

Chapter H Zones - Residential
<u>H3 Residential - Single House Zone</u>
<u>H3A Residential - LDRZ</u>
<u>H4 Residential - Mixed Housing Suburban Zone</u>
<u>H5 Residential - MHUZ</u>
<u>H6 Residential - THABZ</u>

H3. Residential – Single House Zone

H3.1. Zone description

The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations wastewater serviced rural and coastal towns and settlements with a residential population of less than 5,000 (as determined in the 2018 census). The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments.

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 and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.

The zone does not incorporate Medium Density Residential Standards as it is not a relevant residential zone.

H3.2. Objectives

- (1) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.
- (2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.
- (3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H3.3. Policies

- (1) Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.
- (2) Require development to:
 - (a) be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or

- (b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) 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 the adjoining sites.
- (5) Encourage accommodation to have useable and accessible outdoor living space.
- (6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (7) Provide for non-residential activities that:
 - (a) support the social and economic well-being of the community;
 - (b) are in keeping with the scale and intensity of development anticipated within the zone; and
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; ~~and~~
 - (d) ~~will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.~~
- (8) To provide for integrated residential development on larger sites.

H3.4. Activity table

Table H3.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Single House Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H3.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	One dwelling per site	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A4)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H3.6.3 Conversion of a principal dwelling into a maximum of two dwellings
(A5)	Minor dwellings	P	Standard H3.6.4 Minor dwellings; Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A6)	More than one dwelling per site (other than the conversion of a principal dwelling in Rule H3.4.1(A4) or minor dwellings in Rule a H3.4.1(A5))	NC	
(A7)	Home occupations	P	Standard H3.6.2 Home occupations
(A8)	Home occupations that do not meet Standard H3.6.2	D	
(A9)	Integrated Residential Development	D	
(A10)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage;

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			Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A11)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	D	
(A12)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A13)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	D	
(A14)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A15)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	D	
Commerce			
(A16)	Dairies up to 100m ² gross floor area per site	RD	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; and Standard H3.6.12 Front, side and rear fences and walls
(A17)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A18)	Service stations on arterial roads	D	
(A19)	[Deleted] Offices within the	P	Standard H3.6.5 Offices within the

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	Centre Fringe Office Control as identified on the planning maps		Centre Fringe Office Control
(A20)	[Deleted] Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H3.6.5	D	
Community			
(A21)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; and Standard H3.6.12 Front, side and rear fences and walls
(A22)	Care centres accommodating greater than 10 people per site excluding staff	D	
(A23)	Community facilities	D	
(A24)	Education facilities	D	
(A25)	Tertiary education facilities	D	
(A26)	Emergency services adjoining an arterial road	D	
(A27)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; and Standard H3.6.12 Front, side and rear fences and walls
(A28)	Healthcare facilities greater than 200m ² gross floor area per site	NC	
(A29)	Veterinary clinics	D	
Rural			
(A30)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A31)	Marae	D	

Development			
(A32)	Demolition of buildings	P	
(A33)	Internal and external alterations to buildings	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A34)	Accessory buildings	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage
(A35)	Additions to an existing dwelling	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A36)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
(A37)	Rainwater Tank	P	Standard H3.6.13 Rainwater tanks

H3.5. Notification

(1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:

(a) [deleted]

(b) development which does not comply with H3.6.12 (1a) Front, side and rear fences and walls.

(2) Any application for resource consent for an activity listed in Table H3.4.1 Activity table and which is not listed in H3.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H3.6. Standards

H3.6.1. Activities listed in Table H3.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H3.4.1 Activity table must comply with the standards listed in the column in Table H3.4.1 Activity table called Standards to be complied with.

H3.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) 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;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or

- (iii) goods ancillary and related to a service provided by the home occupation.

H3.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

H3.6.4. Minor dwellings

Purpose:

- to provide accommodation that is limited in size and secondary to the principal dwelling on a site;
 - to ensure that sufficient outdoor living space is provided for the minor dwelling;
 - to ensure there is no more than one minor dwelling on each site.
- (1) A minor dwelling must not exceed a floor area of 65m² excluding decks and garaging.
- (2) A minor dwelling must have an outdoor living space that is:
- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) least 1.8m in depth; and
 - (c) directly accessible from the minor dwelling.
- (3) There must be no more than one minor dwelling per site.

~~H3.6.5. [Deleted] Offices within the Centre Fringe Office Control as identified on the planning maps~~

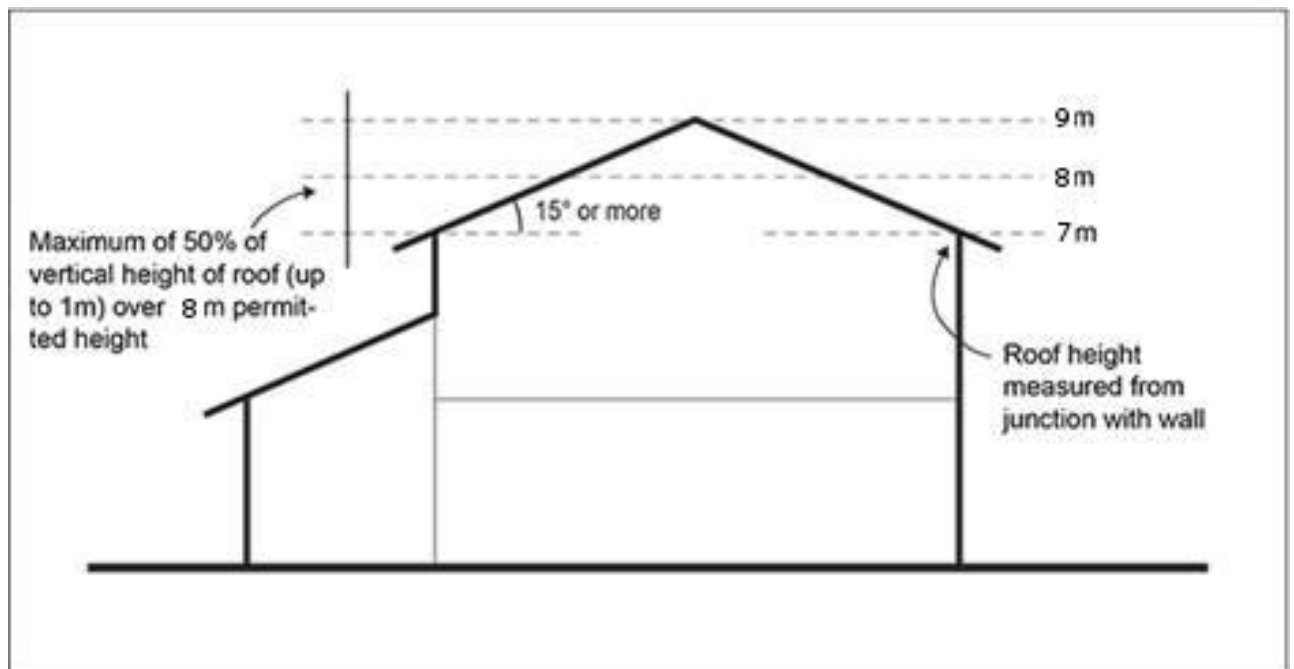
- ~~(1) Offices must be located in existing buildings.~~

H3.6.6. Building height

Purpose: to manage the height of buildings to:

- Achieve the planned suburban built character of predominantly one to two storeys;
 - minimise visual dominance effects;
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof 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, as shown in Figure H3.6.6.1 Building height in the Residential – Single House Zone below.

Figure H3.6.6.1 Building height in the Residential – Single House Zone

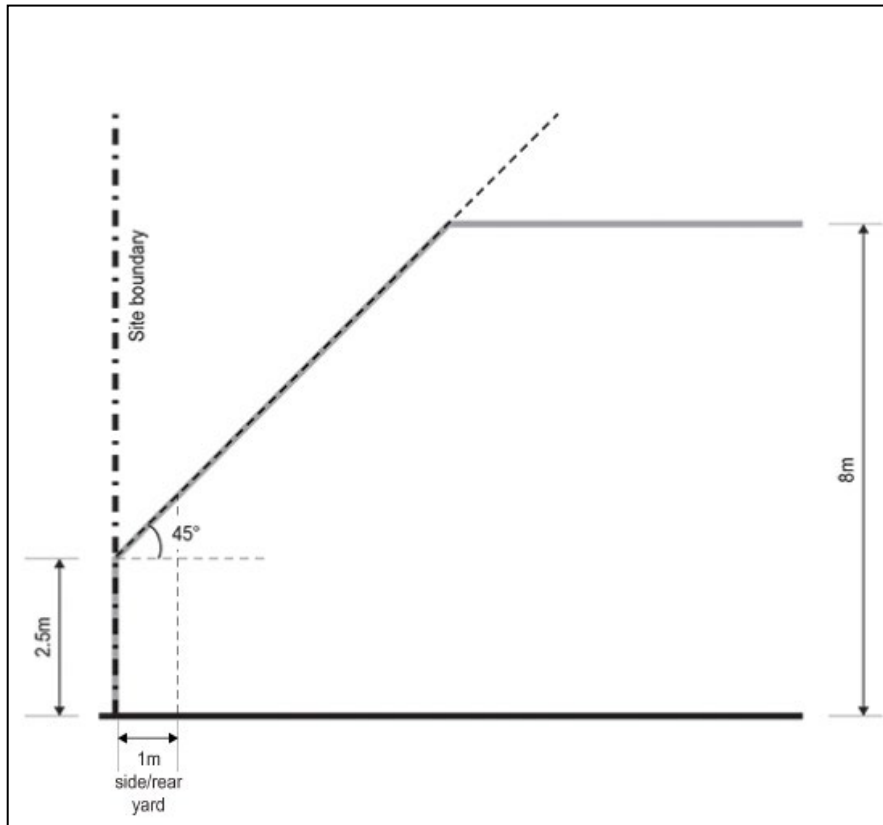


H3.6.7. Height in relation to boundary

Purpose: to 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.

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H3.6.7.1 Height in relation to boundary below.

Figure H3.6.7.1 Height in relation to boundary

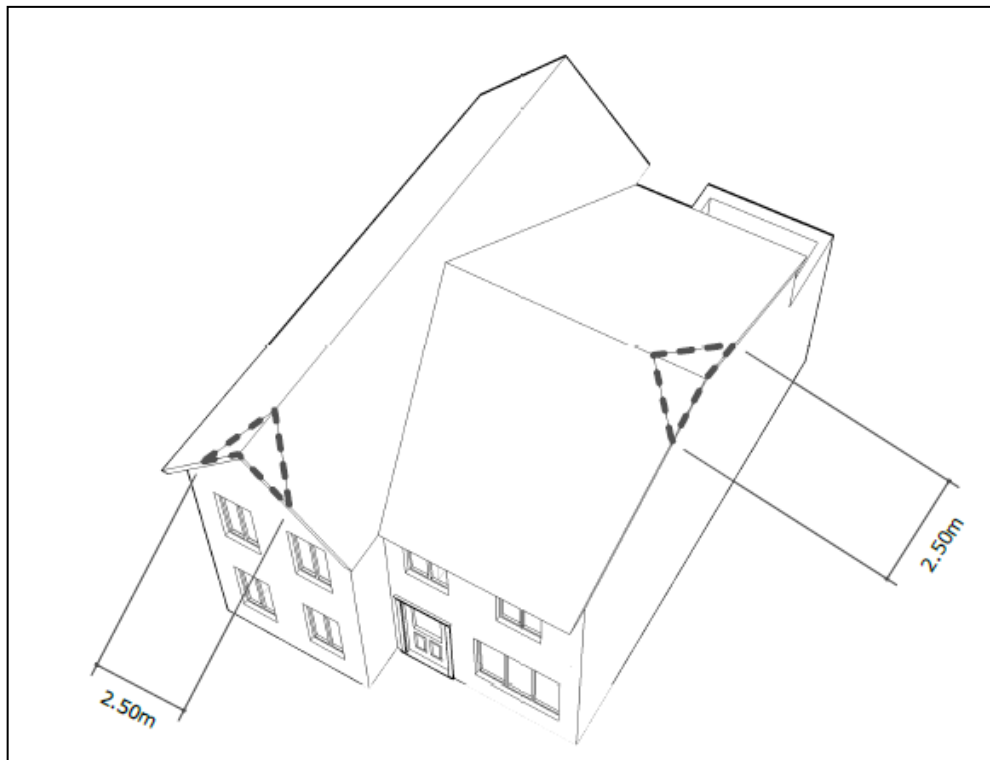


(2) Standard H3.6.7(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business - Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone.
- (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space - Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

- (3) Standard H3.6.7(1) above does 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.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, control in Standard H3.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H3.6.7.2 Exceptions for gable ends and dormers and roof projections below .

Figure H3.6.7.2: Exceptions for gable ends and dormers and roof projections



- (6) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.

H3.6.8. Yards

Purpose:

- to maintain the suburban built character of the streetscape and provide sufficient space for landscaping within the front yard;

- to maintain a reasonable standard of residential amenity for adjoining sites;
 - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
 - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H3.6.8.1 Yards below.

Table H3.6.8.1 Yards

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

- (2) Standard H3.6.8.1 above does 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.

H3.6.9. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
 - to support the functioning of riparian yards, lakeside yards and coastal protection yards and water quality and ecology;
 - to reinforce the building coverage and landscaped area standards; and
 - to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.
- (1) The maximum impervious area must not exceed 60 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, lakeside yard or coastal protection yard area.

H3.6.10. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned suburban built character of buildings.

- (1) The maximum building coverage must not exceed 35 per cent of net site area.

H3.6.11. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned suburban built character of buildings;
- to maintain the landscaped character of the streetscape within the zone.

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.

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

H3.6.12. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place
- minimise visual dominance effects to immediate neighbours, the street or adjoining public place.

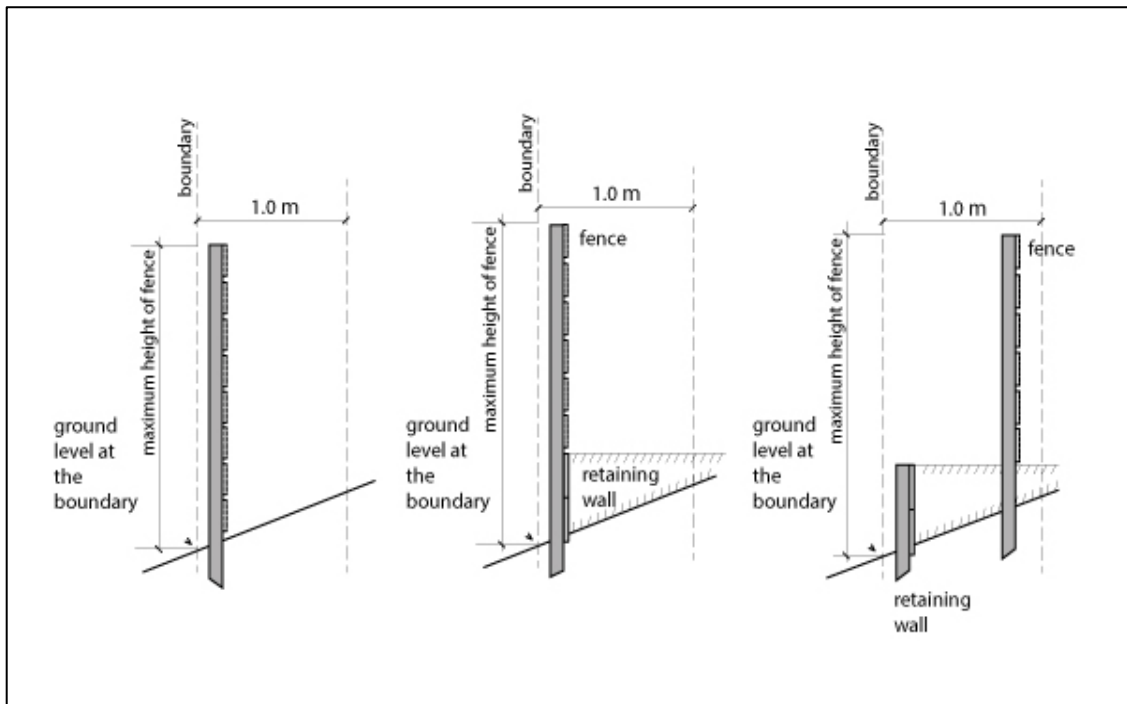
- (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

- (a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

- (b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.3.6.12.1 Measurement of fence height



H3.6.13. Rainwater tanks

Purpose: To enable rainwater tank installation while maintaining amenity values

- (1) Rainwater tanks must not be located in a:
 - (a) riparian, lakeside or coastal protection yard unless they are less than 1m in height, or wholly below ground level;
 - (b) front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.
- (2) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (3) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H3.7. Assessment – controlled activities

There are no controlled activities in this zone.

H3.8. Assessment – restricted discretionary activities

H3.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:
 - (a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
- (2) for buildings that do not comply with Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the suburban built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.

H3.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) for dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:

(a) building intensity, scale, location, form and appearance:

- (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(b) traffic:

- (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(c) location and design of parking and access:

- (i) whether adequate parking and access is provided or required.

