michelle Bradley and Grzegorz Wdowikowski, 3762-7 Sir/Madam Douglas Foster Family Trust

Rereata Hardman-Mi..., 7/9/2015 2:59 PM

Comment [122]: 839-28 and 839-10190 Housing New Zealand Corporation, 5750-2 Peter H Nolan and Warwick J James, 5820-7 Anyon and Peters Family Trusts, 1410-2 Subdivision Solutions Limited, 1794-1 Ronald Surendonk

2. Notification

Purpose: Ensure that development control infringements and activities that adversely affect the planned residential character of the zone or the residential amenity of neighbouring sites are publicly notified where the adverse effects on the environment are more than minor or limited notified where neighbours are deemed to be adversely affected.

1. An application to infringe 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 greater than 2m 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 and height in relation to boundary within the Terrace Housing and Apartment Buildings zone
- g. building setbacks height in relation to boundary in the Terrace Housing and Apartment Buildings zone where it adjoins lower density zones
- h. building coverage in the Large Lot, Rural and Coastal Settlement, Single House and Terrace Housing and Apartment Building zones
- i. building coverage greater than 40% in the Mixed Housing Suburban and 45% in the Mixed Housing Urban zones
- †j. landscaping in the Single House, Mixed Housing Suburban and Terrace Housing and Apartment Building zones
- k. landscaping less than 35% in the Mixed Housing Urban zone
- j. outlook space.

Rachel Morgan 7/9/2015 9:52 PM

Comment [123]: 839-10196 Housing New Zealand Corporation

Rachel Morgan 7/9/2015 9:56 PM

Comment [124]: Fletcher Residential Limited 1731-10

Rachel Morgan 7/9/2015 9:56 PM

Comment [125]: Fletcher Residential Limited 1731-10

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

- a. visitor accommodation not otherwise provided for
- b. care centres not otherwise provided for
- c. community facilities.

Rachel Morgan 7/9/2015 10:05 PM

Comment [126]: 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

Rachel Morgan 7/9/2015 10:00 PM

Comment [127]: 5373-10 Navigate

Rachel Morgan 7/9/2015 10:01 PM

Comment [128]: Massey Community Church 3588-4

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 site 4000m ² net site area
Single House	One dwelling per site
Mixed Housing Suburban	One dwelling per 400 200m ² net site area, or No density limits apply where the site is greater than 1000m ² 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	No density limits apply 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
Terrace Housing and Apartment Buildings zone	No density limits apply

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:

Rereata Hardman-Mi..., 7/9/2015 2:16 PM
Comment [129]: 3829-5 Peter Zinzan

Rereata Hardman-Mi..., 7/9/2015 2:35 PM
Comment [130]: 8856-2 Allan Cameron, 1731-11 Fletcher Residential Limited

Rereata Hardman-Mi..., 7/9/2015 2:40 PM
Comment [131]: 1731-12 Fletcher Residential Limited, 6212-73 Property Council New Zealand, 4087-6 Bryce Pearce, 5405-9 Cycle Action Auckland, 5530-2 Dominic Hutching, 5569-12 Emma Quantrill, 5974-3 Matthew Searle, 5993-2 Harsha Ravichandran, 6210-7 TransportBlog, 6426-18 Rachel Lees-Green, 6927-3 Greg Nikoloff, 6942-3 Tet V Lee, 6949-59 Rhondda F Richardson, 7034-11 CLC Consulting Group Limited, 7069-2 Nicole Lee, 7098-16 David Madsen, 7113-2 Brendon Blue, 7357-2 Ho Yin Anthony Leung.

Rereata Hardman-Mi..., 7/9/2015 2:40 PM
Comment [132]: 5974-3 Matthew Searle, 6212-73 Property Council New Zealand, 6949-59 Rhondda F Richardson, 4087-7, Bryce Pearce, 4797-39 Louis Mayo, 4823-30 Stephen Davis, 4995-4 Michelle X Ye, 5002-10 Liam Winter, 5405-10 Cycle Action Auckland, 6210-8 TransportBlog, 6426-19 Rachel Lees-Green, 6927-4 Greg Nikoloff, 6942-4 Tet V Lee, 7069-3 Nicole Lee, 7357-3 Ho Yin Anthony Leung, 8779-3 Cornelius Blank, 9147-23 Rochelle L Molloy.

Rereata Hardman-Mi..., 7/9/2015 2:41 PM
Comment [133]: 5476-91 Mahi Properties Limited

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.

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

9.3. 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.

Rereata Hardman-Mi..., 7/9/2015 2:45 PM

Comment [134]: 9043-10 Jalcon Homes, 3406-2 The Bird Trust, 7491-5 Cranleigh.

Rereata Hardman-Mi..., 7/9/2015 2:44 PM

Comment [135]: 1731-13 Fletcher Residential Limited

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.

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

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.

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, dining room or kitchen.

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.~~

3.4 Minor dwellings

1. A minor dwelling must have a net internal floor area of at least 30m² and must not exceed a net internal floor area of 65m².

2. A minor dwelling must 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, dining room or kitchen.

3.5 City Centre Fringe Office Control

1. Offices within the City Centre Fringe Office Control as shown on the planning maps are a permitted activity.

Rachel Morgan 3/8/2015 11:44 AM

Comment [136]: Anton Sengers 4895-26

Rachel Morgan 7/9/2015 2:45 PM

Comment [137]: Anton Sengers 4895-26

Rachel Morgan 3/8/2015 11:44 AM

Comment [138]: Nick Molloy 5470-1

Rachel Morgan 3/8/2015 11:44 AM

Comment [139]: Louise A Graham5268-8

Rachel Morgan 7/9/2015 10:07 PM

Comment [140]: Consequential amendment. These rules are proposed to be deleted.

Rachel Morgan 3/8/2015 11:44 AM

Comment [141]: Sentinel Planning Limited 4132-9

Rereata Hardman-Mi..., 7/9/2015 3:18 PM

Comment [142]: 839-28 Housing New Zealand Corporation, 3342-1 Clifford Dixon

Rereata Hardman-Mi..., 7/9/2015 3:01 PM

Comment [143]: 4958-11 Richard A Hudson,

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:

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

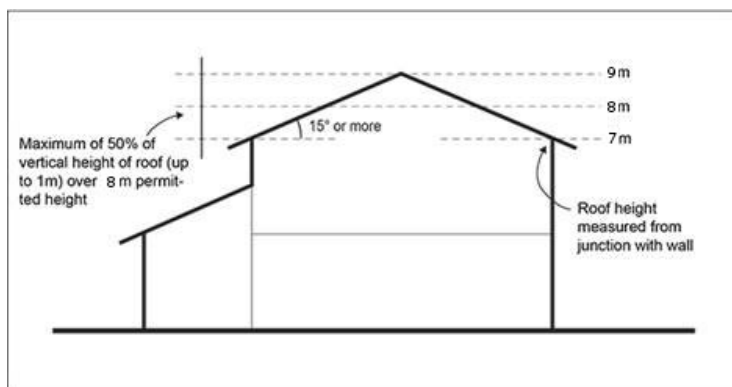
4.2 Building height

Purpose: manage the height of buildings to:

- maintain and complement the low-rise residential spacious landscape character of the zone (predominantly one to two storeys) and any landscape qualities and natural features
- minimise visual dominance effects
- maintain a reasonable standard of residential amenity for adjoining sites
- 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 in elevation, 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 1: Building height in the Large Lot zone



4.3 Yards

Purpose:

- maintain the spacious landscape character of the zone and
- maintain a reasonable standard of residential amenity for 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:

Rachel Morgan 3/8/2015 11:44 AM

Comment [144]: 1731-6 Fletcher Residential Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [145]: Rhondda F Richardson (6949-5)

Rachel Morgan 3/8/2015 11:44 AM

Comment [146]: Rhondda F Richardson (6949-5)

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:

- manage the extent of buildings on a site to maintain and complement the spacious, landscape character of the zone and any landscape qualities and natural features.

1. Maximum building coverage: ~~20~~ 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:

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

5.2 Building height

Purpose: manage the height of buildings to:

Rachel Morgan 7/9/2015 10:09 PM

Comment [147]: Paul Chapman 4772-1

Rachel Morgan 7/9/2015 10:09 PM

Comment [148]: Sir/Madam Douglas Foster Family Trust 3762-11

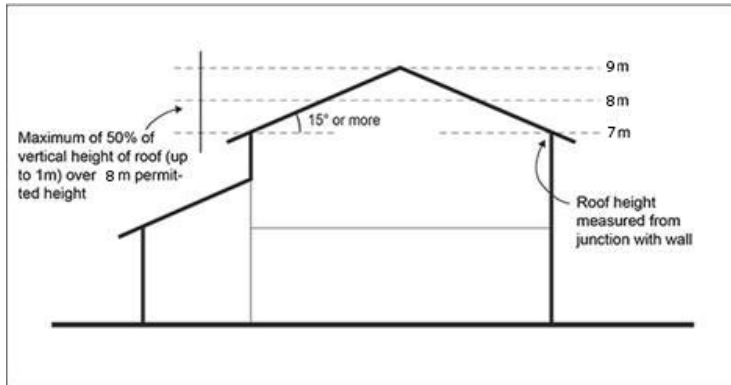
Rachel Morgan 3/8/2015 11:44 AM

Comment [149]: 1731-6 Fletcher Residential Limited

- maintain and complement the rural and coastal residential built character of the zone (predominantly one to two storeys) and any landscape qualities and natural features
- minimise visual dominance effects
- maintain a reasonable standard of residential amenity for adjoining sites
- 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 in elevation, 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 2: Building height in the Rural and Coastal Settlement zone



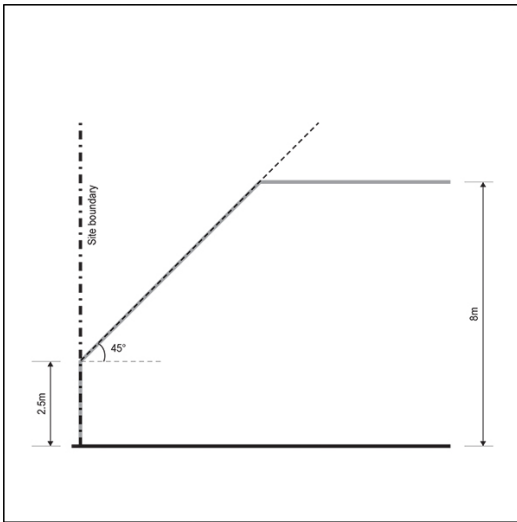
5.3 Height in relation to boundary

Purpose:

- manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise 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 3: 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, entrance strip pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, entrance strip pedestrian access way or access site lot.

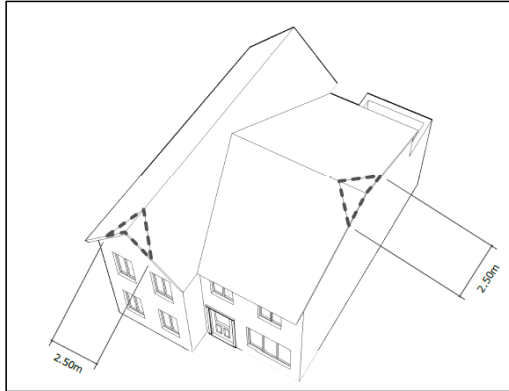
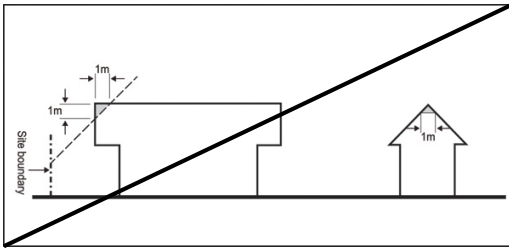
4. A gable end, or dormer or roof may project beyond the recession plane where that portion beyond the recession plane is it is:

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 cumulatively 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: 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 built character of the ~~zone~~ streetscape and provide sufficient space for landscaping within the front yard
- maintain a reasonable standard of residential amenity for 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
- enable buildings and services on the site or adjoining sites to be adequately maintained.

Table 3:

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

Rachel Morgan 7/9/2015 3:43 PM
Comment [150]: Claire Chambers 1063-1

Rereata Hardman-Mi..., 7/9/2015 3:46 PM
Comment [151]: 7032-6 Dirk Hudig

Coastal protection yard	20m, or as otherwise specified in appendix 6.7
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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.

5.6 Building coverage

Purpose:

- manage the extent of buildings on a site to maintain and complement the rural and coastal residential built character of the zone and any landscape qualities and natural features.

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 functional size and dimension, and is consistent with the spacious qualities of the zone has access to sunlight, and is directly accessible from the principal living room, dining room or kitchen.

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.

2.1. Where a dwelling has the principal living room at ground level, part of the required must have an outdoor living space must be 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 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, dining room or kitchen

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 is directly accessible from the principal living room that:

a. has a minimum area of 8m²

b. has a minimum depth of 2.4m.

2. Where outdoor living space at ground level, required by any dwelling, is located south of any building located on the same site, the southern boundary of that space must be separated from any

Rachel Morgan 3/8/2015 11:44 AM

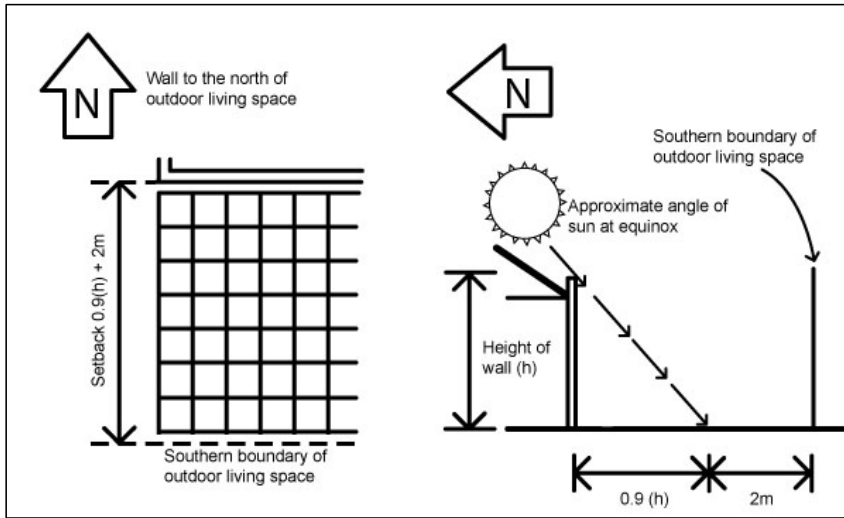
Comment [152]: Generation Zero (5478-47)

Rachel Morgan 3/8/2015 11:44 AM

Comment [153]: John A Simons 2828-2, Magan Ranchhod 5425-2

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 3 below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 5: 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 opportunities for passive surveillance of the street
- minimise visual dominance effects to immediate neighbours and the street.