(d) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:
 - locating noisy activities away from neighbouring residential boundaries; and
 - screening or other design features; and
 - controlling the hours of operation and operational measures.

(2) for building height:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(4).

(3) for height in relation to boundary:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(4).

(4) for yards:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2);

(c) refer to Policy H3.3(4); and

(d) refer to Policy H3.3(5).

(5) for maximum impervious areas:

(a) refer to Policy H3.3(6).

(6) for building coverage:

(a) refer to Policy H3.3(1);

(b) refer to Policy H3.3(2); and

(c) refer to Policy H3.3(4).

(7) for landscaped area:

(a) refer to Policy H3.3(1);

(b) refer to Policy H3.3(2); and

(c) refer to Policy H3.3(4).

(8) for front, side and rear fences and walls:

(a) refer to Policy H3.3(1);

(b) refer to Policy H3.3(2);


(c) refer to Policy H3.3(3); and


(d) refer to Policy H3.3(4).

H3.9. Special information requirements

There are no special information requirements in this zone.

H3A. Residential – Low Density Residential Zone

 **Note: a purple bubble line shows where PC 78 incorporates the density standards in Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA. Council is required by section 80H RMA to show this information.**

 **Note: a green dotted line shows which provisions in the Auckland Unitary Plan, and any change or variation, are replaced in PC 78 by the density standards in Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA. Council is required by section 80H RMA to show this information.**

H3A.1. Zone description

In the urban environment, the Residential – Low Density Residential Zone is applied to identified sites within residential neighbourhoods, subject to relevant qualifying matters, with the purpose being to:

- incorporate MDRS, and make development less enabling to the extent necessary to accommodate the qualifying matter(s) that are present;
- protect significant ecological areas and outstanding natural features and landscapes and high natural landscapes;
- protect areas of distinct cultural, historic and natural heritage;
- protect areas subject to risks from natural hazards including coastal hazards, coastal erosion, overland flow paths and flood plains;
- maintain and enhance special character residential areas; and
- provide for low density residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey houses.

It is applied in the urban environment where the relevant qualifying matters have resulted in a lower intensity of development. Limiting levels of re-development is necessary to accommodate one or more qualifying matters while enabling residential development. The zone applies to:

- the Waitakere Ranges Heritage Area;
- neighbourhoods with special character based on past development patterns;
- a coastal setting;
- sites containing cultural values or substantial proportions of significant ecological areas;
- sites that are subject to high natural character, outstanding natural features or landscapes; or,
- other factors such as natural hazards risks in the coastal environment and from flooding.

To respond to the identified purpose the Residential – Low Density Residential zone may also be applied in plan changes that rezone Future Urban zone land to a residential zone where relevant qualifying matters exist. Within the zone, MDRS are incorporated to the extent qualifying matters can be accommodated. The activities and

standards are limited by Auckland-wide provisions and overlays as the Residential - Low Density Residential Zone works with other plan provisions to provide for dwellings while accommodating relevant qualifying matters.

To support the purpose of the zone, development is managed with additional dwellings provided for only where dwellings and other buildings do not detract from the values of the identified qualifying matter. The zone is generally characterised by residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey high buildings with yards and landscaping consistent with a low intensity built character, except where the zone exhibits high landscape or natural heritage values.

H3A.2. Objectives

General Objectives for the Residential – Low Density Residential Zone

- (1) Development maintains and is in keeping with the identified qualifying matters' values within the area and their lower intensity residential development, relative to development enabled by the MDRS, being limited to predominantly one to two storeys buildings.
- (2) Development provides high-quality amenity:
 - (a) on-site for residents;
 - (b) to adjoining sites; and
 - (c) to the street.
- (3) Community activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone, and in response to the identified qualifying matters' values so as to contribute to the amenity of the neighbourhood.
- (4) More intensive residential development including medium density residential development is enabled only to the extent necessary, ensuring that it does not detract from qualifying matters' values accommodated by the zone's purpose.

Specific Qualifying Matter Objectives

- (5) Development does not adversely affect the qualifying matter values of adjoining water bodies including riparian, lakeside and coastal protection areas nor increase the impact from natural hazard risks.
- (6) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character values.
- (7) Development provides for the protection and enhances the values of the scheduled site or place of significance and the relationship of Mana Whenua with their taonga, commensurate with the scale of the proposal.

- (8) Development provides for the protection and management of significant ecological areas, outstanding natural features and landscapes and areas of high natural character and historic heritage.
- (9) Development provides for the protection and management of risks from natural hazards in the coastal environment and from flooding.
- (10) Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.
- (11) Intensification is avoided in areas with significant public transport infrastructure constraints.

Medium Density Residential Standards Objectives

- (12) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future;
- (13) A relevant residential zone provides for a variety of housing types and sizes that respond to—
 - (a) housing needs and demand; and
 - (b) the neighbourhood's planned urban built character, including 3-storey buildings.

H3A.3. Policies

General Policies for the Residential – Low Density Residential Zone

- (1) Require development to be in keeping with neighbourhoods' identified values and lower intensity residential development being limited to predominantly one to two storey dwellings.
- (2) Require development to:
 - (a) be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or
 - (b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.
- (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 the adjoining sites.

- (4) Encourage accommodation to have useable and accessible outdoor living space.
- (5) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (6) Provide for community activities that:
 - (a) support the social and economic well-being of the community;
 - (b) are in keeping with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.
- (7) Require more intensive residential development including Medium Density Residential development to be enabled only to the extent necessary, ensuring that it does not detract from the identified qualifying matters' values.

Specific Qualifying Matter Policies

- (8) Require development to be in keeping with the lower intensity neighbourhoods' identified values including special character.
- (9) Require buildings to be located on a site and to be of a scale that protects significant ecological areas, outstanding natural landscapes, outstanding natural features and high natural character.
- (10) Require development to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga.
- (11) Require buildings to be setback from water bodies to maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and to provide protection from natural hazards.
- (12) Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services.
- (13) Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints to be provided with appropriate infrastructure.

- (14) Restrict development in areas identified on the planning maps as subject to coastal inundation, coastal erosion and flooding hazards.
- (15) Restrict more than one dwelling per site in areas identified on the planning maps as subject to the High Natural Character Overlay or the Waitakere Ranges Heritage Area Overlay.
- (16) Require development to be in keeping with the values associated with the Waitakere Ranges Heritage Area.
- (17) Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to significant transport infrastructure constraints.

Medium Density Residential Standards Policies

- (18) Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.
- (19) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).
- (20) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance, including:
 - (a) optimising front yard landscaping; and
 - (b) minimising visual dominance of garage doors also contributes to achieving attractive and safe streets and public open spaces.
- (21) Enable housing to be designed to meet the day-to-day needs of residents.
- (22) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

H3A.4. Activity table

Table H3A.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Low Density Residential Zone pursuant to section 9(3) of the Resource Management Act 1991.

The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.

Table H3A.4.1 Activity table

<u>Activity</u>		<u>Activity status</u>	<u>Standards to be complied with</u>
<u>Use</u>			
<u>(A1)</u>	<u>Activities not provided for</u>	<u>NC</u>	
<u>Residential</u>			
<u>(A2)</u>	<u>One dwelling per site</u>	<u>P</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>
<u>(A3)</u>	<u>Two or three dwellings per site</u>	<u>RD</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>

(A4)	<u>One dwelling per site where located in a High Natural Character Overlay (refer to Outstanding Natural Character and High Natural Character Overlay D11.4.1(A12))</u>	<u>D</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; H3A.6.6 Additions to buildings and structures existing at 30 September 2013 in the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscapes Overlay; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>
(A5)	<u>One dwelling per site in an Outstanding Natural Character Overlay (refer to Outstanding Natural character and High Natural Character Overlay D11.4.4(A12))</u>	<u>NC</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; Standard H3A.6.6 Additions to buildings and structures existing at 30 September 2013 in the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscapes Overlay; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15</u>

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			<u>Outlook space; Standard H3A.6.16 Windows to street</u>
<u>(A6)</u>	<u>One dwelling per site in an Outstanding Natural Landscape Overlay (refer to Outstanding Natural character and High Natural Character Overlay D11.4.4(A12))</u>	<u>D</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; Standard H3A.6.6 Additions to buildings and structures existing at 30 September 2013 in the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscapes Overlay; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>
<u>(A7)</u>	<u>Two or more dwellings per site in the Waitakere Ranges Heritage Area Overlay</u>	<u>NC</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>

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<u>(A8)</u>	<u>One dwelling per site where located in a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5</u>	<u>C</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>
<u>(A9)</u>	<u>Two or more dwellings per site subject to an Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43))</u>	<u>D</u>	<u>Standard H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control; Standard H3A.6.5 Dwellings within the Infrastructure – Stormwater Disposal Constraints Control; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>
<u>(A10)</u>	<u>Two or three dwellings per site in the Infrastructure – Water and Wastewater Constraints Control.</u>	<u>RD</u>	<u>Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15</u>

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			<u>Outlook space; Standard H3A.6.16 Windows to street</u>
(A11)	<u>The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings</u>	<u>P</u>	<u>Standard H3A.6.3 Conversion of a principal dwelling into a maximum of two dwellings</u>
(A12)	<u>Home occupations</u>	<u>P</u>	<u>Standard H3A.6.2 Home occupations</u>
(A13)	<u>Home occupations that do not meet Standard H3A.6.2</u>	<u>D</u>	
(A14)	<u>Supported residential care accommodating up to 10 people per site inclusive of staff and residents</u>	<u>P</u>	<u>Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>
(A15)	<u>Supported residential care accommodating greater than 10 people per site inclusive of staff and residents</u>	<u>D</u>	
(A16)	<u>Boarding houses accommodating up to 10 people per site inclusive of staff and residents</u>	<u>P</u>	<u>Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>

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(A17)	<u>Boarding houses accommodating greater than 10 people per site inclusive of staff and residents</u>	<u>D</u>	
(A18)	<u>Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors</u>	<u>P</u>	<u>Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street.</u>
(A19)	<u>Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors</u>	<u>D</u>	
(A20)	<u>Two or more dwellings per site within the Infrastructure – Beachlands Transport Constraints Control;</u>	<u>NC</u>	
<u>Community</u>			
(A21)	<u>Care centres accommodating up to 10 people per site excluding staff</u>	<u>P</u>	<u>Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls.</u>
(A22)	<u>Care centres accommodating greater than 10 people per site excluding staff</u>	<u>D</u>	
(A23)	<u>Emergency services adjoining an arterial road</u>	<u>D</u>	
(A24)	<u>Healthcare facilities up to 200m² gross floor area per site</u>	<u>RD</u>	<u>Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped</u>

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			<u>area; Standard H3A.6.13 Front, side and rear fences and walls.</u>
<u>(A25)</u>	<u>Healthcare facilities greater than 200m² gross floor area per site</u>	<u>NC</u>	
<u>Mana Whenua</u>			
<u>(A26)</u>	<u>Marae</u>	<u>D</u>	
<u>Development</u>			
<u>(A27)</u>	<u>Demolition of buildings</u>	<u>P</u>	
<u>(A28)</u>	<u>Internal and external alterations to buildings</u>	<u>P</u>	<u>Standard H3A.6.6 Additions to buildings and structures existing at 30 September 2013 in the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscapes Overlay;</u> <u>Standard H3A.6.7 Building height;</u> <u>Standard H3A.6.8 Height in relation to boundary;</u> <u>Standard H3A.6.9 Yards;</u> <u>Standard H3A.6.10 Maximum impervious area;</u> <u>H3A.6.11 Building coverage;</u> <u>Standard H3A.6.12 Landscaped area;</u> <u>Standard H3A.6.13 Front, side and rear fences and walls;</u> <u>Standard H3A.6.14 Outdoor living space;</u> <u>Standard H3A.6.15 Outlook space;</u> <u>Standard H3A.6.16 Windows to street</u>
<u>(A29)</u>	<u>Accessory buildings</u>	<u>P</u>	<u>Standard H3A.6.6 Additions to buildings and structures existing at 30 September 2013 in the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscapes Overlay;</u> <u>Standard H3A.6.7 Building height;</u> <u>Standard H3A.6.8 Height in relation to boundary;</u> <u>Standard H3A.6.9 Yards;</u> <u>Standard H3A.6.10 Maximum impervious area;</u> <u>H3A.6.11 Building coverage;</u>

<u>(A30)</u>	<u>Additions to an existing dwelling</u>	<u>P</u>	<u>Standard H3A.6.6 Additions to buildings and structures existing at 30 September 2013 in the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscapes Overlay; Standard H3A.6.7 Building height; Standard H3A.6.8 Height in relation to boundary; Standard H3A.6.9 Yards; Standard H3A.6.10 Maximum impervious area; H3A.6.11 Building coverage; Standard H3A.6.12 Landscaped area; Standard H3A.6.13 Front, side and rear fences and walls; Standard H3A.6.14 Outdoor living space; Standard H3A.6.15 Outlook space; Standard H3A.6.16 Windows to street</u>
<u>(A31)</u>	<u>New buildings and additions to buildings and structures (other than dwellings) existing at 30 September 2013 and located in the Outstanding Natural Character Overlay and not complying with Standards H3A.6.6 or H3A.6.7(2) Building height</u>	<u>D</u>	<u>The same standards as apply to the land use activity that the new building or addition to a building is designed to accommodate.</u>
<u>(A32)</u>	<u>New buildings and structures (other than dwellings) located in the High Natural Character Overlay or the Outstanding Natural Landscape Overlay</u>	<u>RD</u>	<u>The same standards as apply to the land use activity that the new building or addition to a building is designed to accommodate.</u>
<u>(A33)</u>	<u>New buildings and structures (other than dwellings) located in the Outstanding Natural Character Overlay</u>	<u>D</u>	<u>The same standards as apply to the land use activity that the new building or addition to a building is designed to accommodate.</u>
<u>(A34)</u>	<u>Any new buildings, additions to buildings and alterations to buildings which increase gross floor area and which are located in the coastal storm inundation 1 per cent annual exceedance probability (AEP) (refer to</u>	<u>RD</u>	<u>The same standards as apply to the land use activity that the new building or addition to a building is designed to accommodate.</u>

	<u>Natural hazards and flooding E36.4.1(A7) and (A9)).</u>		
<u>(A35)</u>	<u>Any new buildings, additions to buildings and alterations to buildings which increase gross floor area and which are located in the coastal erosion hazard area (refer to Natural hazards and flooding E36.4.1(A2) and (A4))</u>	<u>RD</u>	<u>The same standards as apply to the land use activity that the new building or addition to a building is designed to accommodate.</u>
<u>(A36)</u>	<u>Any new buildings and additions or alterations to buildings located in the Outstanding Natural Features Overlays A, V1, V2 or F2 (refer to Outstanding Natural Features and Outstanding Natural Landscape Overlay D10.4.2(A1))</u>	<u>RD</u>	<u>The same standards as apply to the land use activity that the new building or addition to a building is designed to accommodate.</u>
<u>(A37)</u>	<u>Any new buildings and additions or alterations to buildings located in the Outstanding Natural Features Overlays B, C, E or F1 (refer to Outstanding Natural Features and Outstanding Natural Landscape Overlay D10.4.2(A1)).</u>	<u>NC</u>	
<u>(A38)</u>	<u>Any new buildings, additions to buildings and alterations to buildings which are located in an 1 per cent annual exceedance probability (AEP) floodplain (refer to Natural hazards and flooding E36.4.1(A37) and (A38))</u>	<u>RD</u>	<u>The same standards as apply to the land use activity that the new building or addition to a building is designed to accommodate.</u>
<u>(A39)</u>	<u>Any other new buildings and additions to buildings</u>	<u>The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate.</u>	
<u>(A40)</u>	<u>Rainwater Tank</u>	<u>P</u>	<u>Standard H3A.6.17 Rainwater tanks</u>

H3A.5. Notification

- (1) Any application for resource consent for an activity listed in Table H3A.4.1 Activity table and which is not listed in H3A.5(4) below will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).
- (3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one dwelling that does not comply with one or more of the following:
 - (i) Standard H3A.6.8 Height in relation to boundary;
 - (ii) Standard H3A.6.9(1) Side and Rear Yards;
 - (iii) Standard H3A.6.9(1) and (2) Landscaped area;
 - (iv) Standard H3A.6.14 Outdoor living space;
 - (v) Standard H3A.6.15 Outlook space; and
 - (vi) Standard H3A.6.16 Windows to street.
- (4) Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

H3A.6. Standards

H3A.6.1. Activities listed in Table H3A.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H3A.4.1 Activity table must comply with the standards listed in the column in Table H3A.4.1 Activity table called Standards to be complied with.

H3A.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
 - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;

- (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
- (c) no more than four people in total may work in the home occupation;
- (d) 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;
- (e) car trips to and from the home occupation activity must not exceed 20 per day;
- (f) heavy vehicle trips must not exceed two per week;
- (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
- (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
- (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

H3A.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

H3A.6.4 Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps

Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network.

- (1) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.

H3A.6.5 Dwellings within the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control

Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to require adequate provision for stormwater disposal from the site.

- (1) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site.

H3A.6.6 Additions to buildings and structures existing at 30 September 2013 in the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscapes Overlay

Purpose: to require additions to buildings and structures (other than dwellings) existing at 30 September 2013 maintain the integrity of the natural values associated with the relevant Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscape Overlay.

- (1) Additions to a building or structure (other than dwellings) existing at 30 September 2013 must comply with the requirements of Standard D11.6.2 (refer to D11 Outstanding Natural Character and High Natural Character Overlay).

H3A.6.7. Building height

Purpose: to manage the height of buildings to:

- Maintain the neighbourhood's identified qualifying matters' values and lower intensity residential development of predominantly one to two storeys;
- minimise visual dominance effects;

- maintain a reasonable standard of residential amenity for adjoining sites;
- and
- provide some flexibility to enable variety in roof forms.

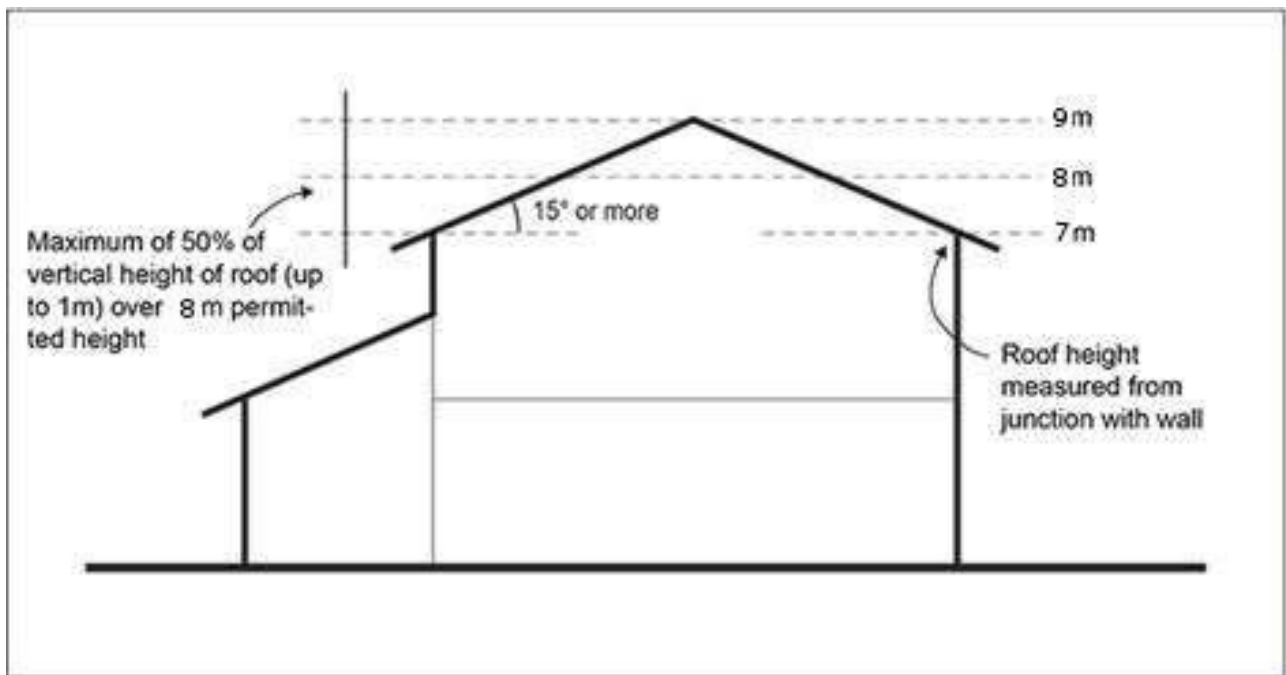
Qualifying matter as per s77I(j) of the RMA

- (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, as shown in Figure H3A.6.7.1 Building height in the Residential – Low Density Residential Zone below.

Qualifying matter as per s77I(a) of the RMA

- (2) Buildings or structures existing at 30 September 2013 and located within the Outstanding Natural Character Overlay, High Natural Character Overlay or Outstanding Natural Landscape Overlay must not exceed a maximum height of 5 metres (refer to Outstanding Natural Character and High Natural Character Overlay Standard D11.6.2).

Figure H3A.6.7.1 Building height in the Residential – Low Density Residential Zone

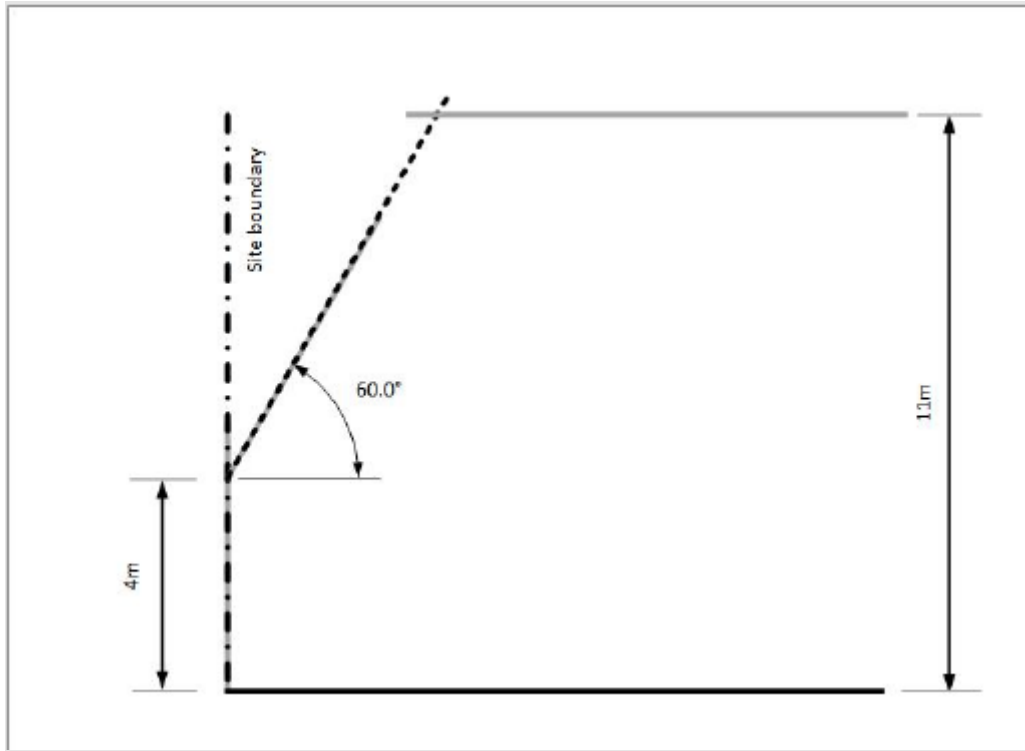


H3A.6.8. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of privacy, sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60 degree recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram.

Figure H3A.6.8.1 Height in relation to boundary

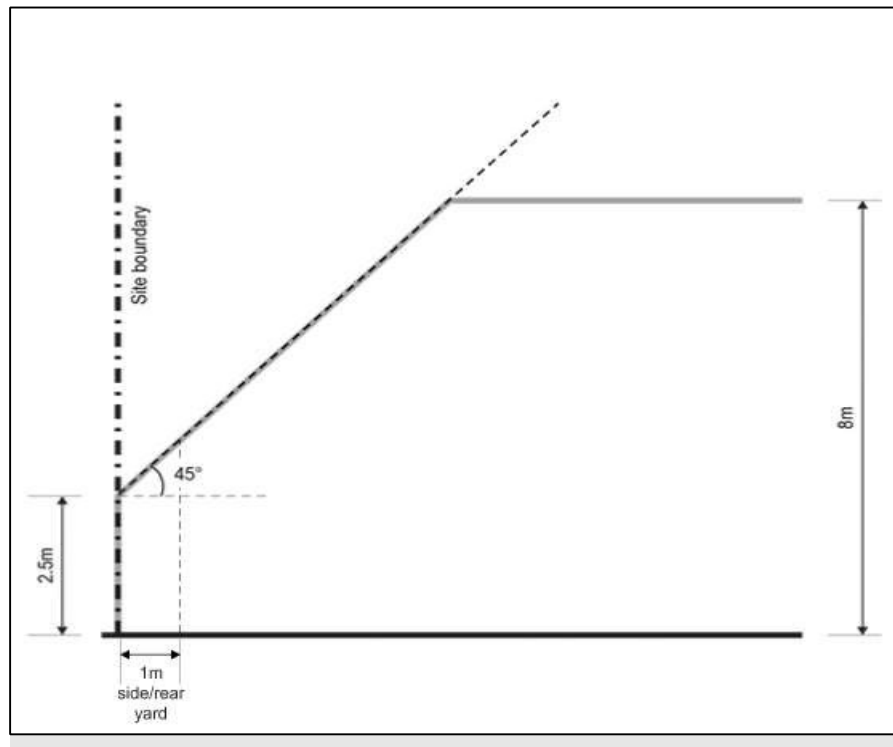


Qualifying matter as per s77I(a) refer to Chapters D11 and D12 of the AUP(OIP)

- (2) Buildings identified on planning maps as being located in the High Natural Character overlay or Waitakere Ranges Heritage Area overlay must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H3A.6.8.2 Height in relation to boundary below.

Qualifying matter as per s77I(a) refer to Chapters D11 and D12 of the AUP(OIP)

Figure H3A.6.8.2 Height in relation to boundary in the High Natural Character Overlay or Waitakere Ranges Heritage Area Overlay



(3) Standards H3A.6.8(1) and H3A.6.8(2) above 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.

(4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, control in Standards H3A.6.8(1) and H3A.6.8(2) apply from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

H3A.6.9. Yards

Purpose:

- to maintain the neighbourhoods' identified values and lower intensity residential development character of the streetscape and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to require that buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and

- to enable buildings and services on the site or adjoining sites to be adequately maintained.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H3A.6.9.1 Yards below.

Table H3A.6.9.1 Yards

Qualifying matter as per s77I(j) of the RMA



<u>Yard</u>	<u>Minimum depth</u>
<u>Front</u>	<u>3m</u>
<u>Side</u>	<u>1m</u>
<u>Rear</u>	<u>1m (excluded on corner sites)</u>

- (2) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table H3A.6.9.2 Yards below.

Table H3A.6.9.2 Yards

Qualifying matter as per s77I(a) of the RMA



<u>Yard</u>	<u>Minimum depth</u>
<u>Riparian</u>	<u>10m from the edge of all other permanent and intermittent streams</u>
<u>Lakeside</u>	<u>30m</u>
<u>Coastal protection yard</u>	<u>10m, or as otherwise specified in Appendix 6 Coastal protection yard</u>

Qualifying matter as per s77I(a) and s77I(b) of the RMA



Qualifying matter as per s77I(j) of the RMA



- (3) Standards H3A.6.9(1) and H3A.6.9(2) above 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.

H3A.6.10. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal protection yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

- (1) The maximum impervious area must not exceed 60 per cent of site area.

- (2) Where a site is located in the Outstanding Natural Landscapes Overlay as shown on the planning maps, the maximum impervious area must not exceed 40 per cent of the site area.
- (3) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, lakeside yard or coastal protection yard area.

H3A.6.11. Building coverage

Purpose: to manage the extent of buildings on a site to be in keeping with the identified values within the neighbourhood and the lower intensity of building coverage on sites.

Qualifying matter
as per s77I(j) of
the RMA

Qualifying matter
as per s77I(a) of
the RMA

- (1) The maximum building coverage must not exceed 35 per cent of net site area.

On a site subject to a Significant Ecological Area Overlay:

- (2) the maximum building coverage must not exceed 35 per cent of the net site area; and
- (3) the part of the net site area covered by buildings must not be located in any area within 3m of vegetation within a significant ecological area including following the alteration or removal of up to 300m² of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and
- (4) other than provided for in H3A.6.11(2), building coverage must not be located within a significant ecological area.

H3A.6.12. Landscaped area

Purpose:

- To provide for quality living environments consistent with identified values within the neighbourhood and lower intensity of buildings;
- To maintain the landscaped character of the streetscape within the zone.

- (1) A residential unit at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.
- (3) Except that Standards H3A.6.12(1) and (2) do not apply to sites subject to the High Natural Character Overlay or located in Waitakere Ranges Heritage Area Overlay where landscaped area must comply with the following minimum requirements:

- (a) the minimum landscaped area must be at least 40 per cent of the net site area; and

Qualifying matter
as per s77I(a) of
the RMA

Qualifying matter as
per s771(a) of the RMA

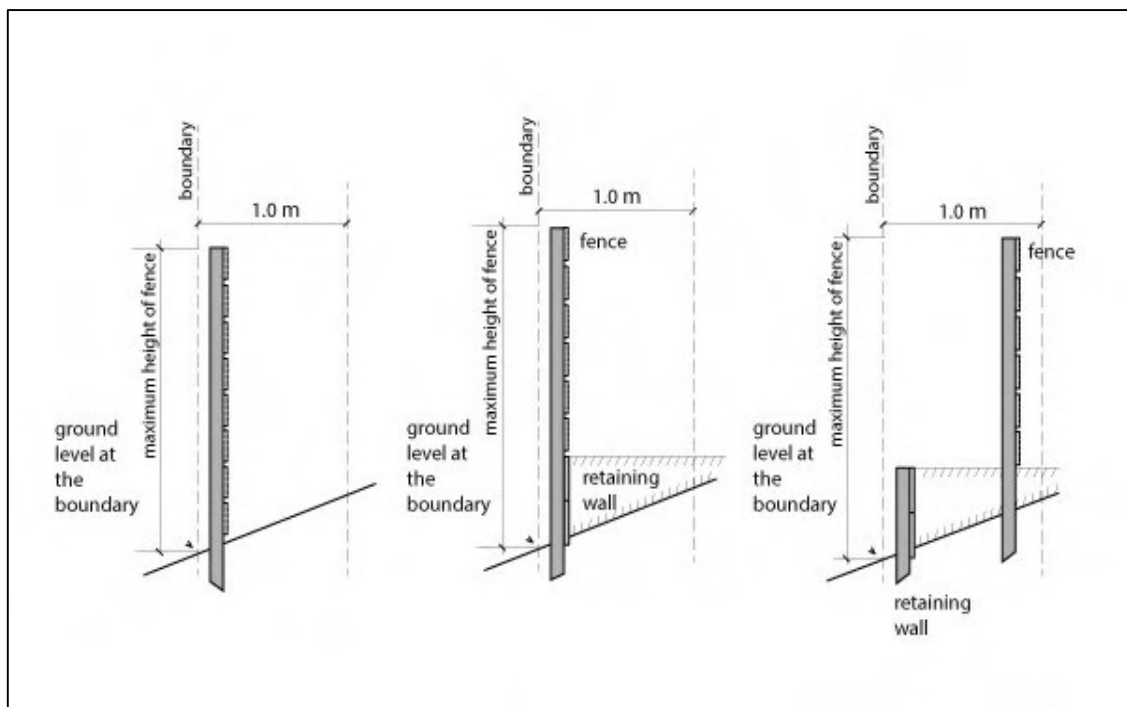
- (b) at least 50 per cent of the area of the front yard must compromise landscaped area

H3A.6.13. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place
 - minimise visual dominance effects to immediate neighbours and the street or adjoining public place.
- (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. 1.4m in height, or
 - ii. 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
 - iii. 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.
 - b. Within the side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H3A.3.6.13.1 Measurement of fence height

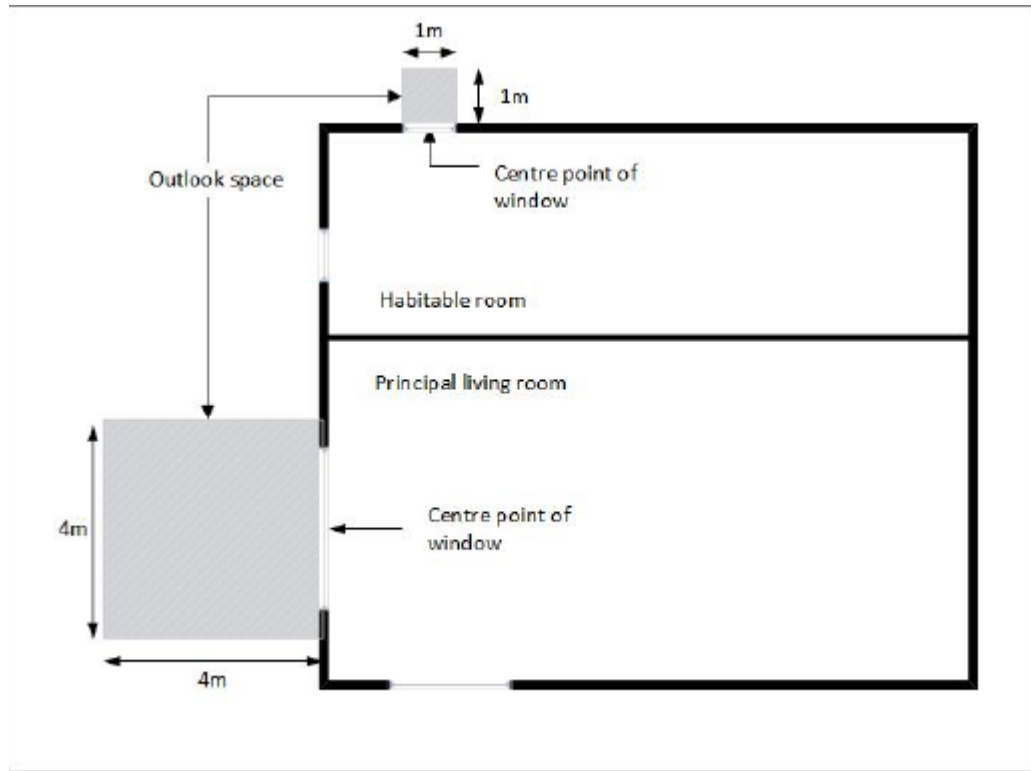


H3A.6.14 Outdoor living space

- (1) A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that,-
- (a) where located at ground level, has no dimension less than 3 metres; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the residential unit; and may be—
 - i. grouped cumulatively by area in 1 communally accessible location; or
 - ii. located directly adjacent to the unit; and
 - iii. is free of buildings, accessways, parking spaces, and servicing and manoeuvring areas.
- (2) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the residential unit; and
 - (c) may be—
 - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. located directly adjacent to the unit.