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:

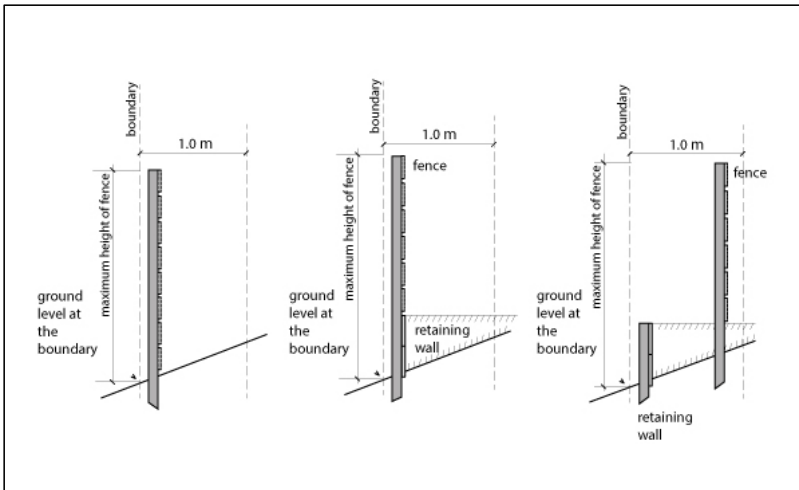
i. 1.2m in height, or

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.

Figure 6: Measurement of fence height



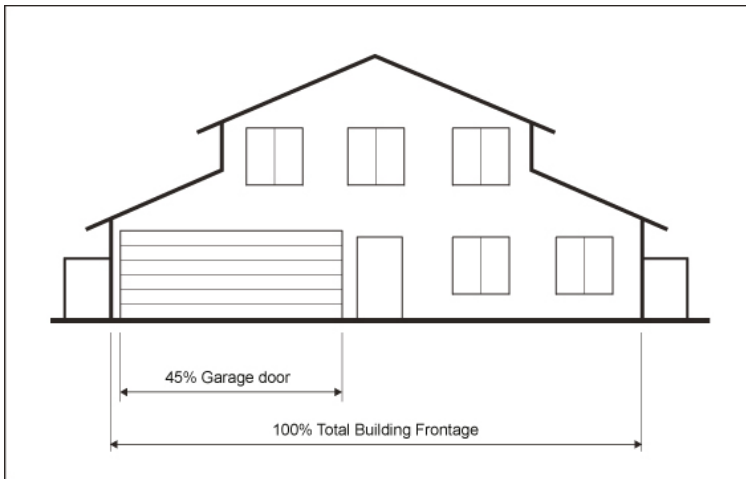
5.8 Garages

Purpose: ~~ensure garages are not a dominant feature of the streetscape~~ minimise the dominance of garage doors as viewed from the street and provide opportunities for passive surveillance of the street.

1. A garage door facing a street must be no greater than 40 ~~45~~ 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 7: Maximum width of garage door



Rachel Morgan 7/9/2015 10:33 PM

Comment [154]: Ferns Family Trust 5157-3;
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.

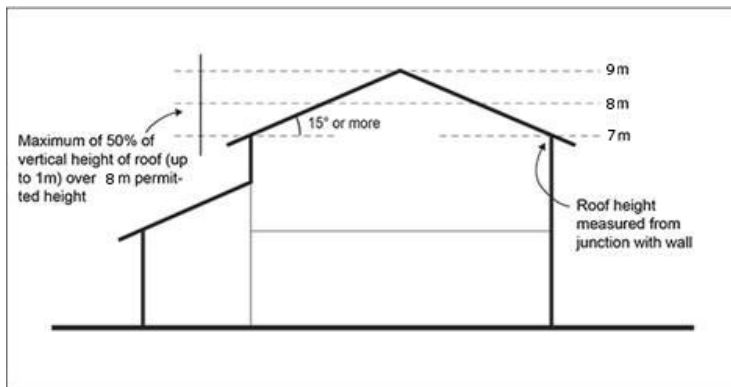
6.2 Building height

Purpose: manage the height of buildings to

- ~~maintain the low density~~ achieve the planned suburban residential built character of the zone (predominantly one to two storeys)
- minimise visual dominance effects
- maintain a reasonable standard of residential amenity for adjoining sites
- 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 in elevation, 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 8: Building height in the Single House zone



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 minimise adverse visual dominance effects to immediate neighbours ~~limit over shadowing of neighbouring sites and provide space between buildings.~~

Rachel Morgan 3/8/2015 11:44 AM

Comment [155]: 1731-6 Fletcher Residential Limited

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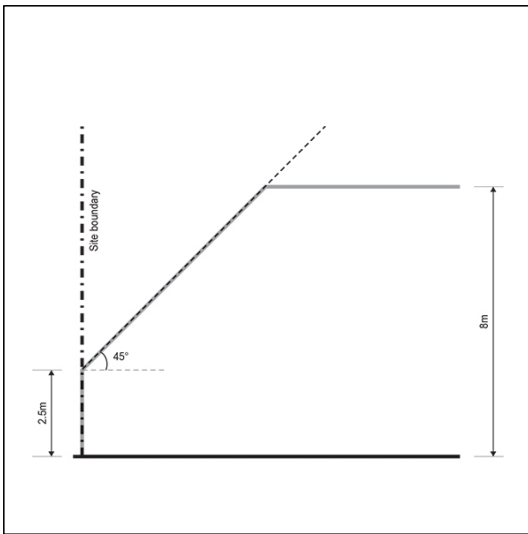
Comment [156]: 5324-20 Alan E Bilkey

Rachel Morgan 7/9/2015 10:39 PM

Comment [157]: 5324-22 Alan E Bilkey, 6478-3 Unique Developers and Trading Limited; 1926-1 Douglas Hayr

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 9: Height in relation to boundary



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

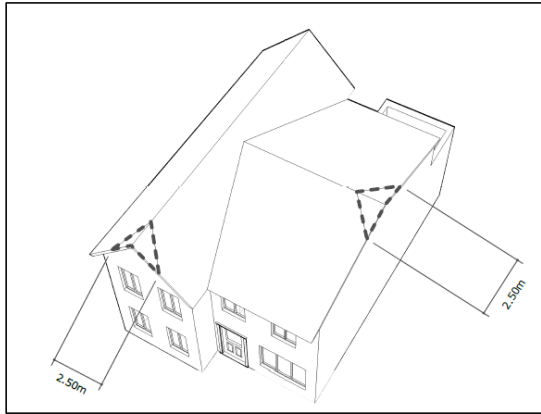
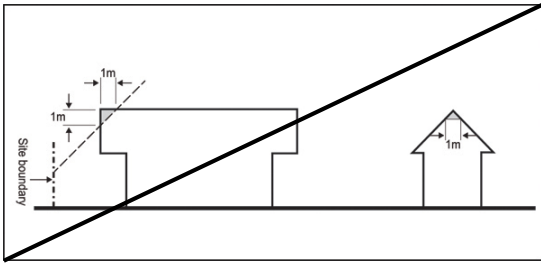
- a. industrial zones
- b. centres and mixed use zones
- c. General Business zone
- d. Business Park zone
- e. sites within the public open space zones exceeding 2000m².

3. Where the boundary forms part of a legal right of way, ~~entrance strip pedestrian access way,~~ or access site, the control applies from the farthest boundary of that legal right of way, ~~entrance strip pedestrian access way~~ or access site 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 cumulatively 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 10: 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.

6.4 Yards

Purpose:

- maintain the spacious and landscaped qualities suburban built character of the streetscape and provide sufficient space for landscaping within the front yard
- maintain a reasonable standard of residential amenity for 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
- enable buildings and services on the site or adjoining sites to be adequately maintained.

Rachel Morgan 7/9/2015 10:43 PM
Comment [158]: Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 2588-49; 7032-6 Dirk Hudig; Lynda Murphy 3484-4

Table 4:

Yard	Minimum depth
Front	5m 3m
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

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 to site boundaries 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: manage the extent of buildings on a site to achieve the ~~maintain the low density planned suburban residential built character of buildings within a generally spacious setting the zone.~~

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

6.8 Landscaping

Purpose:

- provide for ~~on-site amenity~~ high quality living environments consistent with the planned suburban built character of buildings within a generally spacious setting ~~and~~
- maintain the landscaped character of the streetscape within the zone ~~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 functional size and dimension, ~~and is consistent with the spacious qualities of the zone~~ has access to sunlight, and is directly accessible from the principal living room, dining room or kitchen.

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.~~

Rachel Morgan 3/8/2015 11:44 AM

Comment [159]: 4163-4 D W Hookway

Rachel Morgan 3/8/2015 11:44 AM

Comment [160]: Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 2588-49

Rachel Morgan 3/8/2015 11:44 AM

Comment [161]: 2791-3 Geoff Bennett

Rachel Morgan 3/8/2015 11:44 AM

Comment [162]: 5324-30 Alan E Bilkey, 1731-14 Fletcher Residential Limited, 839-10213 HNZN

Rachel Morgan 3/8/2015 11:44 AM

Comment [163]: 9105-6 Robert K Westbrooke 6949-44 Rhonda 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

2.1. 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:

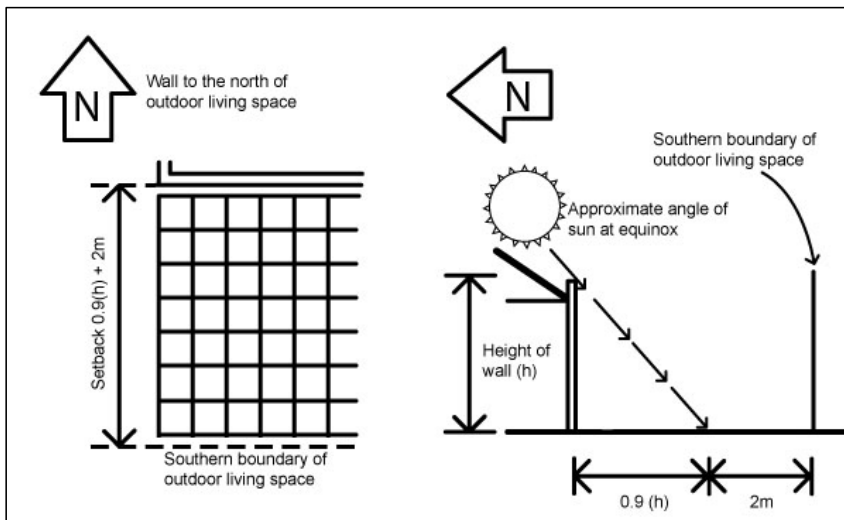
- a. where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20
- b. is at least 5m² and has a minimum dimension of 1.8m where provided in the form of balcony or roof terrace
- c. is directly accessible from the principal living room, dining room or kitchen
- 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 outdoor living space at ground level, required by any dwelling, is located south of any building located on the same site, the southern boundary of that space 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 3 below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 11: Location of outdoor living space



6.10 Fences

Purpose: enable fences to be constructed within yards to a height sufficient to:

Rachel Morgan 3/8/2015 11:44 AM
 Comment [164]: 4713-9 Ruven Duinkerke

- provide privacy for dwellings while enabling opportunities for ~~enhance~~ passive surveillance of the street
- ~~minimise 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 a height of 1.6m.~~

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.

Figure 5: Fences within the front yard

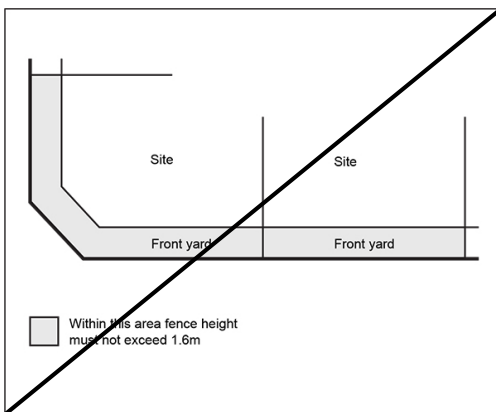
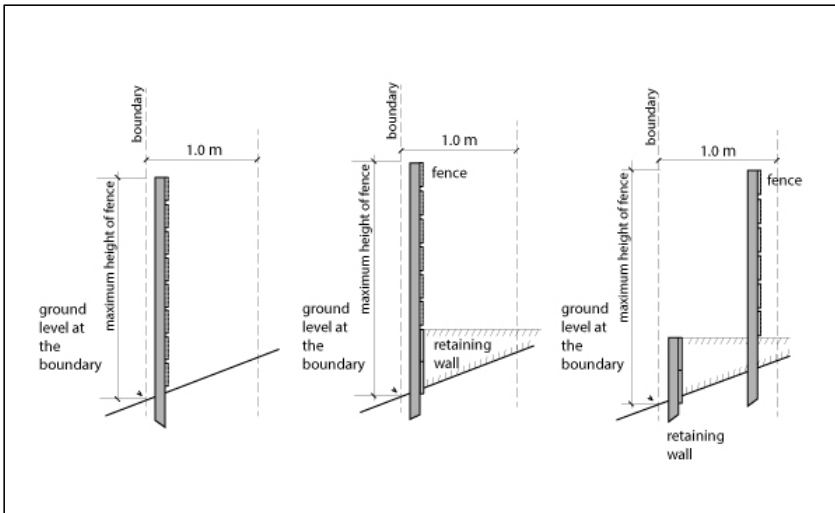


Figure 12: Measurement of fence height



6.11 Garages

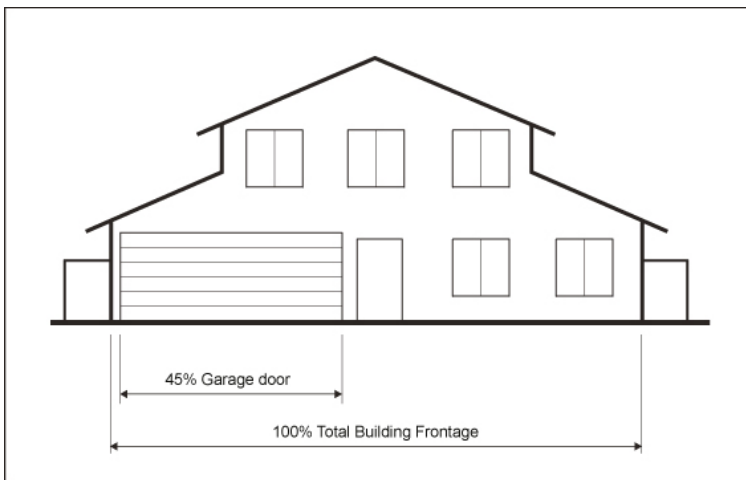
Purpose:

- ensure garages are not a dominant feature of the streetscape minimise the dominance of garages doors as viewed from the street and provide opportunities for passive surveillance of the street.

1. A garage door facing a street must be no greater than 40-45 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 13: Maximum width of garage door



Rachel Morgan 3/8/2015 11:44 AM

Comment [165]: 4713-1 Ruven Duinkerke, 6650-54 Summerset Group Holdings Limited

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 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~~ achieve the planned suburban residential-built character of the zone (predominantly one to two storeys)
- minimise visual dominance effects
- maintain a reasonable standard of residential amenity for adjoining sites

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Comment [166]: Housing New Zealand Corporation, 6058-6

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Comment [167]: 1731-6 Fletcher Residential Limited

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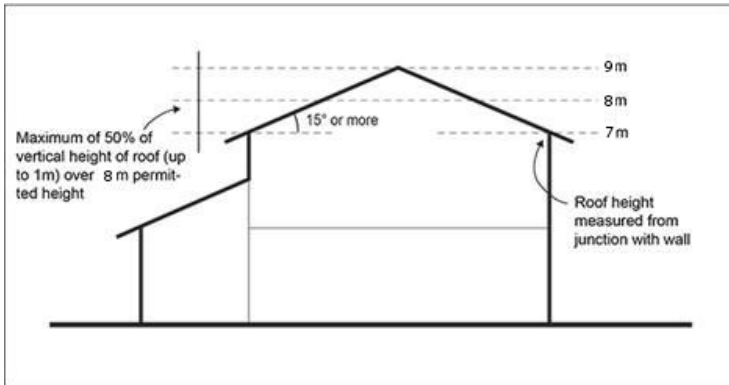
Comment [168]: 5324-21, Alan E Bilkey 5280-63, The New Zealand Institute of Architects 5277-65, The Urban Design Forum New Zealand

- 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 in elevation, 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 Control, buildings must not exceed the height in metres shown for the site on the planning maps.

Figure 14: Building height in the Mixed Housing Suburban zone



7.3 Height in relation to boundary

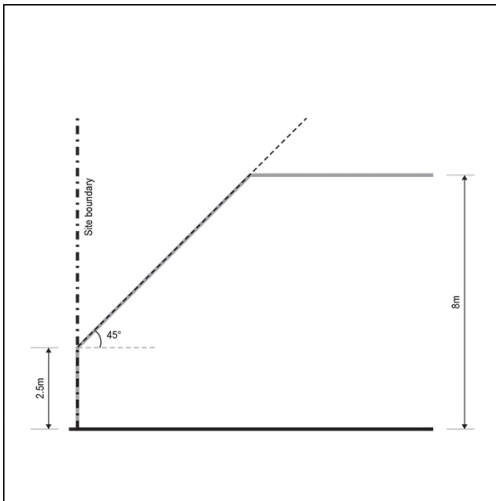
Purpose: manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours limit over-shadowing of neighbouring sites and provide space between buildings.

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 12 below. Thereafter, buildings must be setback 1m for every additional metre in height (45 degrees).

Figure 6 15: Height in relation to boundary

Rachel Morgan 3/8/2015 11:44 AM

Comment [169]: 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)



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

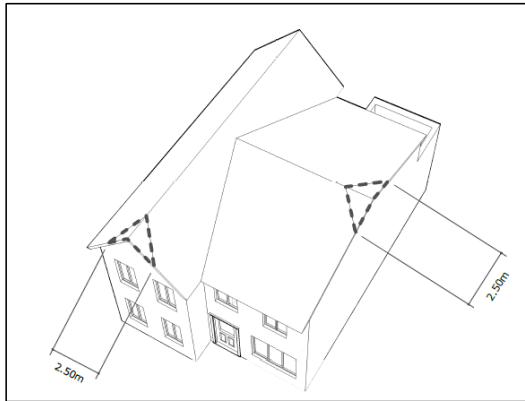
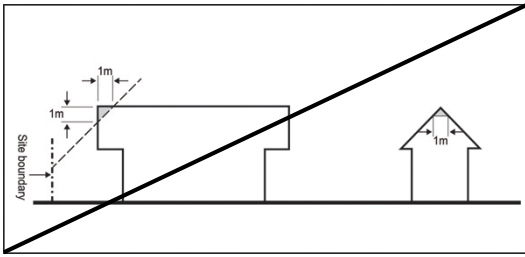
- a. industrial zones
- b. centres and mixed use zones
- c. General Business zone
- d. Business Park zone
- e. sites within the public open space zones exceeding 2000m².

3. Where the boundary forms part of a legal right of way, ~~entrance strip pedestrian access way,~~ or access site, the control applies from the farthest boundary of that legal right of way, entrance strip ~~pedestrian access way~~ or access site ~~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 cumulatively 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 16: 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).

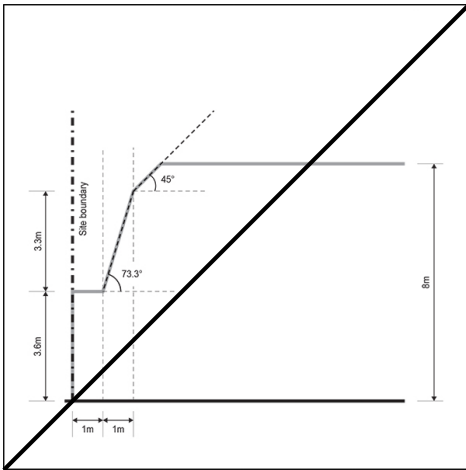
4. The exceptions to the permitted height in relation to boundary control listed in clause 7.3 above apply.

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

Figure 8: Alternative height in relation to boundary

Rachel Morgan 7/9/2015 4:17 PM

Comment [170]: Auckland 2040 Incorporated 1473-74, Pantheon Enterprises Limited 2516-36, Save Our City 8326-5, Allan H and Madge A Kirk 6610-14, Herne Bay Residents Association Incorporated 3635-20



7.5 Yards

Purpose:

- maintain an open streetscape character and the suburban built character of the streetscape and provide sufficient space for landscaping within the front yard
- maintain a reasonable standard of residential amenity for 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
- enable buildings and services on the site or adjoining sites to be adequately maintained.

Table 5

Yard	Minimum depth
Front	4.3m
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.

Rachel Morgan 3/8/2015 11:44 AM

Comment [171]: 3419-9, Sarah Maling

Rachel Morgan 3/8/2015 11:44 AM

Comment [172]: Anton Sengers 4895-34

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

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.
3. For the purpose of this rule, the application area will be treated as the site area.

7.8 Building coverage

Purpose:

- manage the extent of buildings on a site to achieve maintain the planned suburban residential built character of buildings within a generally spacious setting 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.
2. For the purpose of this rule, the application area will be treated as the site area.

7.9 Landscaping

Purpose:

- provide for on-site amenity high quality living environments consistent with the planned suburban built character of buildings within a generally spacious setting and an attractive streetscape character
- improve stormwater absorption on-site maintain the landscaped character of the streetscape within the zone.

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 pB95 or larger at the time of planting

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

3. For the purpose of this rule, the application area will be treated as the site area.

7.10 Outlook space

Purpose:

- ensure a reasonable standard of visual and acoustic privacy between habitable rooms of different residential buildings dwellings, including their outdoor living space, on the same or adjacent sites

Rachel Morgan 3/8/2015 11:44 AM

Comment [173]: 6042-10, Cooper and Associates

Rachel Morgan 3/8/2015 11:44 AM

Comment [174]: 1473-76, Auckland 2040 Incorporated

Rachel Morgan 3/8/2015 11:44 AM

Comment [175]: 5713-43, Anselmi Ridge Limited (ARL)

Rachel Morgan 7/9/2015 10:50 PM

Comment [176]: 2209-35, Blair Curtis and Sally Over-Curtis; 4618-11 Anne Connelly; 5527-1 Susan and Nigel Eady

- 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~~
- In combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

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 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 a bedroom 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.

7a. Outlook spaces may overlap where they are on the same wall plane.

8. Outlook spaces must:

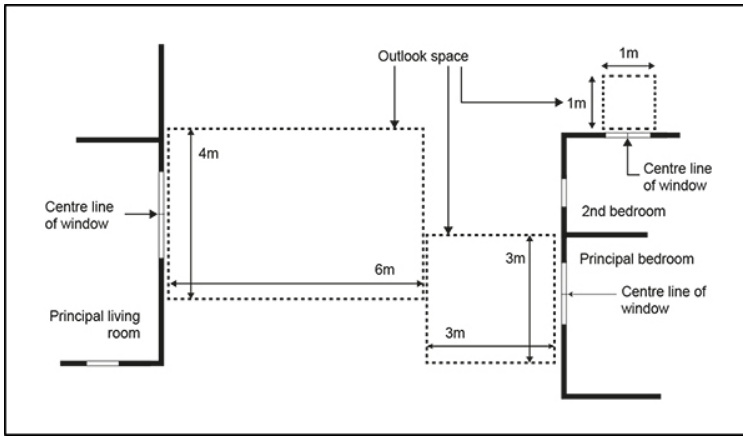
a. be clear and unobstructed by buildings

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 9-17: Required outlook space



7.11 Daylight

Purpose:

- ensure adequate daylight for living areas and bedrooms in dwellings, retirement villages, supported residential care and boarding houses
- In combination with the outlook control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

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

2. Buildings within a site higher than 3m opposite buildings within a site containing principal living room or bedroom windows, or main living/dining area or bedroom windows in retirement villages, supported residential care and boarding houses, are limited in height to twice the horizontal distance between the two buildings for a distance defined by a 55 degree arc from the centre of the window (refer Table 6 below). The arc may be swung to within 35 degrees of the plane of the wall containing the window.

3. Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.

4. This rule does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table 6: Maximum height of building within a site facing a principal living room or bedroom window within a site

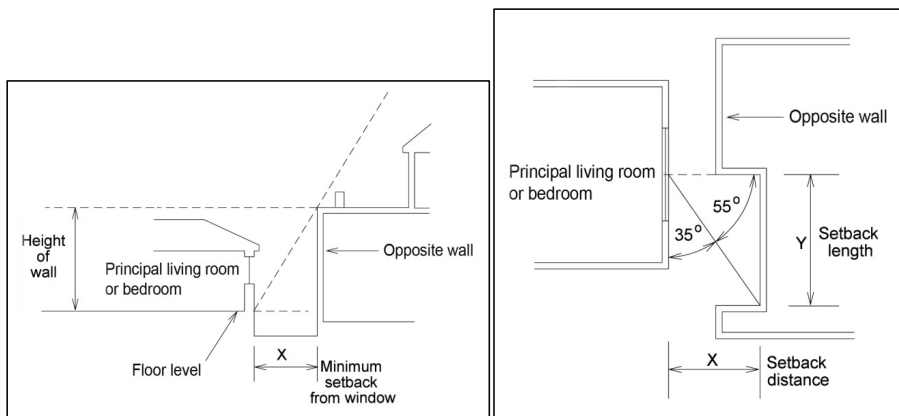
Distance of the building from the principal living room, living/dining room or any bedroom window (x)	Maximum height of building	Length of wall restricted if 55 degree arc is perpendicular to window (y)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m

Rereata Hardman-Mi..., 7/9/2015 4:35 PM

Comment [177]: Daphne Wardle 4672-1, Mahi Properties Limited 5476-55

2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m

Figures 18 and 19: Required setbacks for daylight



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.

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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [178]: 2516-42, Pantheon Enterprises Limited

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 functional size and dimension, for the type of dwelling has access to sunlight, and is directly accessible from the principal living room, dining room or kitchen.

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 floor 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
- c. is directly accessible from the principal living room, dining room or kitchen
- 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.

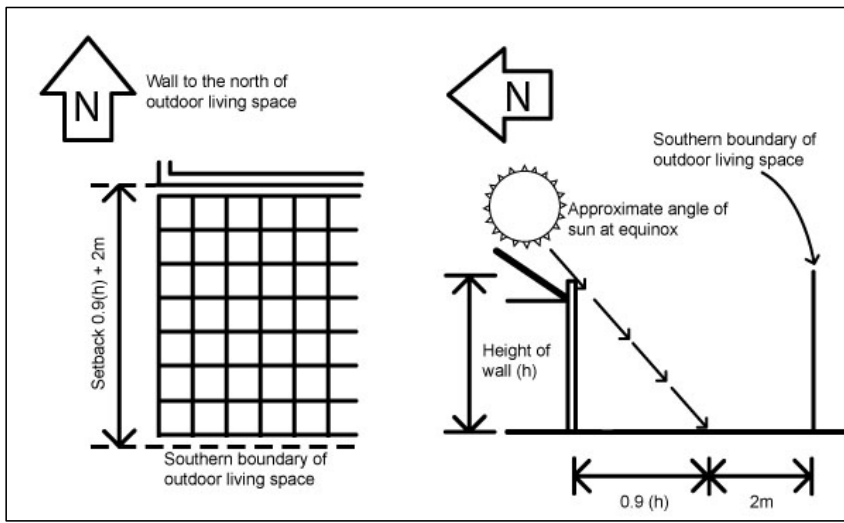
4. Where an entire dwelling is above ground level, it An apartment must have an outdoor living space in the form of a balcony, patio or roof terrace that is at least 5m² for studio and one-bedroom dwellings and 8m² for two or more bedroom dwellings 10m² and has a minimum depth-dimension of 2-4.1.8m. For the purpose of this rule, an apartment means a single building comprising two or more dwellings with common access and parking areas, and where one or more dwellings are located above ground level.