H3A.6.15 Outlook space

- (1) An outlook space must be provided for each residential unit as specified in this clause:
- (a) An outlook space must be provided from habitable room windows as shown in the diagram below:



- (b) The minimum dimensions for a required outlook space are as follows:
- i) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - ii) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (f) Outlook spaces may be under or over a balcony.
- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) Outlook spaces must—
- i) be clear and unobstructed by buildings; and
 - ii) not extend over an outlook space or outdoor living space required by another dwelling .

H3A.6.16 Windows to street

- (1) Any residential unit facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

H3A.6.17 Rainwater tanks

Purpose: To enable rainwater tank installation and maintain amenity values.

- (1) Rainwater tanks must not be located:
 - (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;
 - (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m;
 - (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1m;
 - (d) Clause (c) does not apply
 - i. to sites with (or proposed to have) three or less dwellings;
 - ii. to a rear service lane where the dwellings have frontage to a public street.
- (2) Rainwater tanks located within a required outlook area must be no higher than 1m.
- (3) Rainwater tanks located within the required 20m² outdoor living space with minimum dimensions of 4m (Rule H3A.6.14(1)) must be installed wholly below ground level.
- (4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H3A.7. Assessment – controlled activities

H3A.7.1. Matters of control

The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) For one dwelling per site located in a Significant Ecological Area Overlay:
 - (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;
 - (b) The location, bulk and scale of built development relative to the surrounding ecological values.

H3A.7.2 Assessment criteria

The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:

- (1) For one or more dwellings per site located within a Significant Ecological Area Overlay:

- (a) refer to Policy H3A.3(9)

H3A.8. Assessment – restricted discretionary activities

H3A.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for healthcare facilities up to 200m² gross floor area per site:
 - (a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - i. building intensity, scale, location, form and appearance;
 - ii. traffic;
 - iii. location and design of parking and access; and
 - iv. noise, lighting and hours of operation.
- (2) for buildings that do not comply with the relevant Standards specified in Table H3A.4.1:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard (where specified);
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the lower intensity built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.
- (3) for two or more dwellings on a site
 - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - i. scale, location, form and appearance of built development including how the development is designed to provide for the balance between a good standard of privacy and opportunities for passive surveillance;
 - ii. traffic; and
 - iii. location and design of access and parking (if proposed).
 - (b) The effects on the values of the qualifying matter including any reason for consent required under a qualifying matter rule.

- (4) For developments containing more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.
- (a) Infrastructure and servicing.
- (5) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.
- (a) Stormwater disposal.

H3A.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) for healthcare facilities up to 200m² gross floor area per site:
- a. building intensity, scale, location, form and appearance:
 - i. whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.
 - b. traffic:
 - i. whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.
 - c. location and design of parking and access:
 - i. whether adequate parking and access is provided or required.
 - d. noise, lighting and hours of operation:
 - i. whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:
 - locating noisy activities away from neighbouring residential boundaries; and
 - screening or other design features; and
 - controlling the hours of operation and operational measures.
- (2) for building height:
- (a) refer to Policy H3A.3(1);
 - (b) refer to Policy H3A.3(2);
 - (c) refer to Policy H3A.3(3)
 - (d) refer to Policy H3A.3(8);
 - (e) refer to Policy H3A.3(9);
 - (f) refer to Policy H3A.3(10);
 - (g) refer to Policy H3A.3(16); and

(3) for height in relation to boundary:

- (a) refer to Policy H3A.3(1);
- (b) refer to Policy H3A.3(2);
- (c) refer to Policy H3A.3(3);
- (d) refer to Policy H3A.3(8);
- (e) refer to Policy H3A.3(9);
- (f) refer to Policy H3A.3(10); and
- (g) refer to Policy H3A.3(16).

(4) for yards:

- (a) refer to Policy H3A.3(1);
- (b) refer to Policy H3A.3(2);
- (c) refer to Policy H3A.3(3);
- (d) refer to Policy H3A.3(4);
- (e) refer to Policy H3A.3(8);
- (f) refer to Policy H3A.3(9);
- (g) refer to Policy H3A.3(10);
- (h) refer to Policy H3A.3(11); and

**For yards in the High Natural Character Overlay, Waitakere Ranges
Heritage Area Overlay**

- (i) refer to Policy H3A.3(16);
- (j) The effects of a front yard infringement on the streetscape and on
the values of the High Natural Character Overlay or Waitakere
Ranges Heritage Area Overlay.
- (k) The effects of a side or rear yard infringement on the adjoining site
and on the values of the High Natural Character Overlay or
Waitakere Ranges Heritage Area Overlay.

(5) for maximum impervious areas:

- (a) refer to Policy H3A.3(5);
- (b) refer to Policy H3A.3(8);

- (c) refer to Policy H3A.3(9); and
- (d) refer to Policy H3A.3(10).
- (6) for building coverage:
 - (a) refer to Policy H3A.3(1);
 - (b) refer to Policy H3A.3(2);
 - (c) refer to Policy H3A.3(3);
 - (d) refer to Policy H3A.3(8);
 - (e) refer to Policy H3A.3(9); and
 - (f) refer to Policy H3A.3(10)
- (7) for landscaped area:
 - (a) refer to Policy H3A.3(1);
 - (b) refer to Policy H3A.3(2);
 - (c) refer to Policy H3A.3(3);
 - (d) refer to Policy H3A.3(8);
 - (e) refer to Policy H3A.3(9); and
 - (f) refer to Policy H3A.3(16).
- (8) for front, side and rear fences and walls:
 - (a) refer to Policy H3A.3(1);
 - (b) refer to Policy H3A.3(2); and
 - (c) refer to Policy H3A.3(8).
- (9) for two or more dwellings on a site:
 - (a) whether the development achieves the purpose, where specified, in the standards identified in Table H3A.4.1 or what alternatives are provided that result in the same or a better outcome.
 - (b) whether the scale and location of built development, its form and appearance are of a high-quality and compatible with the lower intensity residential built character and residential amenity of the surrounding residential area provided for within the zone.
 - (c) whether buildings are designed to manage building length and bulk and visual dominance by:
 - i. placing taller buildings on the frontage

- ii. varying roof form and building height
 - iii. using modulation and articulation to break up the mass of buildings into visually distinct elements
 - iv. using the proportions and arrangement of windows and doors to provide relief to building length and bulk
 - v. using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls
 - vi. providing adequate breaks in long continuous to minimise the appearance of length
 - vii. placing deep soil areas and/or communal outdoor spaces within the breaks in buildings to provide space around buildings and soften the built form
 - viii. designing balconies as an integral part of the building.
- (d) whether buildings use quality, durable and easily maintainable materials.
- (e) whether buildings create positive frontages that contribute to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:
- i. having clearly defined fronts that provide passive surveillance from windows and balconies whilst not impacting on privacy.
 - ii. maximising doors, windows and balconies over all levels on the front facades.
 - iii. maximising the number of dwellings that directly front, align and orientate to public streets and private accessways (vehicle and pedestrian).
 - iv. ground level dwellings closest to the street to each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.
- (f) the extent to which built development will affect the values of the relevant qualifying matter on the site by:
- i. the intensity and location of built development relative to the qualifying matter.
 - ii. increasing natural hazard risk.
 - iii. compromising the integrity and quality of the qualifying matter.
- (10) For developments containing more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control
- (a) Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).

- (b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.
 - (c) Whether there is the ability connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.
- (11) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.
 - (a) Whether there is the ability to adequately dispose of stormwater from the site via a connection to the public stormwater network.
 - (b) Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice.

H3A.9. Special information requirements

There are no special information requirements in this zone.

H4. Residential – Mixed Housing Suburban Zone

H4.1. Zone description

The purpose of the Residential – Mixed Housing Suburban Zone is to maintain and enhance the amenity values of residential neighbourhoods in areas with a suburban built character ~~is the most widespread residential zone covering many established suburbs and some greenfields areas. It is applied to discrete areas in wastewater serviced rural and coastal towns and settlements with a residential population of less than 5,000 (as determined in the 2018 census).~~ Much of the existing development in the zone is characterised by one or two storey, mainly stand-alone buildings, set back from site boundaries with landscaped gardens.

The zone enables intensification, while retaining a suburban built character. 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 height of permitted buildings is the main difference between this zone and the Residential – Mixed Housing Urban Zone which generally provides for three storey predominately attached dwellings.~~

Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site.

Resource consent is required for four or more dwellings and for other specified buildings in order to:

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

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

The zone does not incorporate Medium Density Residential Standards as it is not a relevant residential zone.

H4.2. Objectives

- (1) Housing capacity, intensity and choice in the zone is increased.
- (2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.

- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H4.3. Policies

- (1) Enable a variety of housing types including integrated residential development such as retirement villages.
- (2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:
- (a) limiting the height, bulk and form of development;
 - (b) managing the design and appearance of multiple-unit residential development; and
 - (c) requiring sufficient setbacks and landscaped areas.
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
- (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
- (5) Require accommodation to be designed to meet the day to day needs of residents by:
- (a) providing privacy and outlook; and
 - (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.
- (10) Recognise the functional and operational requirements of activities and development.
- (6) Encourage accommodation to have useable and accessible outdoor living space.
- (7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (8) Enable more efficient use of larger sites by providing for integrated residential development.
- (9) Provide for non-residential activities that:
- (a) support the social and economic well-being of the community;
 - (b) are in keeping with the scale and intensity of development anticipated within the zone; and
 - (c) avoid, remedy or mitigate adverse effects on residential amenity.

- (d) ~~[Deleted] will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.~~

H4.4. Activity table

Table H4.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Suburban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H4.4.1 Activity table

		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	Up to three dwellings per site	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls
(A4)	Four or more dwellings per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A5)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H4.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A6)	Home occupations	P	Standard H4.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H4.6.2	D	
(A8)	Integrated Residential Development	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard

H4 Residential – Mixed Housing Suburban Zone

			H4.6.7 Yards
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards

	and visitors		
Commerce			
(A15)	Dairies up to 100m ² gross floor area per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; and Standard H4.6.14 Front, side and rear fences and walls
(A16)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A20)	Community facilities	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A21)	Education facilities	D	
(A22)	Tertiary education	D	

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	facilities		
(A23)	Emergency services adjoining an arterial road	D	
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, Side and rear fences and walls
(A25)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A26)	Veterinary clinics	D	
Rural			
(A27)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A28)	Marae complex	D	
Development			
(A29)	Demolition of buildings	P	
(A30)	Internal and external alterations to buildings	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size
(A31)	Accessory buildings	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage.
(A32)	Additions to an existing dwelling	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards;

			Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size
(A33)	New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary	RD	Standard H4.6.6 Alternative height in relation to boundary Note: Compliance with Standard H4.6.5 Height in relation to boundary is not required.
(A34)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
(A35)	Rainwater Tank	P	Standard H4.6.16 Rainwater tanks

H4.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) four or more dwellings per site that comply with all of the standards listed in Table H4.4.1 Activity table
 - (b) an integrated residential development that complies with all of the standards listed in Table H4.4.1 Activity table;
 - (c) New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with Standard H4.6.6 Alternative height in relation to boundary.
 - (d) development which does not comply with H4.6.14 (1a) Front, side and rear fences and walls; or
 - (e) development which does not comply with Standard H4.6.15 Minimum dwelling size.
- (2) Any application for resource consent for an activity listed in Table H4.4.1 Activity table and which is not listed in H4.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H4.6. Standards

H4.6.1. Activities listed in Table H4.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H4.4.1 Activity table must comply with the standards listed in the column in Table H4.4.1 called Standards to be complied with.

H4.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) 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;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

H4.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

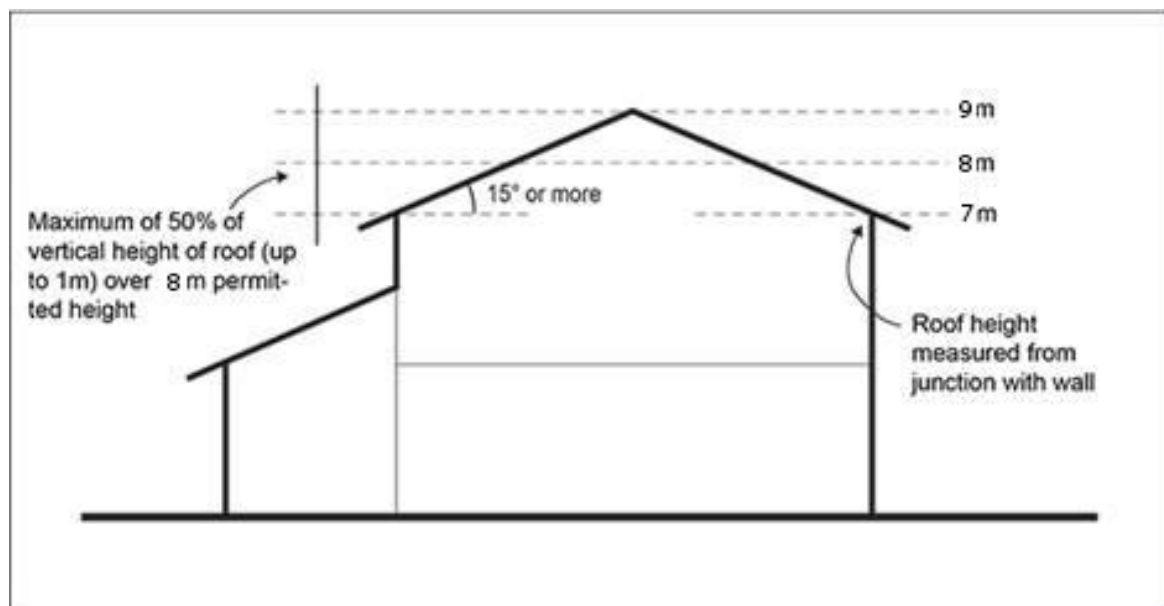
H4.6.4. Building height

Purpose: to manage the height of buildings to:

- achieve the planned suburban built character of predominantly one to two storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof 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, as shown in Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone below.

Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone

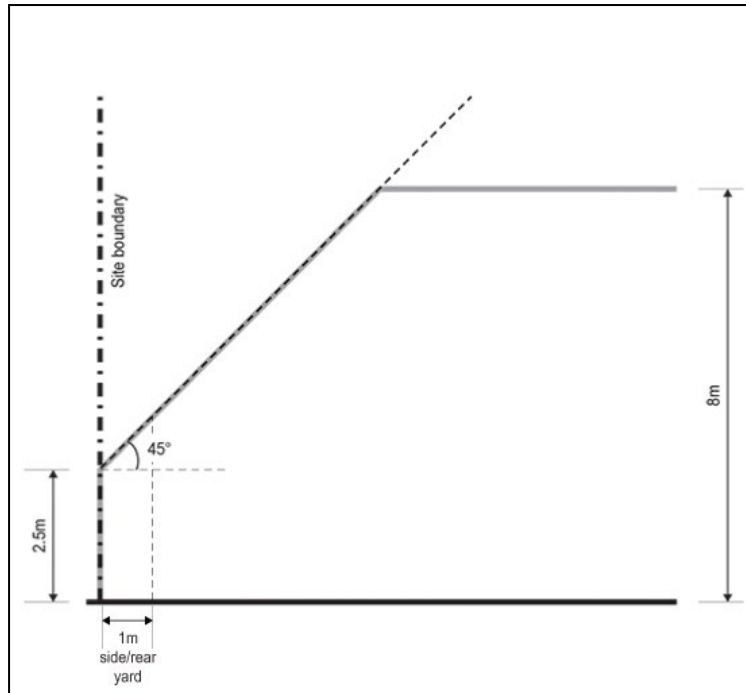


H4.6.5. Height in relation to boundary

Purpose: to 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.

- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H4.6.5.1 Height in relation to boundary below.