Rachel Morgan 7/9/2015 4:35 PM

Comment [179]: 6099-44 Ockham Holdings Limited

3. Where outdoor living space at ground level, required by any dwelling, is located south of any building located on the same site, the southern boundary of that space 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 3 below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 20: Location of outdoor living space



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)
- b. a main entrance door that is visible from the street.

1. That part of the front facade of a dwelling within 10m of the front boundary must contain glazing to a habitable room or habitable rooms that is cumulatively at least 10 per cent of the area of that part of the front facade.

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:

Rachel Morgan 7/9/2015 4:38 PM
Comment [180]: 5400-11 Leigh A Auton

Rachel Morgan 3/8/2015 11:44 AM
Comment [181]: 5711-62, Addison Developments Limited

Rachel Morgan 3/8/2015 11:44 AM
Comment [182]: 2433-2, Claire Hanham

- provide privacy for dwellings while enabling opportunities for ~~enhance~~ passive surveillance of the street
- ~~minimise 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.

Figure 10: Fences within the front yard

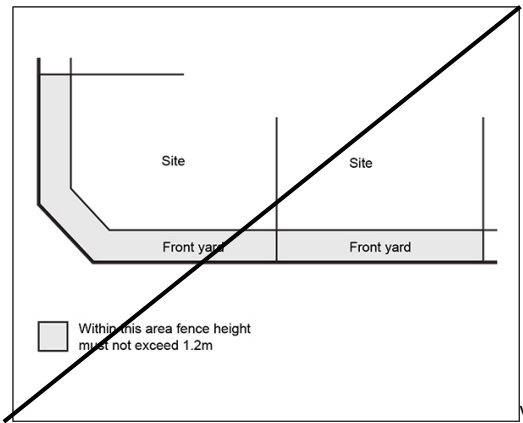
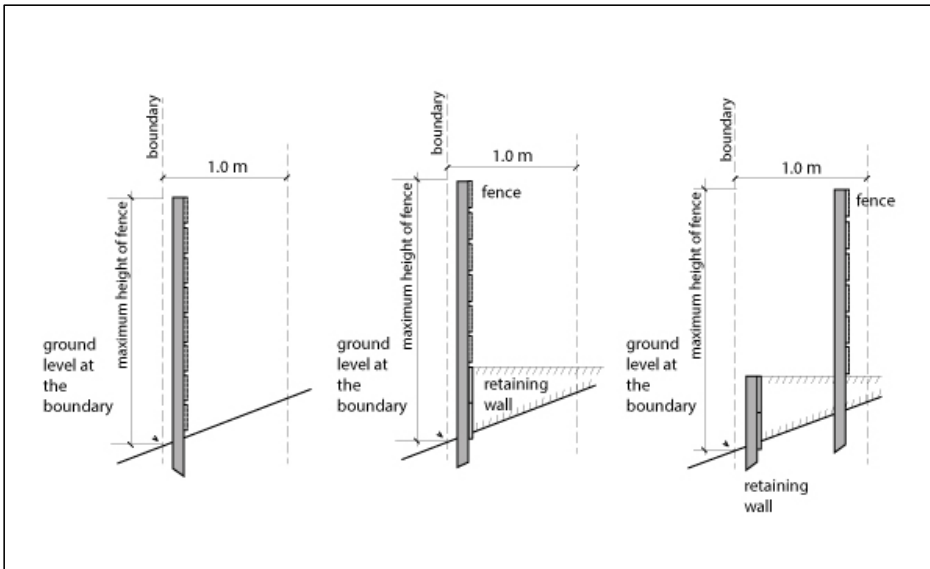


Figure 21: Measurement of fence height



7.16 Garages

Purpose:

- reduce the dominance of garages as viewed from the street minimise the dominance of garages doors as viewed from the street and provide opportunities for passive surveillance of the street
- provide for pedestrian amenity and safety by avoiding parked cars over-hanging the footpath.

1. A garage door facing a street must be no greater than 40-45 per cent of the width of the front facade of the dwelling to which the garage relates, as shown in Figure 17 below.

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

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

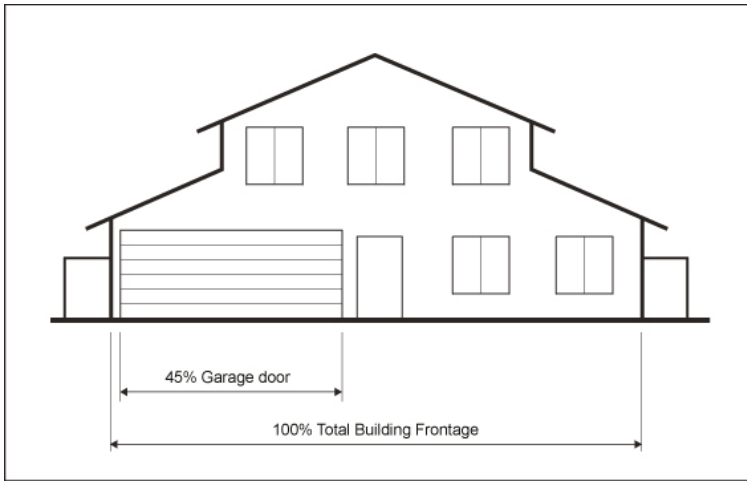
Figure 22: Maximum width of garage door

Rachel Morgan 3/8/2015 11:44 AM

Comment [183]: 5711-64, Addison Developments Limited

Rereata Hardman-Mi..., 7/9/2015 4:40 PM

Comment [184]: Ferns Family Trust 5157-3



7.17 Minimum dwelling size

Purpose:

- dwellings are functional and of a sufficient size to provide for the day-to-day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

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

- 40 ~~30~~ m^2 for studio dwellings.
- 45 m^2 for one bedroom dwellings.

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.

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.

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:

- studio and one bedroom — 0.3 m^2
- two bedrooms — 0.5 m^2
- three bedrooms — 0.7 m^2

Rachel Morgan 3/8/2015 11:44 AM

Comment [185]: 9213-15, Adam and Zana Milina

Rachel Morgan 3/8/2015 11:44 AM

Comment [186]: Addison Developments Limited 5711-66

Rachel Morgan 3/8/2015 11:44 AM

Comment [187]: 5711-68, Addison Developments Limited

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 or 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 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 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

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

Rachel Morgan 3/8/2015 11:44 AM

Comment [188]: Auckland Council 5716-305
Vol2 page 26/209

Rachel Morgan 3/8/2015 11:44 AM

Comment [189]: 5711-70, Addison
Developments Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [190]: 5713-52, Anselmi Ridge
Limited (ARL)

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

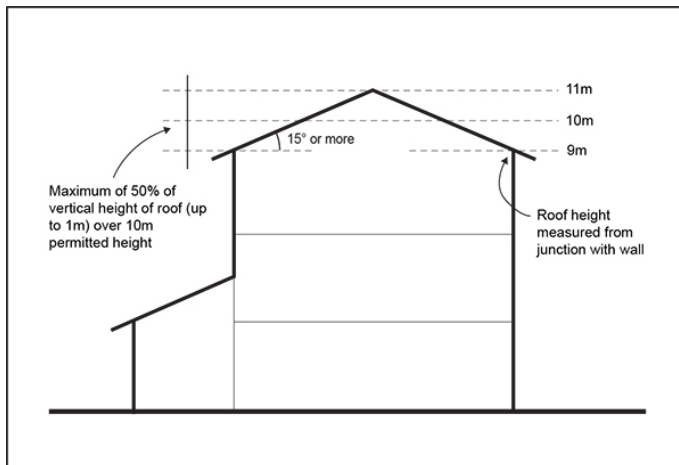
8.2 Building height

Purpose: manage the height of buildings to:

- ~~be consistent with an~~ achieve the planned urban residential built character of up to predominantly three storeys,
- minimise visual dominance effects
- maintain a reasonable standard of residential amenity for adjoining sites
- provide some flexibility to enable variety in roof forms.

1. Buildings must not exceed 10-11m in height, except that 50 per cent of a building's roof in elevation, 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 23: Building height in the Mixed Housing Urban zone



Rachel Morgan 3/8/2015 11:44 AM

Comment [191]: 1731-6 Fletcher Residential Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [192]: 4797-66 Louis Mayo

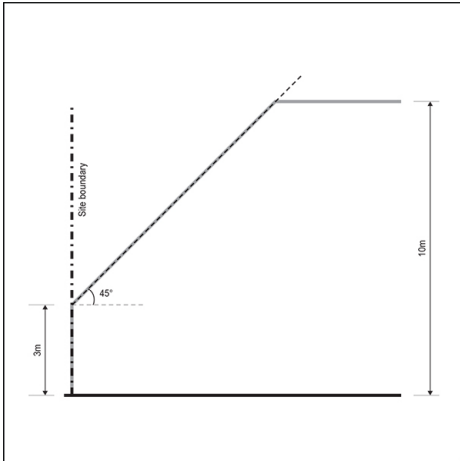
8.3 Height in relation to boundary

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 12 24: 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. 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, entrance strip pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, entrance strip pedestrian access way or access site 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:

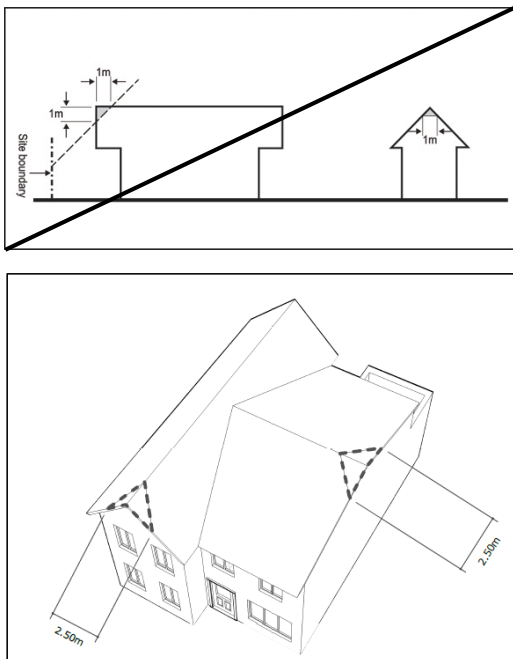
- a. no greater than 1.5m² in area and no greater than 1m in height and width measured parallel to the nearest adjacent boundary
- b. no greater than 2.5m cumulatively in length measured along the edge of the roof

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Comment [193]: 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)

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

Figure 13 25: 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. Where a site in the Mixed Housing Urban zone adjoins a site in the Single House zone or the Mixed Housing Suburban zone, the height in relation to boundary control in the adjoining Single House zone or Mixed Housing Suburban zone applies to the common boundary.

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 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 non-notified restricted discretionary activity if it complies with clause 3 below.

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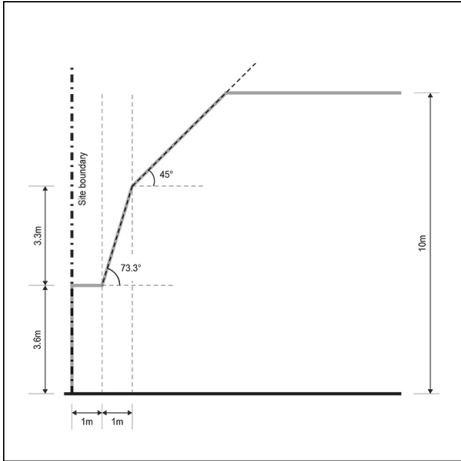
Comment [194]: The New Zealand Institute of Architects 5280-56 & 5277-57
The Urban Design Forum New Zealand
5277-58 & 5277-59; Fletcher Residential Limited
1731-17

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 26: 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 to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

8.6 Yards

Purpose:

- create an urban streetscape character and provide sufficient space for landscaping within the front yard transition from the front facade of the dwelling to the street that contributes to the quality of the streetscape and
- maintain a reasonable standard of residential amenity for 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
- enable buildings and services on the site or adjoining sites to be adequately maintained.

Rachel Morgan 3/8/2015 11:44 AM

Comment [195]: 2221-43 Orewa Ratepayers and Residents Association Incorporated

Rachel Morgan 3/8/2015 11:44 AM

Comment [196]: The Urban Design Forum New Zealand 5277-68, and The New Zealand Institute of Architects 5280-66

Table 6 7:

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.

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.

3. For the purpose of this rule, the application area will be treated as the site area.

8.8 Building coverage

Purpose:

- manage the density extent of buildings on the a site consistent with to achieve the planned urban residential character of buildings surrounded by open space the zone.

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

2 1. 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.

2. For the purpose of this rule, the application area will be treated as the site area.

8.9 Landscaping

Purpose:

- provide for on-site amenity high quality living environments consistent with the planned urban built character of buildings surrounded by open space and an attractive streetscape character
- create a landscaped urban streetscape character within the zone.
- improve stormwater absorption on-site.

Rachel Morgan 3/8/2015 11:44 AM

Comment [197]: Z Energy Limited and BP Oil New Zealand Limited and Mobil Oil New Zealand Limited 2588-51, and Ockham Holdings Limited 6099-61

Rachel Morgan 3/8/2015 11:44 AM

Comment [198]: Rochelle L Molloy 9147-27

Rachel Morgan 3/8/2015 11:44 AM

Comment [199]: Fletcher Residential Limited 1731-24 Tamaki Redevelopment Company Limited 4854-71

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.~~

3. For the purpose of this rule, the application area will be treated as the site area.

8.10 Outlook space

Purpose:

- ensure a reasonable standard of visual ~~and acoustic~~ privacy between habitable rooms of different residential buildings dwellings, including their outdoor living space, on the same or adjacent sites
- 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
- In combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

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 a bedroom 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.~~

Rachel Morgan 3/8/2015 11:44 AM

Comment [200]: 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.

7a. Outlook spaces may overlap where they are on the same wall plane.

8. Outlook spaces must:

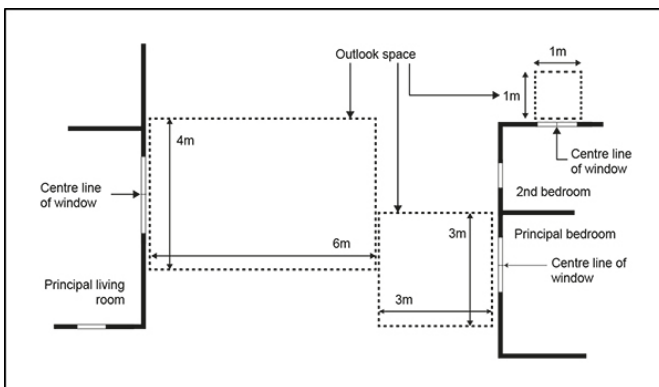
a. be clear and unobstructed by buildings

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 27: Required outlook space



8.11 Daylight

Purpose:

- ensure adequate daylight for living areas and bedrooms in dwellings, retirement villages, supported residential care and boarding houses

- In combination with the outlook control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

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

2. Buildings within a site higher than 3m opposite buildings within a site containing principal living room or bedroom windows, or main living/dining area or bedroom windows in retirement villages, supported residential care and boarding houses, are limited in height to twice the horizontal distance between the two buildings for a distance defined by a 55 degree arc from the centre of the window (refer Table 8 below). The arc may be swung to within 35 degrees of the plane of the wall containing the window.

Rereata Hardman-Mi..., 7/9/2015 4:43 PM

Comment [201]: 4672-1 Daphne Wardle, 5476-55 Mahi Properties Limited

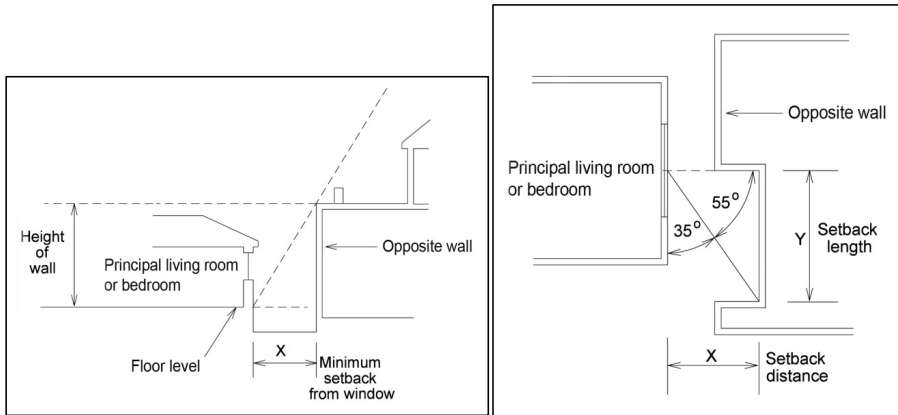
3. Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.

4. This rule does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table 8: Maximum height of building within a site facing a principal living room or bedroom window within a site

Distance of the building from the principal living room, living/dining room or any bedroom window (x)	Maximum height of building	Length of wall restricted if 55 degree arc is perpendicular to window (y)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m
5.0m	10.0m	5.0m
5.5m	11.0m	5.5m
6.0m	12.0m	6.0m

Figures 28 and 29: Required setbacks for daylight



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.
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:

Rachel Morgan 3/8/2015 11:44 AM
Comment [202]: Housing New Zealand Corporation 839-10244

Rachel Morgan 3/8/2015 11:44 AM
Comment [203]: Ockham Holdings Limited 6099-66

- provide dwellings with outdoor living space that is of a usable functional size and dimension, has access to sunlight, for the type of dwelling and is directly accessible from the principal living room, dining room or kitchen.

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.~~

2.1. ~~Where a~~ A dwelling has the principal living room at ground floor 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, dining room or kitchen

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~~

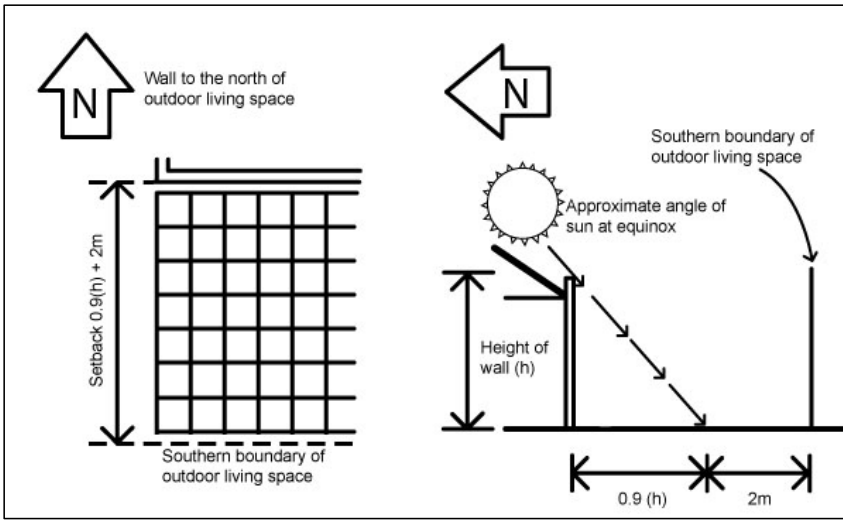
c. ~~has a minimum depth of 2.4m.~~

4.2. ~~Where an entire dwelling is above ground level, it~~ An apartment must have an outdoor living space in the form of a balcony, patio 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 2-41.8m.~~ 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. For the purpose of this rule an apartment means a single building comprising two or more dwellings with common access and parking areas, and where one or more dwellings are located above ground level.

4. Where outdoor living space at ground level, required by any dwelling, is located south of any building located on the same site, the southern boundary of that space 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 3 below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 30: Location of outdoor living space



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 to the dwelling.

That part of the front facade of a dwelling within 10m of the front boundary must contain glazing to a habitable room or habitable rooms that is cumulatively at least 10 per cent of the area of that part of the front facade.

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: enable fences to be constructed within yards to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for ~~enhance~~ passive surveillance of ~~over~~ the street
- ~~minimise 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.

Rachel Morgan 7/9/2015 4:44 PM

Comment [204]: Judith G Mackereth 3638-7, Leigh A Auton 5400-11

Rachel Morgan 3/8/2015 11:44 AM

Comment [205]: Manuroa Road Limited 4524-43

Rachel Morgan 3/8/2015 11:44 AM

Comment [206]: Mansons TCLM Limited 3194-36

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.

Figure 16: Fences within the front yard

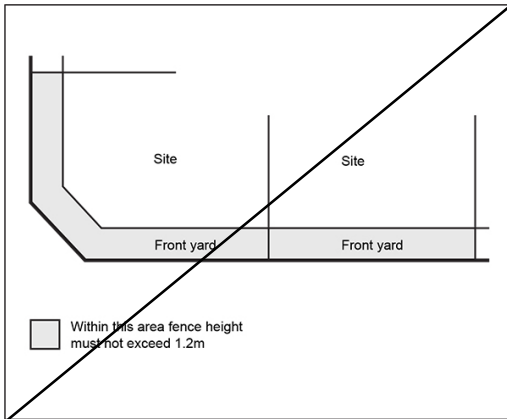
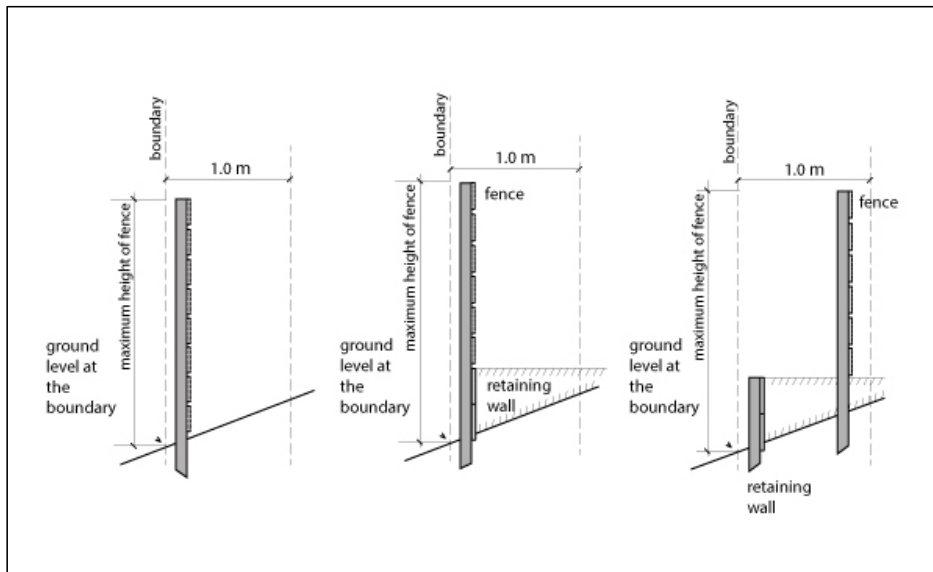


Figure 31: Measurement of fence height



8.16 Garages

Purpose:

Rachel Morgan 3/8/2015 11:44 AM

Comment [207]: Refer to the proposed definition at the end of the document.

Rachel Morgan 3/8/2015 11:44 AM

Comment [208]: Howick Ratepayers and Residents Association Incorporated 2705-24

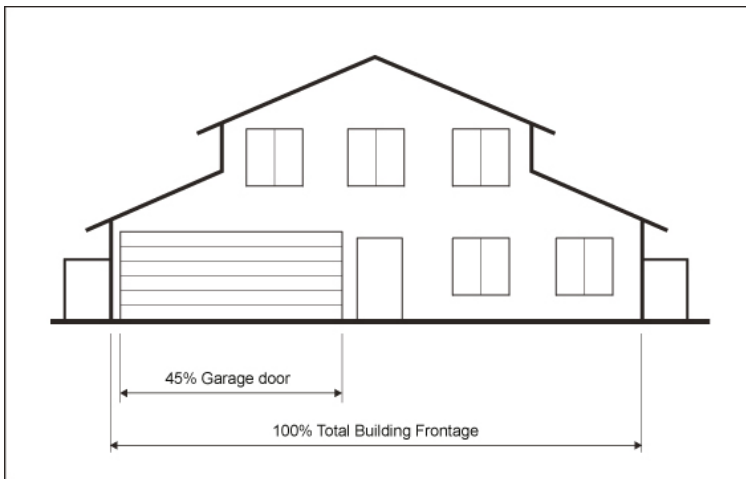
- reduce the dominance of garages as viewed from the street—minimise the dominance of garages doors as viewed from the street and provide opportunities for passive surveillance of the street
- provide for pedestrian amenity and safety by avoiding parked cars over-hanging the footpath.

1. A garage door facing a street must be no greater than ~~40~~ 45 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~~ A garage door facing the street must be set back at least 5m from the site's frontage.

Figure 32: Maximum width of garage door



8.17 Minimum dwelling size

Purpose:

- dwellings are functional and of a sufficient size to provide for the day-to-day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

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

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 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.~~

Rachel Morgan 3/8/2015 11:44 AM

Comment [209]: Orewa Ratepayers and Residents Association Incorporated 2221-45

Rachel Morgan 7/9/2015 11:17 PM

Comment [210]: Ockham Holdings Limited 6099-72

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:

- 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 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 2m³.

8.23 Dwelling mix

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

Rachel Morgan 3/8/2015 11:44 AM

Comment [211]: Ockham Holdings Limited 6099-73

Rachel Morgan 3/8/2015 11:44 AM

Comment [212]: Manuroa Road Limited 4524-46

Rachel Morgan 3/8/2015 11:44 AM

Comment [213]: Auckland Council 5716-305 Vol2 page 26/209

Rachel Morgan 3/8/2015 11:44 AM

Comment [214]: Manuroa Road Limited 4524-47

Rachel Morgan 3/8/2015 11:44 AM

Comment [215]: 3194-58 Mansons TCLM Limited

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.

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 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.

Rachel Morgan 3/8/2015 11:44 AM

Comment [216]: Fletcher Residential Limited
1731-39

Rachel Morgan 3/8/2015 11:44 AM

Comment [217]: 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 built character of ~~between four and six~~ predominantly five storeys or six or seven storeys in identified locations adjacent to centres.

1. Buildings must not exceed ~~13.5m and four storeys in height or 14.5 16m 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 Control 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.~~

Table 7:

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

Rachel Morgan 7/9/2015 11:20 PM
Comment [218]: 6042-31 Cooper and Associates, 8969-12 Auckland Property Investors Association Incorporated, 6070-24 Tim Robinson; 839-10253Housing New Zealand Corporation

Rachel Morgan 7/9/2015 11:20 PM
Comment [219]: Increase height within the Additional Zone Height Control in the GIS Viewer from 20.5m to 22.5m and 17.5m to 19.5m

9.3 Yards

Purpose:

- create an urban streetscape character and provide sufficient space for landscaping within the front yard provide an attractive transition from the street to the front facade of the terrace housing or the apartment building and
- maintain a reasonable standard of residential amenity for 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
- enable buildings and services on the site or adjoining sites to be adequately maintained.

Table 8 9:

Yard	Minimum depth
Front	2.5 1.5m
Side and 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

Rachel Morgan 3/8/2015 11:44 AM
Comment [220]: 4823-102 Stephen Davis

9.4 Building setbacks within the Terrace Housing and Apartment Buildings zone

Purpose: 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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [221]: 4854-53 Tamaki Redevelopment Company Limited

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 as follows:

a. Buildings within 20m of the site frontage, and within 5m of side and rear boundaries, must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be setback 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 33a and 33b below.

b. Buildings further than 20m from the site frontage, and within 5m of side and rear boundaries, must not project beyond a 45-degree recession plane, measured from a point 3m vertically above ground level at side and rear boundaries.

c. Where the building height does not exceed 16m, that part of the building 5m or more from side and rear boundaries must be setback from those boundaries by at least 5m as shown in Figure 33a below.

d. Where the total building height is more than 16m, that part of the building 5m or more from side and rear boundaries must be setback from those boundaries by at least 5m, up to a height of 12.9m, and 7m up to the maximum permitted height for the site, as shown in Figure 33b below.