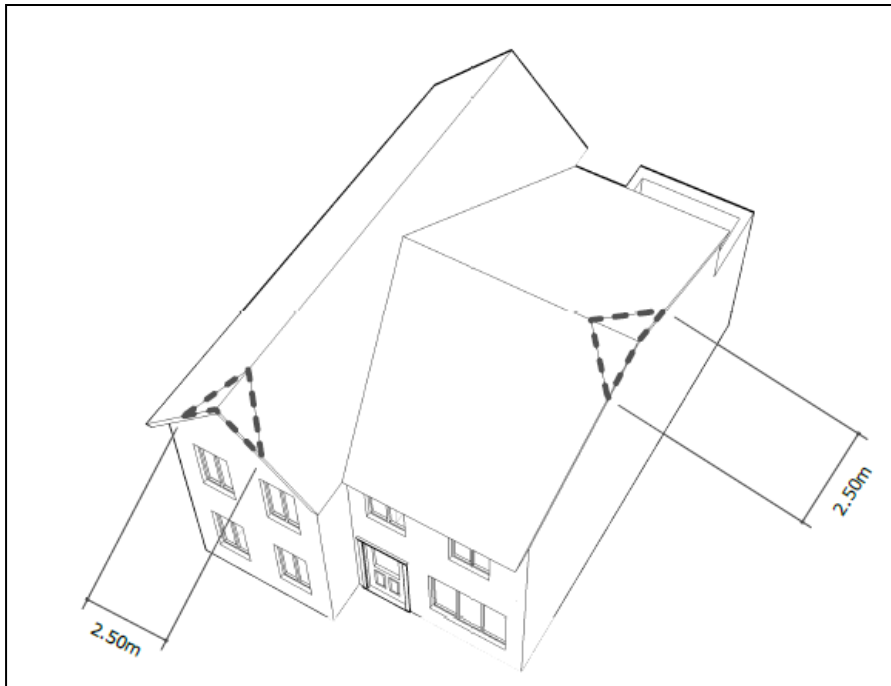
Figure H4.6.5.1 Height in relation to boundary



- (2) Standard H4.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
 - (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the: Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

- (3) Standard H4.6.5(1) above does 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.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the control in Standard H4.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.5.2 Exceptions for gable ends, dormers and roof projections below.

Figure H4.6.5.2 Exceptions for gable ends, dormers and roof projections



- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H4.6.6. Alternative height in relation to boundary

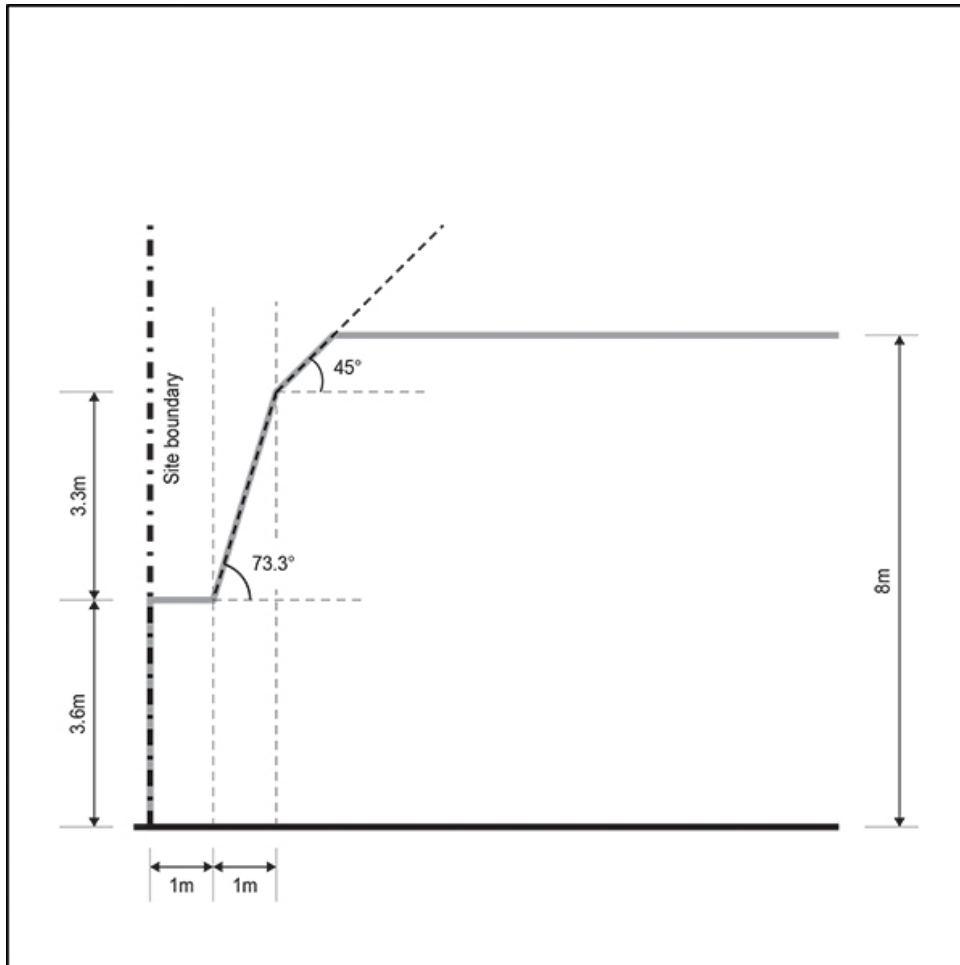
Purpose: to enable the efficient use of the site by providing design flexibility where a building is located close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.

- (1) This standard is an alternative to the permitted Standard H4.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.

- (2) Buildings within 20m of the site frontage 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) as shown in Figure H4.6.6.1 Alternative height in relation to boundary below.

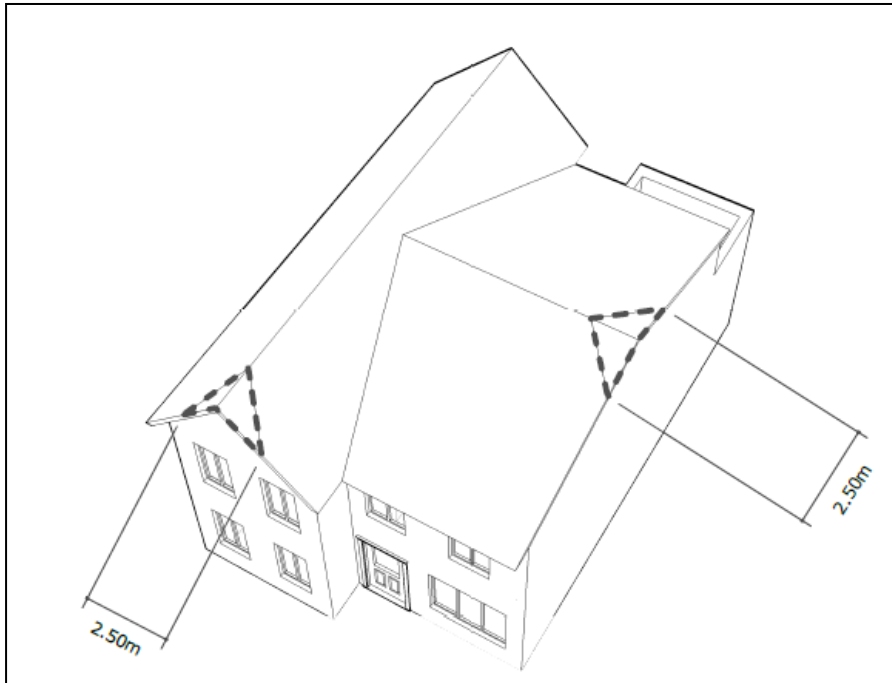
Figure H4.6.6.1 Alternative height in relation to boundary



- (3) Standard H4.6.6(2) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:

- (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (4) Standard H4.6.6(2) above does 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.
- (5) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H4.6.6(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (6) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.6.2 Exceptions for gable ends and dormers and roof projections below.

Figure H4.6.6.2 Exceptions for gable ends, dormers and roof projections



- (7) No more than two gable ends, dormer or roof projections are allowed for every 6m length of site boundary.
- (8) The alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H4.6.7. Yards

Purpose:

- to maintain the suburban built character of the streetscape and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H4.6.7.1 Yards below.

Table H4.6.7.1 Yards

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

(2) Standard H4.6.7(1) does 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.

H4.6.8. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

(1) The maximum impervious area must not exceed 60 per cent of site area.

- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H4.6.9. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned suburban built character of buildings.

- (1) The maximum building coverage must not exceed 40 per cent of the net site area.

H4.6.10. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned suburban built character of buildings within a generally spacious setting; and
- to maintain the landscaped character of the streetscape within the zone.

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.

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

H4.6.11. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

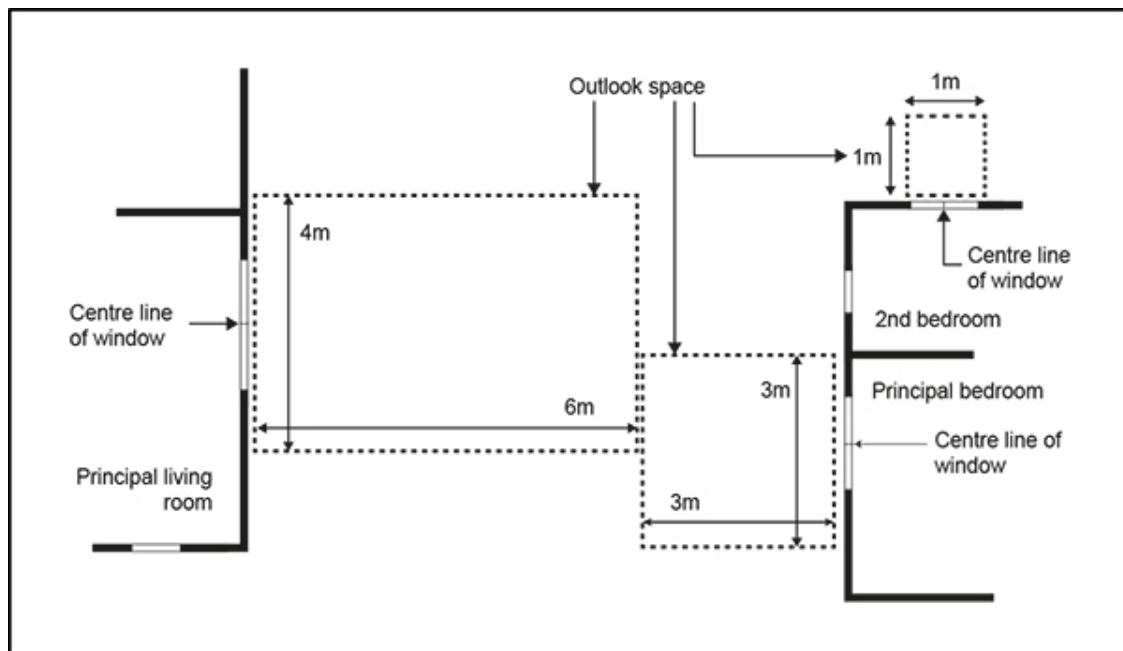
- (2) The minimum dimensions for a required outlook space are as follows:

- (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width;
- (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
- (c) all other habitable rooms must have an outlook space with a minimum dimension of 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 to which it applies.

- (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.
- (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 standard 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 building may overlap.
- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in Standard H4.6.11(6) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H4.6.11.1 Required outlook space



H4.6.12. Daylight

Purpose:

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

- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:

- (a) That part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H4.6.12.2 Required setbacks for daylight below.

Refer to Table H4.6.12.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H4.6.12.1 Required setbacks for daylight and Figure H4.6.12.2 Required setbacks for daylight below).

- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H4.6.12(1) above will apply to the largest 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) Standards H4.6.12(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table H4.6.12.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
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

Figure H4.6.12.1 Required setbacks for daylight

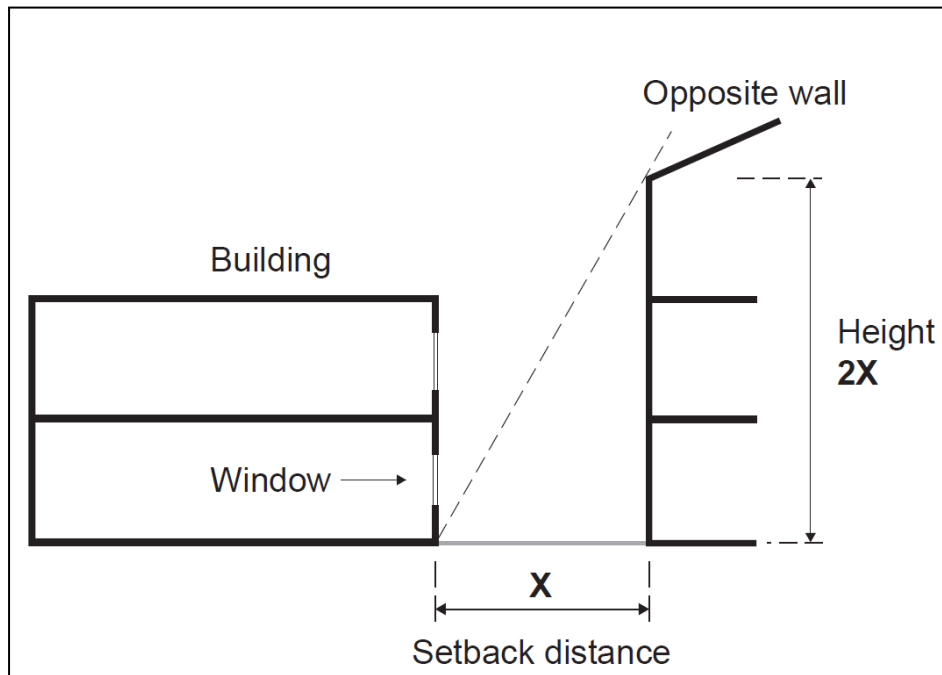
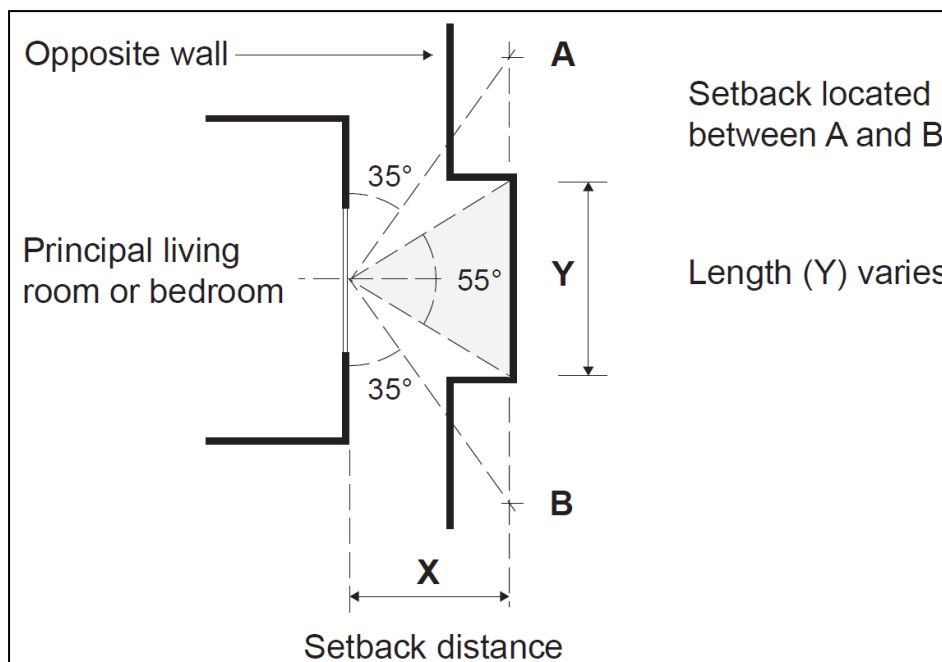


Figure H4.6.12.2 Required setbacks for daylight

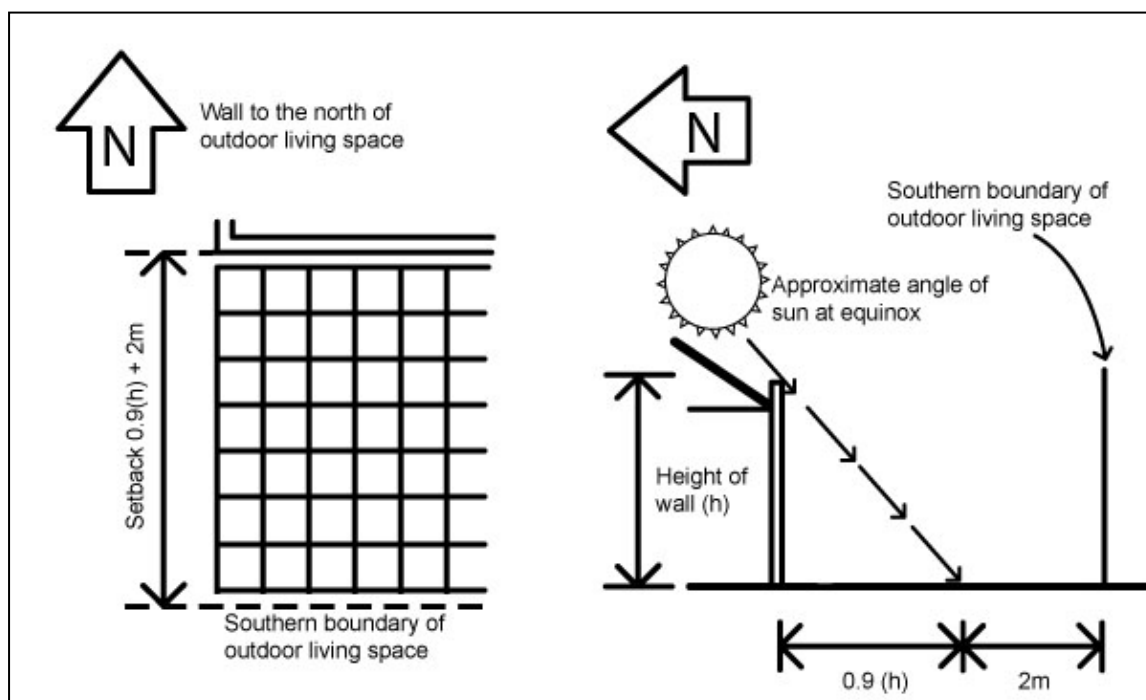


H4.6.13. Outdoor living space

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space 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; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level 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 has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house.
- (3) Where outdoor living space required by Standard H4.6.13(1) or Standard H4.6.13(2) above is provided at ground level, and 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 H4.6.13.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H4.6.13.1 Location of outdoor living space



H4.6.14. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place.
- minimise visual dominance effects to immediate neighbours, the street or adjoining public place.