~~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 33: Building setbacks adjoining other Terrace Housing and Apartment Buildings zone sites as shown within the first 20m of the site frontage

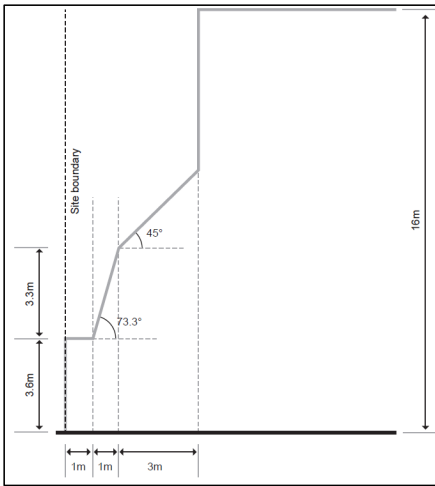


Figure 33a

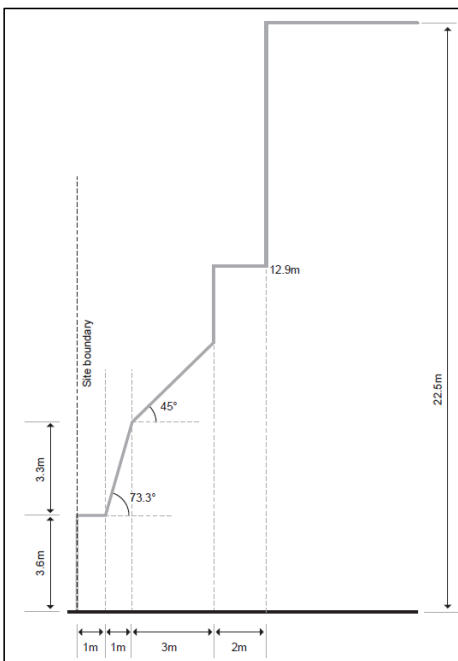


Figure 33b

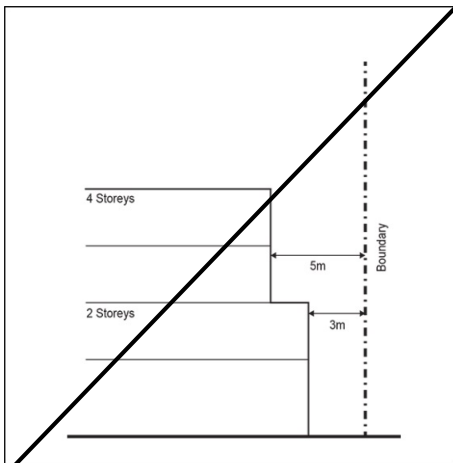
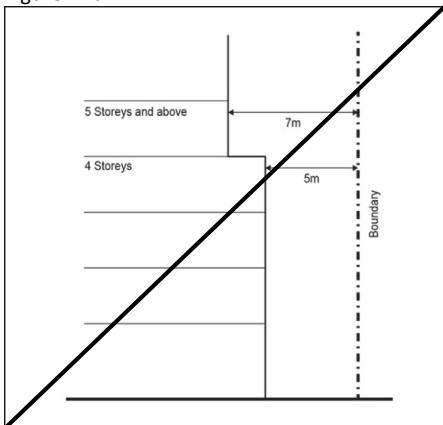


Figure 17a

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, ~~entrance strip pedestrian access way~~, or access site, the control applies from the farthest boundary of that legal right of way, ~~entrance strip pedestrian access way~~ or access site ~~lot~~.

9.5 Building setbacks Height in relation to boundary adjoining lower density zones

Purpose:

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

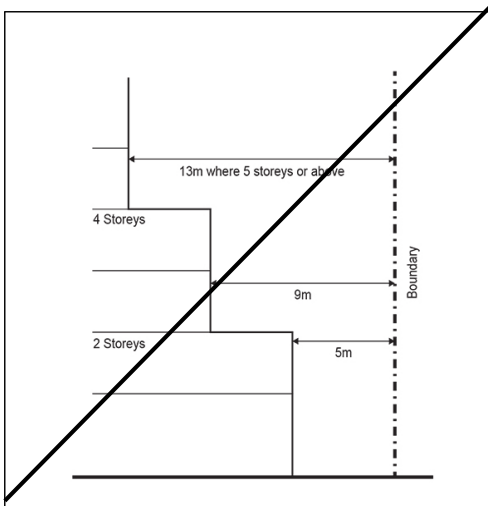
Rachel Morgan 7/9/2015 5:03 PM

Comment [222]: 4767-105 Wesley College Trust Board and Grafton Downs Limited, 2162-2 Coralie A van Camp

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.

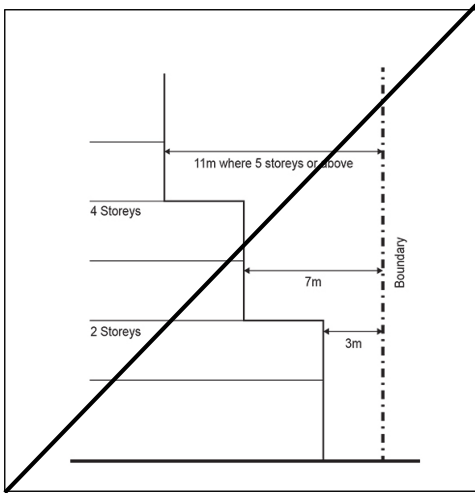
Figure 18: Building setbacks adjoining Single House zone sites and sites within the public open space zones less than 2000m²



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 or 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 must be a 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: 670 per cent of site area.
2. Maximum impervious area within a riparian yard: 10 per cent.
3. For the purpose of this rule, the application area will be treated as the site area.

Rachel Morgan 3/8/2015 11:44 AM

Comment [223]: Alister Kitchen; 5476-16

Rachel Morgan 3/8/2015 11:44 AM

Comment [224]: 4823-43 Stephen Davis Alan E Bilkey; 3243-12

9.8 Building coverage

Purpose:

- ~~provide for a mid-rise~~ manage the extent of buildings on a site to achieve the planned urban built character within of buildings surrounded by open space the zone.

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

2. For the purpose of this rule, the application area will be treated as the site area.

9.9 Landscaping

Purpose:

- ~~provide for on-site amenity~~ high quality living environments consistent with the planned urban built character of buildings surrounded by open space and an attractive streetscape character
- ~~improve stormwater absorption on-site~~ create a landscaped urban streetscape character within the zone.

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

2. For the purpose of this rule, the application area will be treated as the site area.

9.10 Outlook space

Purpose:

- ensure a reasonable standard of visual ~~and acoustic~~ privacy between habitable rooms of different residential buildings dwellings, including their outdoor living space, on the same or adjacent sites
- 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
- In combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

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 a bedroom 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.

Rachel Morgan 3/8/2015 11:44 AM

Comment [225]: 6590-23 Thurlow Consulting Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [226]: 1350-19 Singyip Estate Limited

Rachel Morgan 7/9/2015 11:31 PM

Comment [227]: Manuroa Road Limited 4524-40

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.

7a. Outlook spaces may overlap where they are on the same wall plane.

8. Outlook spaces must:

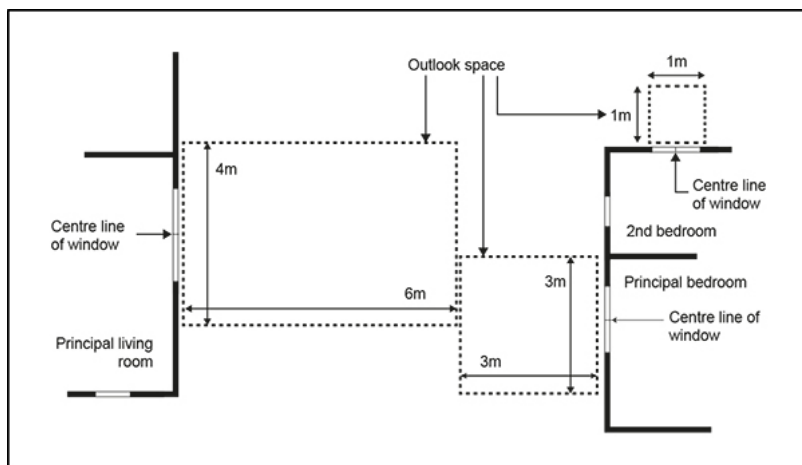
a. be clear and unobstructed by buildings

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 1m deep if privacy to adjacent dwellings is provided by fencing at least 1.6m in height.~~

Figure 20 34: Required outlook space



9.11 Daylight

Purpose:

- ensure adequate daylight for living areas and bedrooms in dwellings, retirement villages, supported residential care and boarding houses

- In combination with the outlook control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space, particularly at upper building levels.

Rereata Hardman-..., 7/9/2015 11:31 PM

Comment [228]: 4672-1 Daphne Wardle,
5476-55 Mahi Properties Limited

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

2. Buildings within a site higher than 3m opposite buildings within a site containing principal living room or bedroom windows, or main living/dining area or bedroom windows in retirement villages, supported residential care and boarding houses, are limited in height to twice the horizontal distance between the two buildings for a distance defined by a 55 degree arc from the centre of the window (refer Table 10 below). The arc may be swung to within 35 degrees of the plane of the wall containing the window.

3. Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.

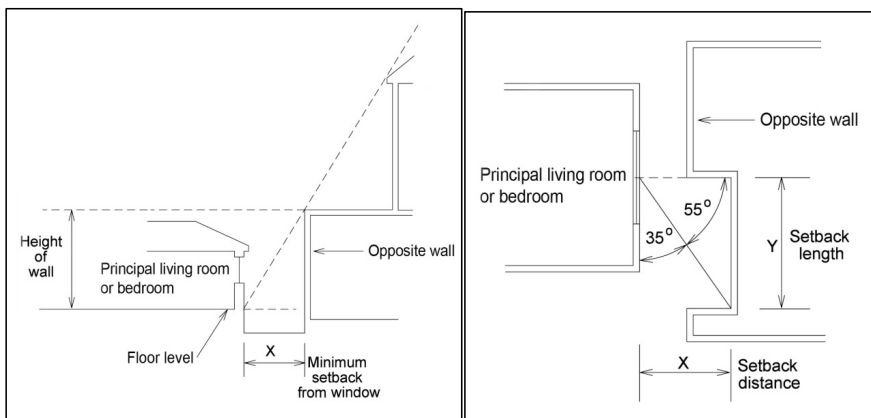
4. This rule does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table 10: Maximum height of building within a site facing a principal living room or bedroom window within a site

Distance of the building from the principal living room, living/dining room or any bedroom window (x)	Maximum height of building	Length of wall restricted if 55 degree arc is perpendicular to window (y)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m
5.0m	10.0m	5.0m
5.5m	11.0m	5.5m
6.0m	12.0m	6.0m
7.0m	14.0m	7.0m
7.5m	15.0m	7.5m

8.0m	16.0m	8.0m
8.5m	17.0m	8.5m
9.0m	18.0m	9.0m
9.5m	19.0m	9.5m
10.0m	20.0m	10.0m
10.5m	21.0m	10.5m
11.0m	22.0m	11.0m
11.25m	22.5m	11.25m

Figures 35 and 36: Required setbacks for daylight



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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [229]: 5324-42 Alan E Bilkey

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.

9.12 Outdoor living space

Purpose:

- provide dwellings with outdoor living space that is of a usable functional size and dimension, has access to sunlight, for the type of dwelling and is directly accessible from the principal living room, dining room or kitchen.

1. A dwelling with the principal living room at ground floor 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, [dining room or kitchen](#)

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

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

2. Where an entire dwelling is above ground level, it An apartment must have an outdoor living space in the form of a balcony, patio 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 2-1.8m.

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. For the purpose of this rule, an apartment means a single building comprising two or more dwellings with common access and parking areas, and where one or more dwellings are located above ground level.

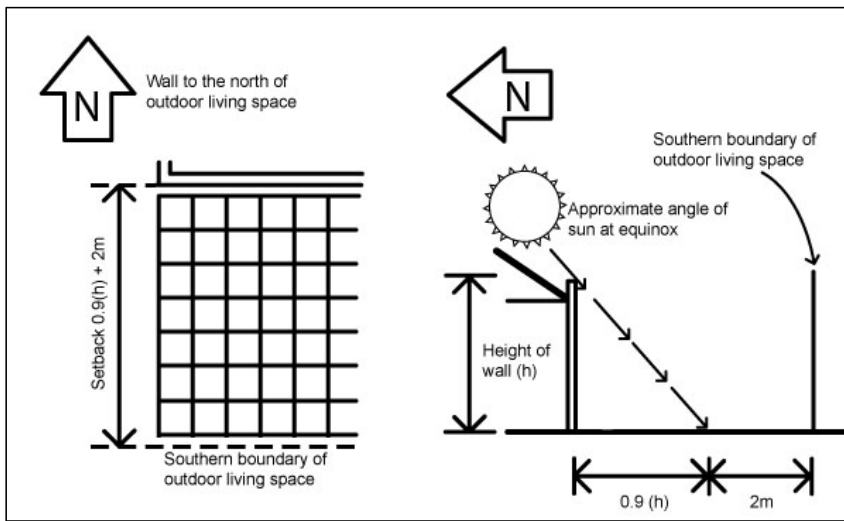
4. Where outdoor living space at ground level, required by any dwelling, is located south of any building located on the same site, the southern boundary of that space must be separated from any

Rachel Morgan 3/8/2015 11:44 AM

Comment [230]: 6099-90 Ockham Holdings Limited

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 3 below. For the purpose of this rule south is defined as between 135 and 225 degrees.

Figure 37: Location of outdoor living space



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:

- be at least 2m, for a length of at least 4m
- be for the full height of the wall, excluding any structures 1m or less in height above ground level
- 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 opportunities for ~~enhance~~ passive surveillance of ~~over~~ the street
- minimising 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:

Rachel Morgan 3/8/2015 11:44 AM

Comment [231]: 3462-6 Russell D Baikie

Rachel Morgan 3/8/2015 11:44 AM

Comment [232]: 4778-77 I B and G A Midgley

- 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.