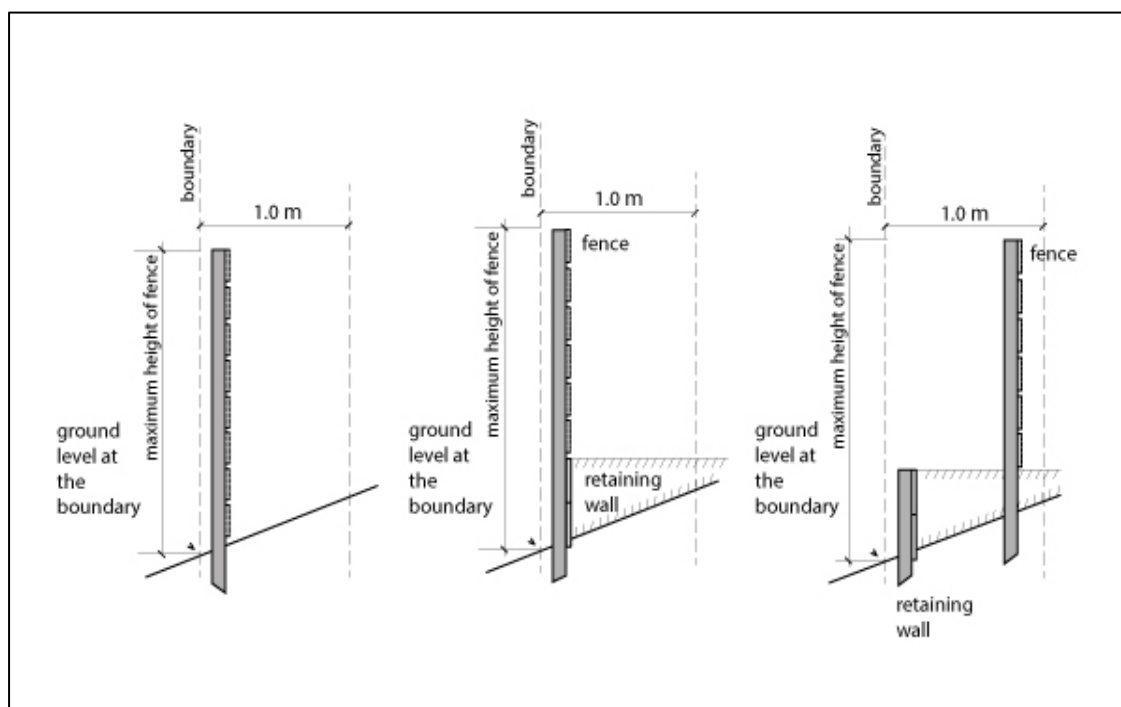
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.4.6.14.1 Measurement of fence height



H4.6.15. Minimum dwelling size

Purpose: to ensure 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) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H4.6.16. Rainwater tanks

Purpose: To enable rainwater tank installation and maintain amenity values.

(1) Rainwater tanks must not be located:

- (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;
- (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m;
- (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1m;
- (d) Clause (c) does not apply
 - (i) to sites with (or proposed to have) three or less dwellings;

(ii) to a rear service lane where the dwellings have frontage to a public street.

(2) Rainwater tanks located within any required outlook area must be no higher than 1 m.

(3) Rainwater tanks located within the required 20m² outdoor living space with minimum dimensions of 4m must be installed wholly below ground level.

(4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.

(5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H4.7. Assessment – controlled activities

There are no controlled activities in this zone.

H4.8. Assessment – restricted discretionary activities

H4.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application:

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic;
- (iii) location and design of parking and access; and
- (iv) noise, lighting and hours of operation.

(b) Infrastructure and servicing.

(2) for four or more dwellings per site:

(a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) location and design of parking and access.
 - (b) all of the following standards:
 - (i) Standard H4.6.8 Maximum impervious areas;
 - (ii) Standard H4.6.9 Building coverage;
 - (iii) Standard H4.6.10 Landscaped area;
 - (iv) Standard H4.6.11 Outlook space;
 - (v) Standard H4.6.12 Daylight;
 - (vi) Standard H4.6.13 Outdoor living space;
 - (vii) Standard H4.6.14 Front, side and rear fences and walls; and
 - (viii) Standard H4.6.15 Minimum dwelling size.
 - (c) Infrastructure and servicing.
- (3) for integrated residential development:
- (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
 - (b) all of the following standards:
 - (i) Standard H4.6.8 Maximum impervious areas;
 - (ii) Standard H4.6.9 Building coverage;
 - (iii) Standard H4.6.10 Landscaped area;
 - (iv) Standard H4.6.11 Outlook space;
 - (v) Standard H4.6.12 Daylight;
 - (vi) Standard H4.6.13 Outdoor living space;
 - (vii) Standard H4.6.14 Front, side and rear fences and walls; and
 - (viii) Standard H4.6.15 Minimum dwelling size.
 - (c) Infrastructure and servicing.
- (4) for buildings that do not comply with Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard

H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size:

- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the suburban built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.
- (5) For new buildings and additions to buildings which do not comply with H4.6.5. Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary:
- (a) Sunlight access;
 - (b) Attractiveness and safety of the street; and
 - (c) Overlooking and Privacy.

H4.8.2. Assessment criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:
- (a) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
 - (b) building intensity, scale, location, form and appearance:

- (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.
 - (c) traffic:
 - (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.
 - (d) location and design of parking and access:
 - (i) whether adequate parking and access is provided or required.
 - (e) noise, lighting and hours of operation:
 - (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:
 - locating noisy activities away from neighbouring residential boundaries;
 - screening or other design features; and
 - controlling the hours of operation and operational measures.
- (2) for four or more dwellings on a site:
- (a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:
 - (i) Standard H4.6.8 Maximum impervious areas;
 - (ii) Standard H4.6.9 Building coverage;
 - (iii) Standard H4.6.10 Landscaped area;
 - (iv) Standard H4.6.11 Outlook space;
 - (v) Standard H4.6.12 Daylight;
 - (vi) Standard H4.6.13 Outdoor living space;
 - (vii) Standard H4.6.14 Front, side and rear fences and walls; and
 - (viii) Standard H4.6.15 Minimum dwelling size
 - (b) The extent to which the development contributes to a variety of housing types in the zone and is in keeping with the neighbourhood's planned suburban build character of predominantly two storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.
 - (c) [deleted]
 - (d) The extent to which development achieves attractive and safe streets and public open space by:

- (i) providing doors, windows and/or balconies facing the street and public open space
 - (ii) minimising tall, visually impermeable fences
 - (iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.
 - (iv) optimising front yard landscaping
 - (v) providing safe pedestrian access to buildings from the street
 - (vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces
- (e) The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites.
- (f) The extent to which dwellings:
 - (i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling
 - (ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space
 - (iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.
 - (iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces.
- (g) The extent to which outdoor living space:
 - (i) Provides for access to sunlight
 - (ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.
 - (iii) When provided at ground level, is located on generally flat land or is otherwise functional.
- (h) refer to Policy H4.3(7); and
- (i) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(3) for integrated residential development:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H4.6.8 Maximum impervious areas;
- (ii) Standard H4.6.9 Building coverage;
- (iii) Standard H4.6.10 Landscaped area;
- (iv) Standard H4.6.11 Outlook space;
- (v) Standard H4.6.12 Daylight;
- (vi) Standard H4.6.13 Outdoor living space; and
- (vii) Standard H4.6.14 Front, side and rear fences and walls; and
- (viii) Standard H4.6.15 Minimum dwelling size (excluding retirement villages).

(b) refer to Policy H4.3(1);

(c) refer to Policy H4.3(2);

(d) refer to Policy H4.3(3);

(e) refer to Policy H4.3(4);

(f) refer to Policy H4.3(5);

(g) refer to Policy H4.3(6);

(h) refer to Policy H4.3(7);

(i) refer to Policy H4.3(8).

(j) refer to Policy H4.3(9); and

(k) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(4) For new buildings and additions to buildings which do not comply with H4.6.5. Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary:

Sunlight access

(a) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- (i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H4.6.13: or
 - (ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H4.6.13.
- (b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):
 - (i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H4.6.5 Height in relation to boundary control; and
 - (ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Attractiveness and safety of the street

- (c) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:
 - (i) providing doors, windows and balconies facing the street;
 - (ii) optimising front yard landscaping;
 - (iii) providing safe pedestrian access to buildings from the street; and
 - (iv) minimising the visual dominance of garage doors as viewed from the street.

Overlooking and privacy

- (d) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.
- (5) for building height:
 - (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4); and
 - (c) refer to Policy H4.3(5).
- (6) for height in relation to boundary:
 - (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4); and
 - (c) refer to Policy H4.3(5).
- (7) for alternative height in relation to boundary infringements:

- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(3);
 - (c) refer to Policy H4.3(4); and
 - (d) refer to Policy H4.3(5).
- (8) for yards:
- (a) refer to Policy H4.3(2); and
 - (b) refer to Policy H4.3(4).
- (9) for maximum impervious areas:
- (a) refer to Policy H4.3(7).
- (10) for building coverage:
- (a) refer to Policy H4.3(2); and
 - (b) refer to Policy H4.3(4).
- (11) for landscaped area:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4);
 - (c) refer to Policy H4.3(5); and
 - (d) refer to Policy H4.3(6).
- (12) for outlook space:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4);
 - (c) refer to Policy H4.3(5); and
 - (d) refer to Policy H4.3(6);
- (13) for daylight:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4); and
 - (c) refer to Policy H4.3(5).
- (14) for outdoor living space:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4);
 - (c) refer to Policy H4.3(5); and
 - (d) refer to Policy H4.3(6).
- (15) for front, side and rear fences and walls:
- (a) refer to Policy H4.3(2);

(b) refer to Policy H4.3(3); and

(c) refer to Policy H4.3(4).

(16) For minimum dwelling size:

(a) Policy H4.3(5)

H4.9. Special information requirements

There are no special information requirements in this zone.

Note: a purple bubble line shows where PC 78 incorporates the density standards in Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA. Council is required by section 80H RMA to show this information.

Note: a green dotted line shows which provisions in the Auckland Unitary Plan, and any change or variation, are replaced in PC 78 by the density standards in Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA. Council is required by section 80H RMA to show this information.

H5. Residential – Mixed Housing Urban Zone

H5.1. Zone description

The Residential – Mixed Housing Urban Zone is the most widespread residential zone covering most of urban Auckland. It is a reasonably high-intensity zone. ~~enabling a greater intensity of development than previously provided for.~~

The zone incorporates Medium Density Residential Standards (MDRS). It is a relevant residential zone. The development outcomes anticipated under the RMA and enabled in the zone are restricted where one or more qualifying matters apply.

Over time, the appearance of neighbourhoods within this zone will change, with development of typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing ~~within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.~~

Up to three dwellings are permitted as of right subject to compliance with ~~the development~~ standards. ~~This is to ensure~~ a quality outcome for adjoining sites and the neighbourhood, as well as ~~for residents living~~ within the development site.

Resource consent is required for four or more dwellings and for other specified buildings in order to:

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

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

H5.2. Objectives

(A1) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

(B1) A relevant residential zone provides for a variety of housing types and sizes that respond to –

(a) Housing needs and demand; and

(b) The neighbourhood's planned urban built character, including 3-storey buildings.

~~(1) Land near the Business—Metropolitan Centre Zone and the Business—Town Centre Zone, high density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.~~

~~(2) Development is in keeping with the neighbourhood's planned urban built character of predominantly three storey buildings, in a variety of forms and surrounded by open space. [Deleted]~~

(3) Development provides high-quality amenity:

(a) on-site residential amenity for residents and

(b) to adjoining sites; and

(c) to the street.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

(5) Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not increase the impact from natural hazard risks.

(6) Development contributes to a high-quality built environment that is resilient to the effects of climate change.

(7) Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.

(8) Enable a safe street environment for pedestrians.

(9) Development is enabled on sites within significant ecological areas where it provides for the protection and management of the significant ecological values.

(10) Intensification is avoided in areas with significant transport infrastructure constraints.

H5.3. Policies

- (A1) Enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (B1) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga).
- (C1) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (D1) Enable housing to be designed to meet the day-to-day needs of residents.
- (E1) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
 - ~~(1) Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages. [Deleted]~~
 - ~~(2) Require the height and bulk, form and appearance of development and the provision of have sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms. [Deleted]~~
 - ~~(3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - ~~(a) providing for passive surveillance~~
 - ~~(b) optimising front yard landscaping~~
 - ~~(c) minimising visual dominance of garage doors. [Deleted]~~~~
 - ~~(4) [Deleted] Require the height, bulk and location of development to maintain an reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.~~
 - ~~(5) [Deleted] Require accommodation to be designed to meet day to day needs of residents by:
 - ~~(a) providing privacy and outlook; and~~
 - ~~(b) providing access to daylight and sunlight and providing the amenities necessary for those residents.~~~~
 - ~~(6) [Deleted] Encourage accommodation to have useable and accessible outdoor living space.~~
- (6A) Require development to achieve a built form that contributes to high-quality built environment outcomes by:

- (a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
 - (b) providing for residents' safety and privacy while enabling passive surveillance on the street;
 - (c) minimising visual dominance effects to adjoining sites;
 - (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
 - (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;
 - (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
 - (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
 - (h) designing practical, sufficient space for residential waste management; and
 - (i) designing practical, sufficient space for internal storage and living areas.
- (7) ~~[deleted] Restrict the maximum impervious area on a site in order to manage~~
~~reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.~~
- (8) Provide for non-residential activities that:
- (a) support the social and economic well-being of the community;
 - (b) are in keeping with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.
- (9) Enable more efficient use of larger sites by providing for integrated residential development.

- (10) Recognise the functional and operational requirements of activities and development.
- (11) Require buildings to be setback from water bodies to maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and to provide protection from natural hazards.
- (12) Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services.
- (13) Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure.
- (14) Require development of four or more dwellings per site to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network.
- (15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas.
- (16) Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to significant transport infrastructure constraints.
- (17) Building height is restricted to respond to the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill.

H5.4. Activity table

Table H5.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Urban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Applications for activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.