Rachel Morgan 3/8/2015 11:44 AM
Comment [233]: Refer to the proposed definition at the end of the document

Figure 21: Fences within the front yard

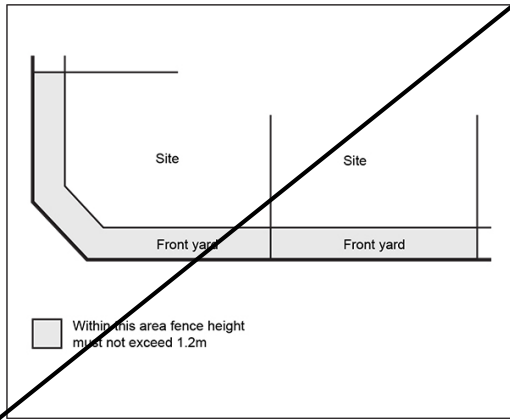
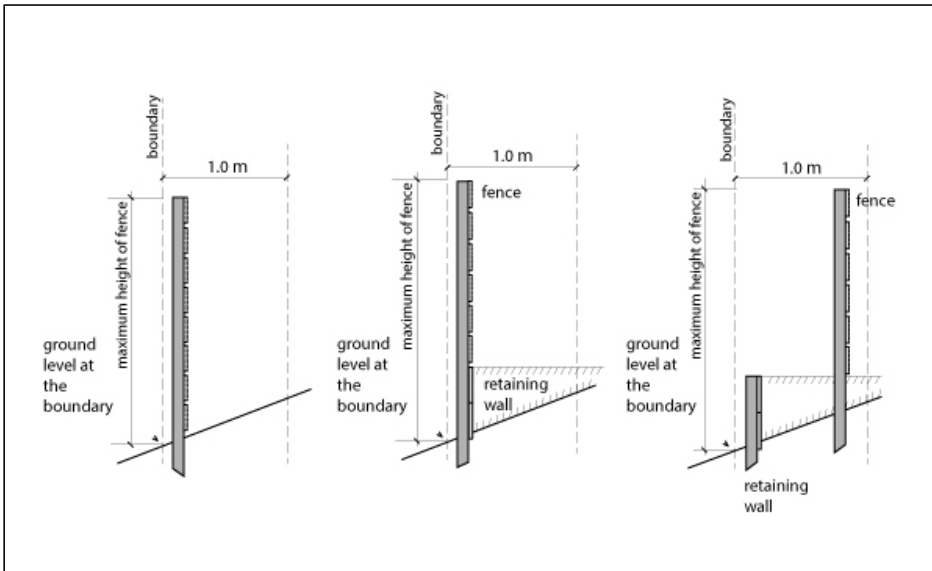


Figure 38: Measurement of fence height



9.15 Garages

Purpose:

- reduce the dominance of garages as viewed from the street minimise the dominance of garages doors as viewed from the street and provide opportunities for passive surveillance of the street

Rachel Morgan 3/8/2015 11:44 AM
Comment [234]: 1350-24 Singyip Estate Limited

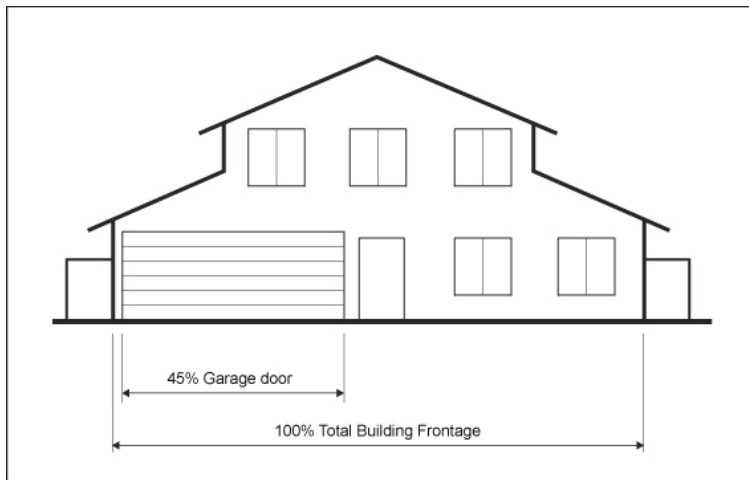
- provide for pedestrian amenity and safety by avoiding parked cars over-hanging the footpath.

1. A garage door facing a street must be no greater than 40 45 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.

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

Figure 39: Maximum width of garage door



9.16 Minimum dwelling size

Purpose:

- dwellings are functional and of a sufficient size to provide for the day-to-day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

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

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

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 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.

9.18 Water and wastewater

Purpose:

Rachel Morgan 3/8/2015 11:44 AM

Comment [235]: 6185-17 Roger and Diana Brookes

Rachel Morgan 7/9/2015 11:33 PM

Comment [236]: Ockham Holdings Limited 6099-55

Rereata Hardman-..., 7/9/2015 11:33 PM

Comment [237]: 5886-26 R. Purchas

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

1. Buildings must be able to connect to the existing public reticulated 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 or have access to the public network by an appropriate legal mechanism.

9.19 Dwellings fronting the street

Purpose:

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

1. That part of the front façade of a dwelling within 10m of the front boundary must contain glazing to a habitable room or habitable rooms that is cumulatively at least 10 per cent of the area of that part of the front facade.

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.

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 4m², excluding storage within the kitchen and bedroom wardrobes. The storage may be within the dwelling or external to it, within the site.

Rachel Morgan 8/9/2015 4:25 PM

Comment [238]: Sandy and John Feringa 4700-15

Rachel Morgan 3/8/2015 11:44 AM

Comment [239]: McConnell Property Limited 5710-53

Rachel Morgan 3/8/2015 11:44 AM

Comment [240]: 1350-28 Singyip Estate Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [241]: McConnell Property Limited 5710-59

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

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:
 - 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.

Rachel Morgan 3/8/2015 11:44 AM

Comment [242]: Ockham Holdings Limited 4767-119

Rachel Morgan 3/8/2015 11:44 AM

Comment [243]: 1350-31Singyip Estate Limited

Rachel Morgan 3/8/2015 11:44 AM

Comment [244]: 1350-32Singyip Estate Limited

Rachel Morgan 7/9/2015 5:25 PM

Comment [245]: General scope to make amendments to assessment criteria: Ockham Holdings Limited 6099-104; Mahi Properties Limited 5476-66; Housing New Zealand Corporation 839-10266, Ngati Whatua Orakei Whai Rawa Limited 883-32, Vuksich and Borich Limited and Cook Group Holdings Limited 1583-4, Philip J and Janice M A Harland 6910-12

Rachel Morgan 7/9/2015 11:33 PM

Comment [246]: The matters of discretion and assessment criteria have been re-numbered and re-ordered for clarity.

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

- ~~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)-(d), (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.~~

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 Retirement villages and 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 and the Terrace Housing and Apartment Buildings zone~~

- ~~a. neighbourhood character~~
- ~~b. relationship to the street and public open spaces~~
- ~~c. building location, 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~~
- ~~f. design of landscaping~~
- ~~f. design of parking and access~~
- ~~g. infrastructure and servicing~~
- ~~h. water sensitive design.~~

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.~~

Rereata Hardman-Mi..., 7/9/2015 5:22 PM
Comment [247]: The Selwyn Foundation
5674-42

4. Minor dwellings in the Large Lot zone

- a. effects on the planned built character of the zone
- b. wastewater capacity.

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

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 planned built character and residential amenity provided for within 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 avoid, remedy or mitigate adverse effects on the residential 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 m 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 of accommodation proposed and the 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~~ Dwellings that are a restricted discretionary activity 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~~

~~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.~~

~~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 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 [the neighbourhood](#) development such as common building dimensions, forms, setbacks and alignments; and secondarily, building materials and design features.~~

• ~~responding to the established pattern of terrace housing and apartments within the Mixed Housing Urban and Terrace Housing and Apartment Buildings zones where it is consistent with the planned built character of the area.~~

- retaining or adapting features of the site that contribute significantly to local neighbourhood character including, site contours or mature trees.
- providing for new large scale trees where large scale trees are a defining feature of local neighbourhood character.

Figure 22 40: Placement of buildings

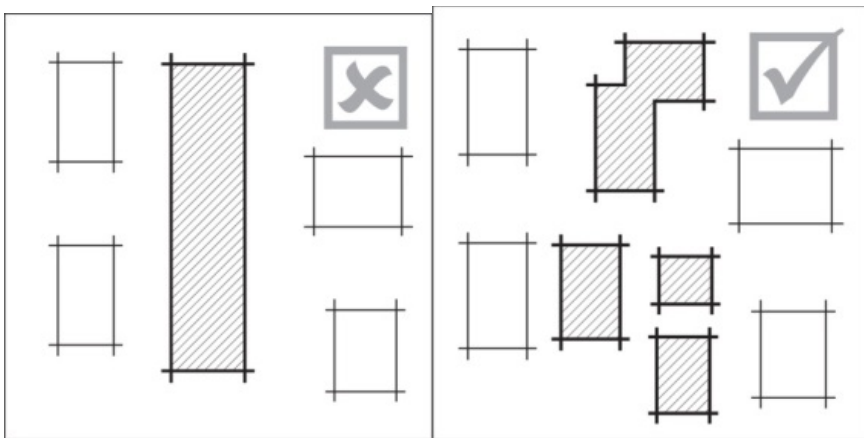
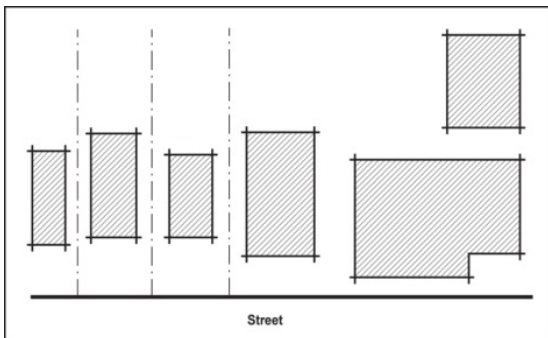


Figure 23 41: Transitioning the form and placement of buildings



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

iii. Development within the Mixed Housing Urban zone should be predominantly three storeys and development within the Terrace Housing and Apartment Buildings zone should be predominantly five storeys or six or seven storeys in identified locations, in order to achieve criterion 10.2.2(e) below and provide an attractive and integrated roof form.

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 and buildings that orientate to the street and public open space
- maximising doors, windows and balconies over all levels on the front-façades of buildings orientated to the street and public open space
- 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 front the street or in locations that are visually prominent from the street
- providing soft landscaping within the front yard that balances outlook and privacy for dwellings at ground floor level and provides visual interest along the street.

Figure 42: Dwellings orientated to front the street

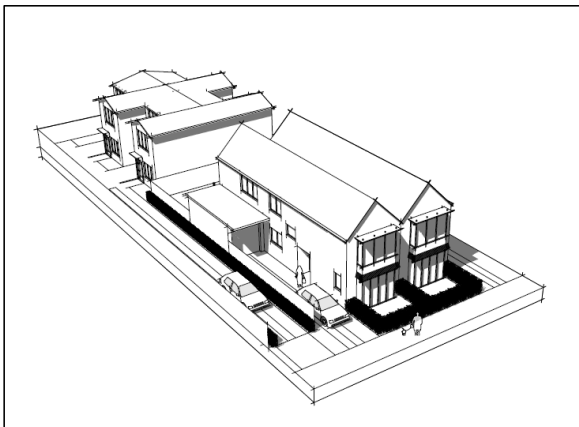
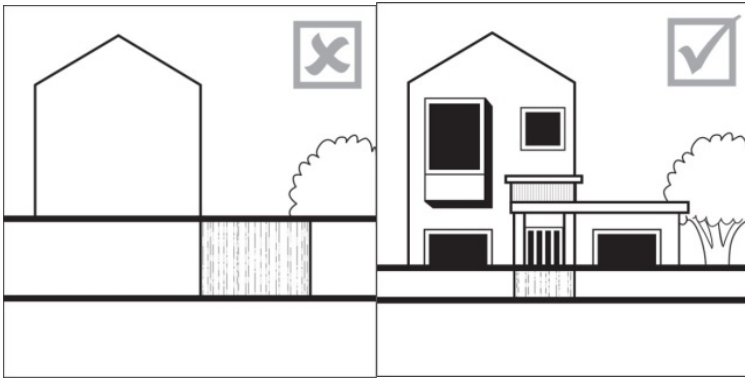


Figure 43: ~~Defined public fronts and clear sense of address~~ Maximising doors and windows on the front façade of a building



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

c. Building location, 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. The primary 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

The secondary methods to achieve this include:

- horizontal and vertical rhythms
- façade modulation and articulation
- variation of building materials.

Figure 44: introducing visual interest by breaking up the mass of the building into distinct elements

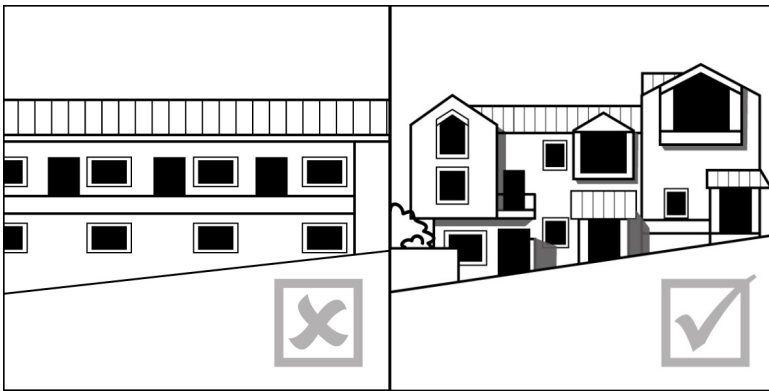


Figure 45: showing how the effects of a longer building facade can be managed



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, ~~W~~where 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 walls or changes in ground level over 1m in height, should be attractively designed and landscaped, and stepped where practicable, to avoid visual dominance or overshadowing effects as viewed from the street or the boundary of the application area.

- ~~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 spaces, within the development

- maximising ~~optimising~~ passive-sunlight access to habitable rooms, particularly to the principal living room or main living / dining 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, where practicable.

ii. Dwellings should be designed to provide for efficiency, convenience and amenity including:

- functionality and space planning efficiency to maximise the utility of space within the dwelling.