Table H5.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	

Activity		Activity status	Standards to be complied with
Qualifying matter as per s77I(a) and s77I(j) of the RMA	(A2A) One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5	C	H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(2) Building coverage; Standard H5.6.11(3) and (4) Landscaped area; Standard H5.6.12(A1) Outlook space; Standard H5.6.14 Outdoor living space(A1) and (B1); Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.
	(A2B) Two or more dwellings per site subject to a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)	D	H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(2) Building coverage; Standard H5.6.11(3) and (4) Landscaped area; Standard H5.6.12(A1) Outlook space; Standard H5.6.14 Outdoor living space(A1) and (B1); Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.
Qualifying matter as per s77I(j) of the RMA	(A3) Up to three dwellings per site	P	Standard H5.6.3A Number of dwellings per site; H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(3) and (4) Landscaped area;

Activity		Activity status	Standards to be complied with
			Standard H5.6.12(A1) Outlook space; Standard H5.6.13 Daylight ; Standard H5.6.14 Outdoor living space(A1) and (B1); Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways</u> ; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.
(A4)	Four or more dwellings per site	RD	<u>H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps</u> ; <u>H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps</u> ; Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary Standard H5.6.8 Yards; <u>Standard H5.6.9 Maximum impervious areas</u> ; <u>Standard H5.6.10(1) Building coverage</u> ; <u>Standard H5.6.11(5), (6) and (7) Landscaped Area</u> ; <u>H5.6.12(1) – (9) Outlook space</u> ; Standard H5.6.13 Daylight; <u>H5.6.14(1) – (4) Outdoor living space</u> ; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum Dwelling Size; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways</u> ; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.
(A5)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H5.6.3 The conversion of a principal dwelling into a maximum of two dwellings.
(A6)	Home occupations	P	Standard H5.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H5.6.2	D	
(A8)	Integrated residential development	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary ; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones Standard H5.6.8 Yards; <u>Standard H5.6.9 Maximum impervious area</u> ; <u>Standard H5.6.10(1) Building coverage</u> ; <u>Standard H5.6.11(5), (6) and (7) Landscaped</u>

Qualifying matter as per s771(j) of the RMA

Activity		Activity status	Standards to be complied with
			<u>area; Standard H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14(1) and (4) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.</u>
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; Standard H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 (1) – (3) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.</u>
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; <u>Standard H5.6.11(5), (6) and (7) Landscaped area; Standard H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 (1) – (4) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.</u>
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; Standard H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 (1) – (3) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.</u>
(A12)	Boarding houses accommodating	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard

Activity		Activity status	Standards to be complied with
	greater than 10 people per site inclusive of staff and residents		Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; <u>Standard H5.6.11(5), (6) and (7) Landscaped area; Standard H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 (1) – (4) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.</u>
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways;</u> <u>Standard H5.6.19 Deep soil area and canopy tree.</u>
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; <u>Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.</u>
(A14 A)	<u>Two or more per site Dwellings within the Infrastructure – Beachlands Transport Constraints Control;</u>	NC	
(A14 B)	<u>One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control</u>	P	
(A14 C)	<u>Two or more dwellings per site in the Infrastructure - Water and Wastewater Constraints Control</u>	RD	

Qualifying matters as per s771(j) of the RMA

H5 Residential – Mixed Housing Urban Zone

Activity		Activity status	Standards to be complied with
Commerce			
(A15)	Dairies up to 100m ² gross floor area per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; and Standard H5.6.15 Front, side and rear fences and walls.
(A16)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.</u>
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.</u>
(A20)	Community facilities	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.19 Deep soil area and canopy tree.</u>
(A21)	Education facilities	D	
(A22)	Tertiary education facilities	D	
(A23)	Emergency services adjoining an arterial road	D	
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8

Activity		Activity status	Standards to be complied with
			Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls; <u>Standard H5.6.19 Deep soil area and canopy tree.</u>
(A25)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A26)	Veterinary clinics	D	
Rural			
(A27)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A28)	Marae complex	D	
Development			
(A29)	Demolition of buildings	P	
(A30)	Internal and external alterations to buildings <u>for a development of up to three dwellings</u>	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones ; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11(3) and (4) Landscaped area; Standard H5.6.12(A1) Outlook space; Standard H5.6.13 Daylight ; Standard H5.6.14(A1) and (B1) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; <u>Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways</u> ; <u>Standard H5.6.19 Deep soil area and canopy tree</u> ; <u>Standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways</u> ;
(A30 A)	<u>Internal and external alterations to buildings for a development of four or more dwellings</u>	P	<u>Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; Standard H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14(1) - (4) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy</u>

Activity		Activity status	Standards to be complied with
			<u>tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.</u>
(A31)	Accessory buildings <u>associated with developments of up to three dwellings</u>	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11(3) and (4) Landscaped area; <u>Standard H5.6.19 Deep soil area and canopy tree.</u>
(A31 A)	Accessory buildings <u>associated with developments of four or more dwellings</u>	P	<u>Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; Standard H5.6.19 Deep soil area and canopy tree.</u>
(A32)	Additions to an existing dwelling <u>for a development of up to three dwellings</u>	P	<u>Standard H5.6.3A Number of dwellings per site; Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11(3) and (4) Landscaped area; Standard H5.6.12(A1) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14(A1) and (B1) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways;</u>
(A32 A)	Additions to an existing dwelling <u>for a development of four or more dwellings</u>	P	<u>Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped area; Standard H5.6.12(1) – (9) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 (1) - (4) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessway; Standard H5.6.19 Deep soil area and canopy tree.</u>
(A32 B)	<u>New buildings and additions and alterations to</u>	D	

Activity		Activity status	Standards to be complied with
	<u>buildings in a Significant Ecological Area Overlay which do not comply with H5.6.10(2) Building coverage.</u>		
(A33)	[Deleted] New buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary	RD	H5.6.6 Alternative height in relation to boundary Note: Compliance with Standard H5.6.5 Height in relation to boundary is not required.
(A34)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate.	
(A35)	Rainwater Tank	P	Standard H5.6.17 Rainwater tanks

H5.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4-9) of the Resource Management Act 1991:

- (a) ~~[Deleted]~~ four or more dwellings per site that comply with all of the standards listed in Table H5.4.1 Activity table; and
- (b) an integrated residential development that complies with all of the standards listed in Table H5.4.1 Activity table; and
- (c) ~~[Deleted]~~ New buildings and additions to buildings which do not comply with H5.6.5 Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary;
- (d) ~~[Deleted]~~ development which does not comply with H5.6.15 (1a) Front, side and rear fences and walls; and
- (e) ~~[Deleted]~~ development which does not comply with H5.6.16 Minimum dwelling size.

- (2) Any application for resource consent for an activity listed in Table H5.4.1 Activity table and which is not listed in H5.5(1) above will be subject to the

normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

- (4) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2 or 3 dwellings that do not comply with 1 or more of the following:

- (i) Standard H5.6.4 Building height;
- (ii) Standard H5.6.5 Height in relation to boundary;
- (iii) Standard H5.6.8(1) Yards;
- (iv) Standard H5.6.10 Building coverage;
- (v) Standard H5.6.11(3) and (4) Landscaped area;
- (vi) Standard H5.6.12(A1) Outlook space;
- (vii) Standard H5.6.14(A1) – (B1) Outdoor living space; and
- (viii) Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways.

- (5) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for resource consent is precluded if the application is for the construction and use of four or more dwellings that comply with the following standards:

- (i) Standard H5.6.4 Building height;
- (ii) Standard H5.6.5 Height in relation to boundary;
- (iii) Standard H5.6.8(1) Yards;
- (iv) Standard H5.6.9 Maximum impervious area;
- (v) Standard H5.6.10 Building coverage;
- (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area;
- (vii) Standard H5.6.12 (1) – (9) Outlook space;
- (viii) Standard H5.6.13 Daylight;

- (ix) Standard H5.6.14(1) – (4) Outdoor living space;
- (x) Standard H5.6.15 Front, side and rear fences and walls;
- (xi) Standard H5.6.16 Minimum dwelling size;
- (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways;
- (xiii) Standard H5.6.19 Deep soil area and canopy tree;
- (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways
- (xv) Standard H5.6.21 Residential waste management
- (6) Any application for a resource consent which is listed in H5.5(4) or H5.5(5) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

H5.6. Standards

H5.6.1. Activities listed in Table H5.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H5.4.1 Activity table must comply with the standards listed in the column in Table H5.4.1 called Standards to be complied with.

H5.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
 - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) 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;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;

- (f) heavy vehicle trips must not exceed two per week;
- (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
- (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
- (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

H5.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

H5.6.3A Number of dwellings per site

- (1) There must be no more than three dwellings per site.

H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps

Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network

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matter as
per s77I(j)
of the RMA

- (1) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.

H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control

Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.

- (1) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site.

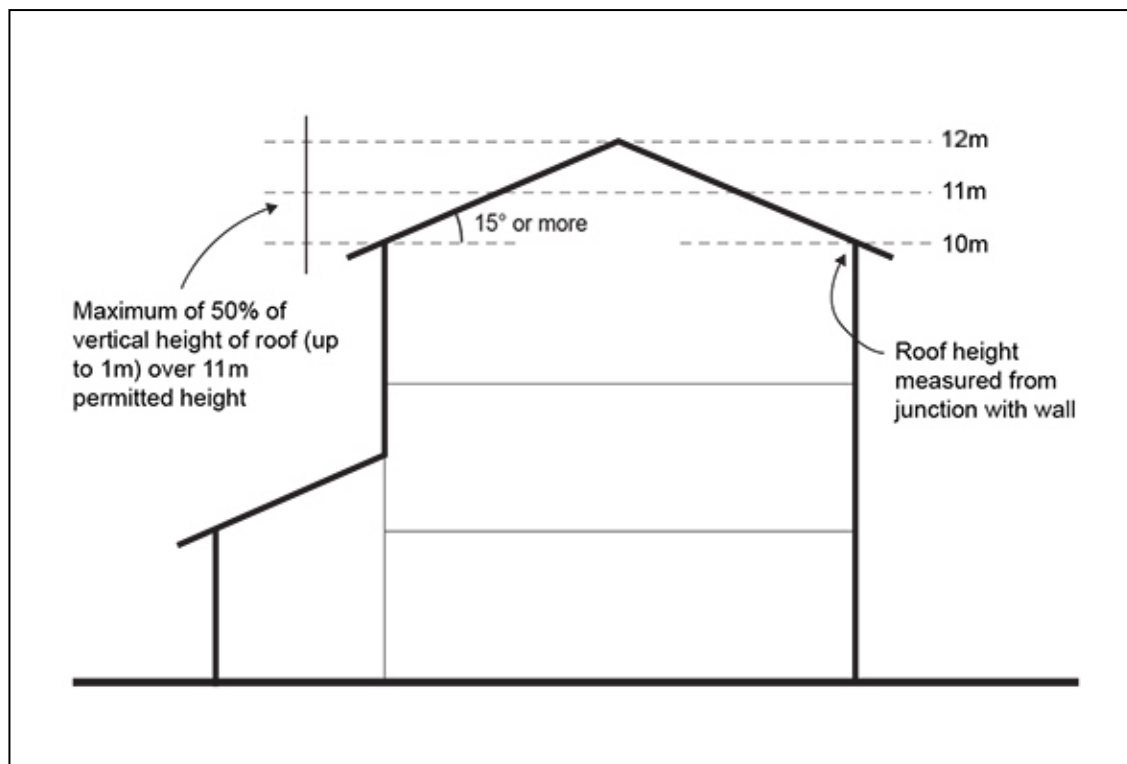
H5.6.4. Building height

Purpose: to manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; ~~and~~
- provide some flexibility to enable variety in roof forms; and
- provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill

- (1) Buildings must not exceed 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, as shown in Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone below.

Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone



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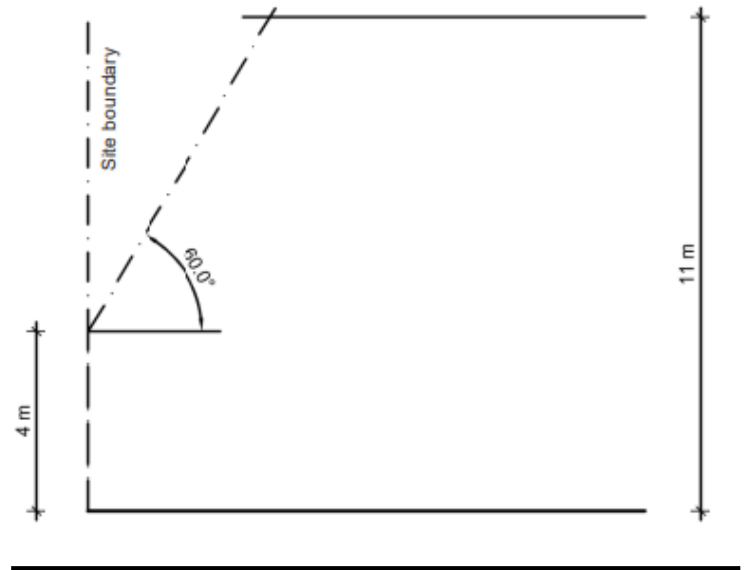
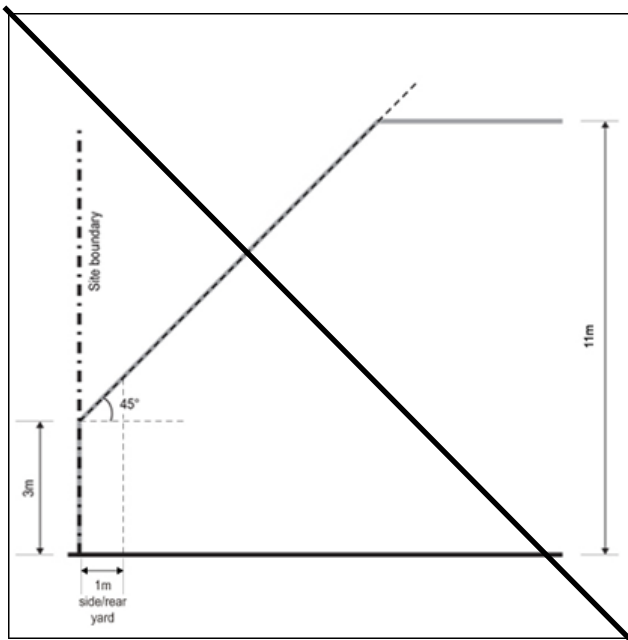
- (2) Buildings located adjacent to Pukekiwiriki Pā Historic Reserve in Red Hill must not be higher than the height in metres as shown by the Height Variation Control on the planning maps, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.

H5.6.5. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a ~~45~~ 60 degree recession plane measured from a point ~~3~~ 4m vertically above ground level along side and rear boundaries, as shown in Figure H5.6.5.1 Height in relation to boundary below.

Figure H5.6.5.1 Height in relation to boundary



(2) Standard H5.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or

(b) ~~[Deleted] sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:~~

~~(i) that are greater than 2000m²;~~

~~(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and~~

~~(iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.~~

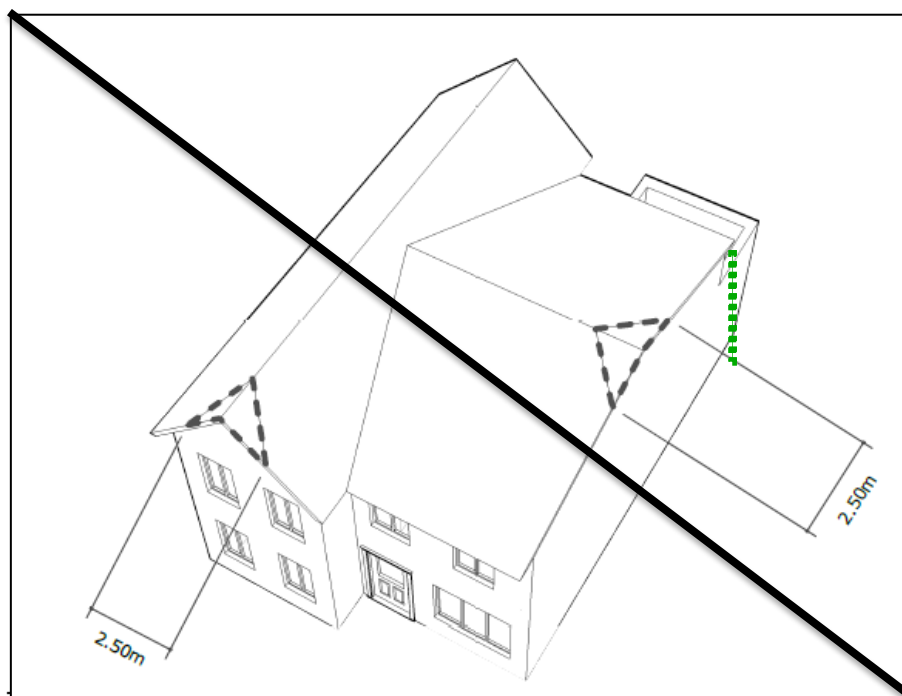
(3) Standard H5.6.5(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

(4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.5(1) applies from

the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

- (5) ~~[Deleted]~~ A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m^2 in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.5.2 Exceptions for gable ends and dormers and roof projections below.