- sufficient space within any room to provide for furniture, fittings and circulation. As a guide, principal living rooms should have a minimum dimension of 3m.

- orientating and locating windows to optimise daylight, sunlight and privacy within the dwelling. a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. 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 dwelling types and sizes and providing some dwellings that have universal

access. As a guide, at least 10 per cent of dwellings should be designed to provide for universal access. As a means of achieving this:

- Within a dwelling, doorways should have a minimum clear opening width of 810mm, stairwells should have a minimum width of 900mm and corridors should have a minimum width of 1050mm.
- The principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling should have a minimum width of 1.2m, a maximum slope of 1:20 and a maximum cross fall of 1:50
- The dwelling should have a kitchen, bathroom and bedroom on a single building level, with the kitchen and bathroom able to be refitted for universal accessibility in the future.

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

- ~~avoid a southerly orientation~~ achieve a northerly 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 partly or fully recessing balconies and designing them as an integral part of the building.

Figure 46: showing balconies integrated into the design of the building



- ~~locate~~ 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 designed to maximise the number of sunlight hours during winter
- 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, including hard and soft elements, should be designed and located to enhance on site amenity by:

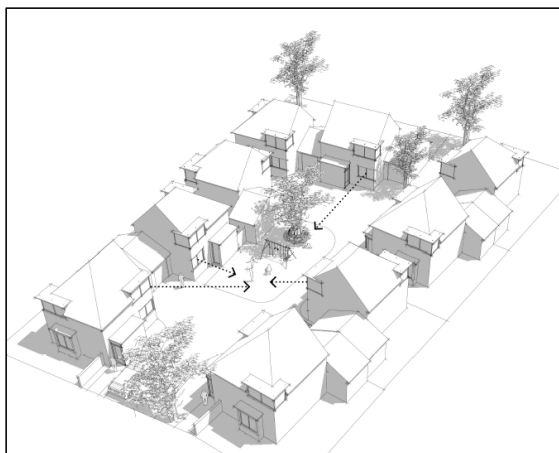
- assisting to provide privacy between dwellings and their private open spaces
- providing an attractive outlook from the dwellings
- providing for winter sun and summer shade
- contributing to moderating the scale of large buildings
- adding visual interest to large areas of paving
- providing lighting that contributes to way-finding, safety and security on site.

viii. Dwellings should have adequate floor-to-ceiling height to provide sunlight and daylight access based on function, design and depth of the dwelling floor space. As a guide, a minimum floor-to-ceiling height of 2.7m for apartments is recommended although that may be reduced to not less than 2.4m for single aspect dwellings not more than 6m deep, and dual aspect dwellings not more than 12m deep. Single aspect dwellings which are deeper than 12m may justify floor to ceiling heights greater than 2.7m. In all cases the head height of windows should be maximised.

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 47: 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, Ddevelopments 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, p~~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, widths and orientation and providing recesses of either the dwelling or garage.
- Interspersing garages at ground level with landscape features, habitable rooms and dwelling entrances.

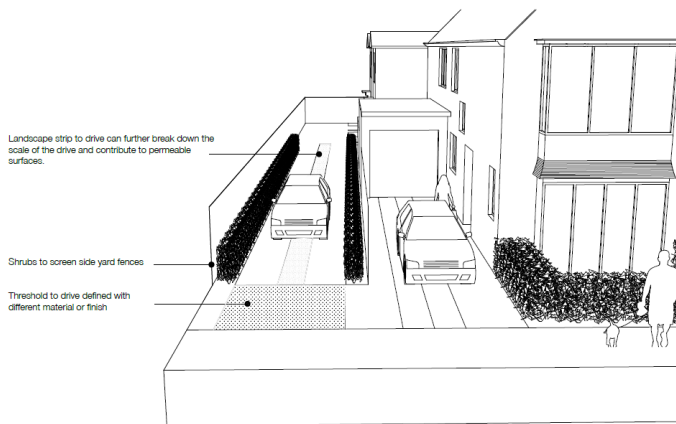
Figure 48: showing methods to reduce the visual dominance of garage doors



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 driveway.

Figure 49: showing the use of landscaping along driveways



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

viii. Accessways and routes within the site should be clear and logical, enhance way-finding and safety and contribute to the quality of open spaces through the development.

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

ix. ~~Internal Common areas within the site and where practicable, external common areas~~ buildings should be designed to ~~provide equal physical access for people of all ages and abilities have~~ universal access, 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:

- comply with the standards for multi-unit development in the Council's Solid Waste Bylaw
- be easily accessible from the dwellings / units and either
- be 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.

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 that are a restricted discretionary activity in the Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings zone

a. The assessment criteria in clause 3(a)-(d), (e)(i) 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.

5. Minor dwellings in the Large Lot zone

a. effects on the planned built character of the zone

i. The minor household unit should maintain and complement the spacious landscape character of the zone, in particular by ensuring:

- the design and location of the minor dwelling complements the landscape qualities or any natural features in the area
- the minor dwelling is in close proximity to the main dwelling on the site and retains the appearance of a single dwelling on the site (including the building, access and service areas), as viewed from public places and neighbouring sites.

b. wastewater capacity

i. Refer to the assessment criteria in clause 10.2(2)(a) above.

10a Assessment – Alternative height in relation to boundary

10a.1 Matters of discretion

When using the alternative height in relation to boundary control in the Mixed Housing Urban zone, the Council will restrict its discretion to:

a. Daylight and sunlight access

b. Visual dominance effects.

10a.2 Assessment criteria

Rachel Morgan 7/9/2015 11:42 PM

Comment [248]: Mahi Properties Limited 5476-31

1. When considering the purpose of the control within the Mixed Housing Urban zone, buildings should be designed and located to:

- a. retain reasonable daylight access for neighbouring sites and where practicable, reasonable sunlight access for the outdoor living space and principal living room of neighbouring sites, particularly between the hours of 10am-2pm during the winter equinox.
- b. minimise visual dominance effects to neighbouring sites, particularly where the neighbour's principal living room has outlook towards the site.

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 following matters:

- a. Effects on the planned built character of the zone
- b. Effects on the amenity of neighbouring sites
- c. Site characteristics
- d. Development and proposal characteristics
- e. The purpose of the control
- f. The matters listed below for the relevant development control infringement.

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

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

~~1. Maximum impervious area~~

- ~~a. 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~~

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

- ~~a. dominance effects~~
- ~~b. effects of reduced daylight and sunlight access and ventilation.~~

~~5. Landscaping~~

- ~~a. effects on streetscape amenity~~

Rereata Hardman-Mi..., 7/9/2015 5:52 PM

Comment [249]: Broad scope submission points related to development control infringement matters of discretion and assessment criteria. Save Our City 8326-10, Ockham Holdings Limited 6099-105, Ngati Whatua Orakei Whai Rawa Limited 883-33, Andrew Gibson 4075-15

~~b. effects on stormwater absorption.~~

6. Front yards, fences and garages

~~a. effects on streetscape amenity and safety.~~

7. Minimum dwelling size, 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.~~

2. 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.~~

1. When assessing development control infringements, the following criteria will form the basis for determining whether granting consent is warranted, in addition to the matters in (1)-(10) below. For the avoidance of doubt, the following list of criteria should be read as whole and not isolation from one another.

a. Whether the site, location or type of the activity has any unusual features or particular characteristics that make compliance with the development control unnecessary or impracticable, such as:

i. site size, shape, topography, substratum, soil type, vegetation or natural hazard susceptibility

ii. adverse topography or the unusual use or particular location of buildings on neighbouring sites

b. Whether the effects of the control infringement still achieves the purpose of the control; or will in the circumstances result in a better **environmental** outcome in respect to the purpose of the control;

c. Particular consideration will be given to adverse effects on the planned built character of the area and adverse effects on the amenity of neighbouring sites when infringing any one or more of the following development controls:

- i. Building height
- ii. height in relation to boundary
- iii. alternative height in relation to boundary in the Mixed Housing Urban zones and Terrace Housing and Apartment Buildings zone
- iv. height in relation to boundary in the Terrace Housing and Apartment Buildings zone where it adjoins lower density zones
- v. building coverage
- vi. landscaping
- vii. outlook space
- viii. daylight
- ix. side and rear yards in the Large Lot zone
- x. front yard.

e. 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.

2. Building height, height in relation to boundary, and building setbacks, building coverage, landscaping 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. When considering the purpose of the control, particular consideration will be given to the location of the neighbouring The building should be designed to avoid dominance, over shadowing, or reduced access to sunlight of the adjoining dwellings and their principal living room and outdoor living spaces. Methods to achieve this include providing variations in building heights, building setbacks, or breaks in building massing.~~

b. Consistency with the planned ~~future built form and character of the area/~~ of the zone

~~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 planned built character of the zone as defined in the purpose statement of the control.~~

~~c. Protection from coastal inundation and sea level rise within identified areas~~

~~i. 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.~~

c. Building design in the Terrace Housing and Apartment Buildings zone

i. When considering the purpose of the control:

- the additional height should achieve an attractive and integrated roof form

- whether the development provides semi-basement parking within a building plinth of a design that achieves a good standard of streetscape amenity and of a height that provides privacy for residents at ground floor level.

ii. The building should still provide floor to ceiling heights that will achieve criterion 10.2.2(e) – on-site amenity, for up to five storeys, or six or seven storeys in areas subject to the Additional Height Control.

d. Building coverage and landscaping in the Mixed Housing Suburban and Mixed Housing Urban zones

i. When considering applications to infringe building coverage and landscaping by up to 5 per cent in the Mixed Housing Suburban and Mixed Housing Urban zones, the Council will consider whether:

- the development provides for terrace housing or other more intensive housing types that necessitate greater building coverage; and

- the site is of a size sufficient or the development is designed in a manner that mitigates the visual dominance effects of increased building coverage to the street and neighbouring sites, while achieving the planned built character of the zone.

3. Maximum impervious area

a. Refer to the assessment criteria in H4.14.2.4.2(3) Stormwater Management – Flow.

4. Outlook space

a. Development that infringes the outlook control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include
When considering the purpose of the control, particular consideration will be given to 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.

5. Front yards, fences

a. Effects on streetscape amenity and safety

a. Development that infringes the front yard control will need to demonstrate that the proposed setback is consistent with
When considering the purpose of the control within the Large Lot, Rural and Coastal Settlement, Single House, Mixed Housing Suburban zone, particular consideration will be given to 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 adjoins or is directly opposite to an identified historic character or historic heritage area.

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. Garages

a. When considering the purpose of the control, particular consideration will be given to the following:

i. Whether the garage is set back from the building façade to provide visual relief when viewed from the street.

ii. Whether existing or proposed trees, hedges, vegetation or other landscaping elements will screen or soften the garage or carport when viewed from the street.

7. Minimum dwelling size, 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. When considering the purpose of the control, particular consideration will be given to 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.

8. Outdoor living space

a. The outdoor living space should be of a functional 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 bedroom) and utility areas and circulation around them.

b. The dwelling should include functional outdoor living space that receives an adequate degree of sunlight, particularly between the hours of 10am-2pm during the winter equinox, or where this is not practicable, consideration will be given to whether other useable living areas within the dwelling achieve this.

c. Consideration will be given to whether high quality communal open space is provided within the site that compensates for a reduction in the size of outdoor living space associated with a dwelling.

9. 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

12. Special information requirements

A design statement is required for the activities specified in the table below. The design statement is required to include as a minimum the matters indicated within the Table 9 below, as set out in clause 2.7.2 of the General provisions. The extent of information provided for each matter should correspond with the scale and complexity of the proposed development and the scale and significance of any potential effects in relation to the locality. The general provisions of G1.4C provide further explanation as to the information that may be expected within a design statement for each of the specified matters. 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

Melanie McKelvie 8/9/2015 9:55 AM
Comment [250]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

"X" indicates a matter to be included in a design statement

Activity Information requirements	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	Additions and alterations to buildings in the THAB zone	Retirement Villages	Supported Residential Care, Boarding Houses and Visitor Accommodation providing for more than 10 people	3-5 dwellings in all Residential zones	4-6-15 dwellings in all Residential zones	15-16+ dwellings in all Residential zones	Applicable in all Residential zones

- Melanie McKelvie 8/9/2015 9:55 AM
Comment [251]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [252]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [256]: 5044-4 Opus International Consultants
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [258]: 5044-4 Opus International Consultants
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [254]: Housing NZ Corporation 839-10268
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [255]: Housing NZ Corporation 839-10268
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [257]: 5044-4 Opus International Consultants
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [253]: Housing NZ Corporation 839-10268

A. Context analysis

1. Site analysis

a. Existing site plan	X	X	X	X	X	X	X	X	X
b. Streetscape character	X	X	X	X	X	X	X	X	X

2. Existing Neighbourhood Context analysis

a. Natural and cultural environment	X	X	X	X	X		X	X	X
b. Movement	X	X		X	X		X	X	X
c. Neighbourhood Built Form character	X	X	X	X	X			X	X

- Melanie McKelvie 8/9/2015 9:55 AM
Comment [259]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller
- Melanie McKelvie 8/9/2015 9:55 AM
Comment [260]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

d	Use and activity	X	✘		<u>X</u>	<u>X</u>			X	✘
e	Urban structure	X	✘		<u>X</u>	<u>X</u>			X	✘
3. Planning Context										
a	Planning Context	<u>X</u>			<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	
4. 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 layout	X	✘	✘	<u>X</u>	<u>X</u>	<u>X</u>	X	X	✘
c	Proposed Building Design 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 & Open Space	X		✘	<u>X</u>	<u>X</u>		X	X	
f	Streets, accessways & lanes	X	✘	✘	<u>X</u>	<u>X</u>		X	X	✘
g	Urban structure	✘							<u>X</u>	

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Comment [261]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

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Comment [262]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

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Comment [263]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

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Comment [264]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

Melanie McKelvie 8/9/2015 9:55 AM
Comment [265]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

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Comment [266]: Consequential change arising from Topic 077 Primary Evidence of Nicole Miller

A dwelling not exceeding 65m² of net internal floor area that is secondary to the main dwelling on the site.