Figure H5.6.5.2-~~[Deleted]~~Exceptions for gable ends and dormers and roof projections



- (6) ~~No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.~~
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

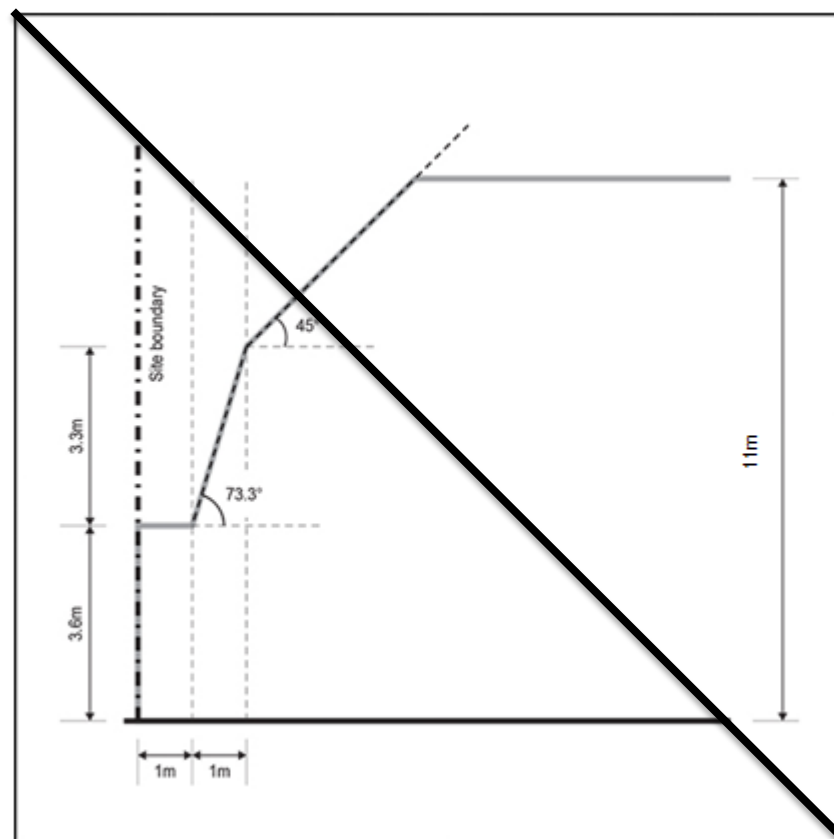
H5.6.6. ~~[Deleted]~~ Alternative height in relation to boundary

~~Purpose: to enable the efficient use of the site by providing design flexibility at upper floors of a building close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.~~

- (1) ~~This standard is an alternative to the permitted Standard H5.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.~~

- (2) Any buildings or parts of buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees) as shown in Figure H5.6.6.1 Alternative height in relation to boundary below:

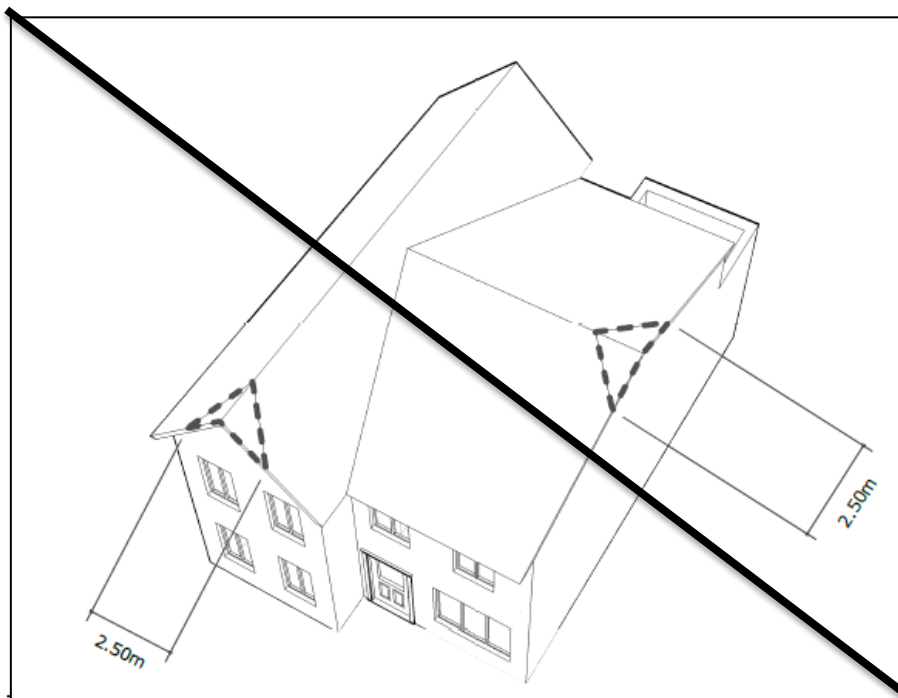
Figure ~~[Deleted]~~ H5.6.6.1 Alternative height in relation to boundary



- (3) Standard H5.6.6(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

- (iii) ~~where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.~~
- (4) ~~Standard H5.6.6(1) does 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.~~
- (5) ~~Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.6(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.~~
- (6) ~~A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:~~
- ~~(a) no greater than 1.5m² in area and no greater than 1m in height; and~~
 - ~~(b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.6.2 Exceptions for gable ends, dormers and roof projections and dormers below.~~

Figure H5.6.6.2-~~[Deleted]~~Exceptions for gable ends, dormers and roof projections and dormers ~~[deleted]~~



- (7) ~~No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.~~
- (8) ~~The alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.~~

H5.6.7. ~~[Deleted] Height in relation to boundary adjoining lower intensity zones~~

~~Purpose: to 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 intensity zones and small public open spaces.~~

~~(1) Where a site in the Residential – Mixed Housing Urban Zone adjoins:~~

~~(a) a site in the Residential – Single House Zone; or~~

~~(b) a site in the Residential – Mixed Housing Suburban Zone; or~~

~~(c) sites less than 2,000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone;~~

~~then buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along the boundary of the site in the Residential – Mixed Housing Urban Zone with the zone listed in Standard H5.6.7(1)(a) – (c) above.~~

~~(2) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.~~

~~(3) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:~~

~~(i) no greater than 1.5m² in area and no greater than 1m in height; and~~


~~(ii) no greater than 2.5m cumulatively in length measured along the edge of the roof.~~

H5.6.8. Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H5.6.8.1 Yards below.

Table H5.6.8.1 Yards


Yard	Minimum depth
Front	2.5m <u>1.5m</u>
Side	1m
Rear	1m

(1A) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table H5.6.8.2 Yards below.

Table H5.6.8.2 Yards

	Yard	Minimum depth
Qualifying matter as per s771(a) of the RMA	Riparian	10m from the edge of all other permanent and intermittent streams
	Lakeside	30m
Qualifying matter as per s771(b) of the RMA	Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

(2) Standard H5.6.8(1) does 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.

H5.6.9. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards;
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

(1) The maximum impervious area must not exceed 60 per cent of site area.

(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H5.6.10. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas.

Qualifying matter as per s771(a) of the RMA



- (1) The maximum building coverage must not exceed ~~45~~ 50 per cent of the net site area.

Qualifying matter
as per s771(a)
of the RMA

- (2) On a site subject to a Significant Ecological Areas Overlay:

- (a) the maximum building coverage must not exceed 50 per cent of the net site area; and
- (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m² of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and
- (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.

H5.6.11. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by ~~open-space~~ vegetation; and
- to create a ~~landscaped~~ vegetated urban streetscape character within the zone.

- ~~(1) [Deleted]The minimum landscaped area must be at least 35 per cent of the net site area.~~
- ~~(2) [Deleted]At least 50 per cent of the area of the front yard must comprise landscaped area.~~

Developments containing up to three dwellings must comply with the following:

- (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

Development containing four or more dwellings and any other developments must comply with the following:

- (5) The minimum landscaped area must be at least 20 per cent of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.
- (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m² as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.

- (7) A minimum 50 per cent of the front yard must be a landscaped area.

H5.6.12. Outlook space

Purpose:

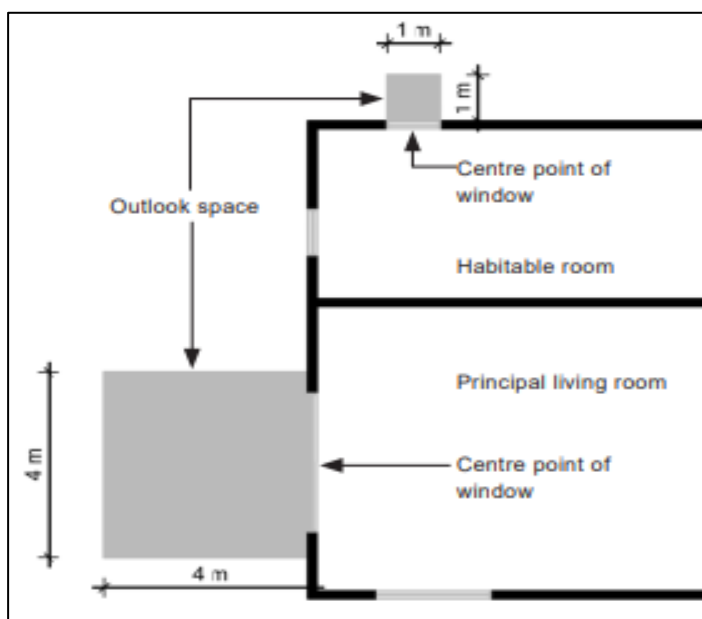
- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

Development containing up to three dwellings must comply with the following:

(A1)An outlook space must be provided for each dwelling as specified in this clause.

- (a) An outlook space must be provided from habitable room windows as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below.
- (b) The minimum dimensions for a required outlook space are as follows and as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below:
 - i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width;
and
 - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (f) Outlook spaces may be under or over a balcony.
- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) Outlook spaces must—
 - i. be clear and unobstructed by buildings; and
 - ii. not extend over an outlook space or outdoor living space required by another dwelling

Figure H5.6.12.A1 Outlook space requirements for development containing up to three dwellings

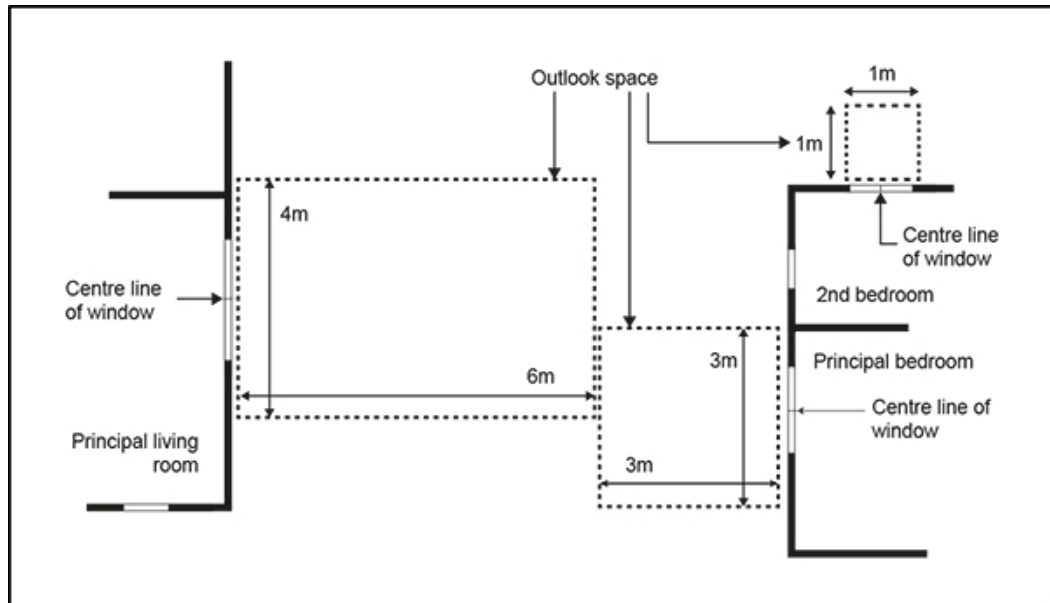


Development containing four or more dwellings and any other development must comply with the following:

- (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 area of glazing.
- (2) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of:
 - i. 6m in depth and 4m in width as shown below in Figure H5.6.12.1 Outlook space from habitable room windows for four or more dwellings and any other development; and or
 - ii. Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.
 - (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
 - (c) all other habitable rooms must have an outlook space with a minimum dimension of 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 to which it applies.
- (4) The width of the outlook space is measured from:
 - (a) the centre point of the largest window on the building face to which it applies where outlook depth is reduced to 5m as provided for under H5.6.12A(2)(ii) above; or
 - (b) the centre line of the facade of the largest window or balcony edge whichever is closer to the boundary or opposing building.
- (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 standard 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 building may overlap.
- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:
 - (a) be clear and unobstructed by buildings and servicing area; and
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H5.6.12(15) above; ~~and~~
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling; and
 - (d) must align with private outdoor living space, except for where the outlook space is over a public street or public open space as outlined in H6.6.12(15) above.

Figure H5.6.12.1 Required outlook space for four or more dwellings and any other development



H5.6.13. Daylight

Purpose:

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

(1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:

- (a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H5.6.13.2 Required setbacks for daylight below.

Refer to Table H5.6.13.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H5.6.13.1 Required setbacks for daylight and Figure H5.6.13.2 Required setbacks for daylight below.

(2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H5.6.13(1) above will apply to the largest 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) Standard H5.6.13(1), (2) and (3) 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 H5.6.13.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
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

Figure H5.6.13.1 Required setbacks for daylight

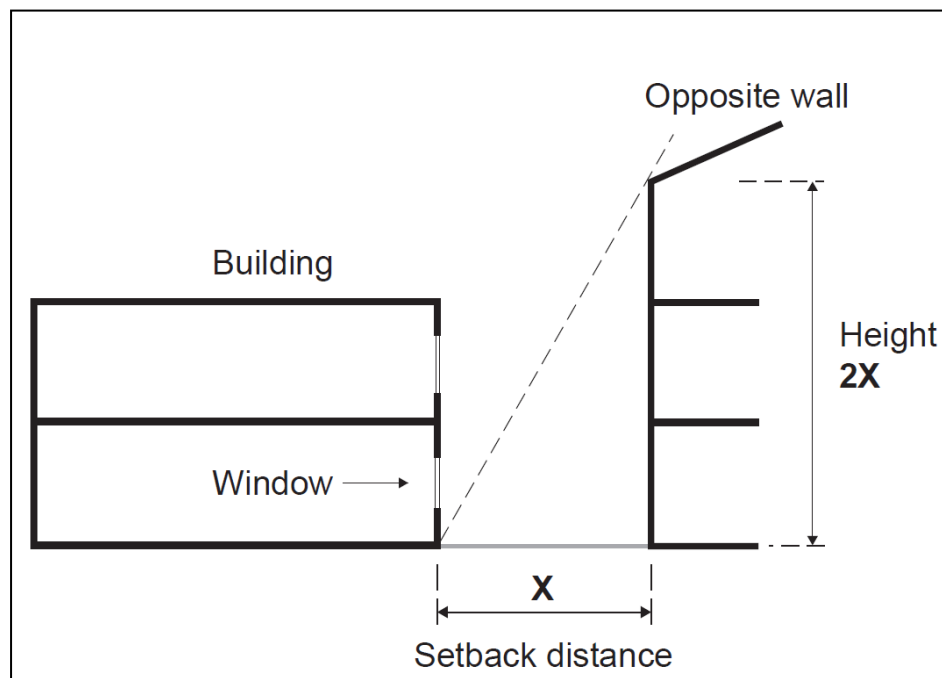
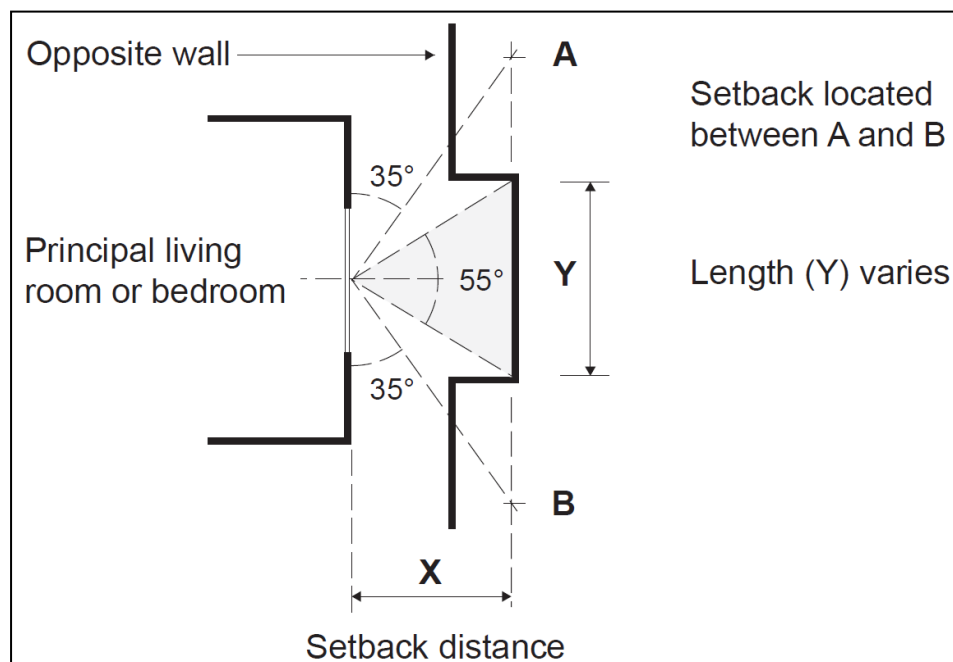


Figure H5.6.13.2 Required setbacks for daylight



H5.6.14. Outdoor living space

Purpose: to provide dwellings, integrated residential development, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure: is accessible from the dwelling.

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- communal outdoor living spaces are conveniently accessible for all occupants.

Development containing up to three dwellings must comply with the following:

(A1) A dwelling at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that,—

- (a) where located at ground level, has no dimension less than 3 metres for three or more dwellings; and
- (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and
- (c) is accessible from the dwelling; and
- (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
- (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

(B1) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—

- (a) is at least 8m² and has a minimum dimension of 1.8 metres for three or more dwellings; and
- (b) is accessible from the dwelling; and
- (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the unit.

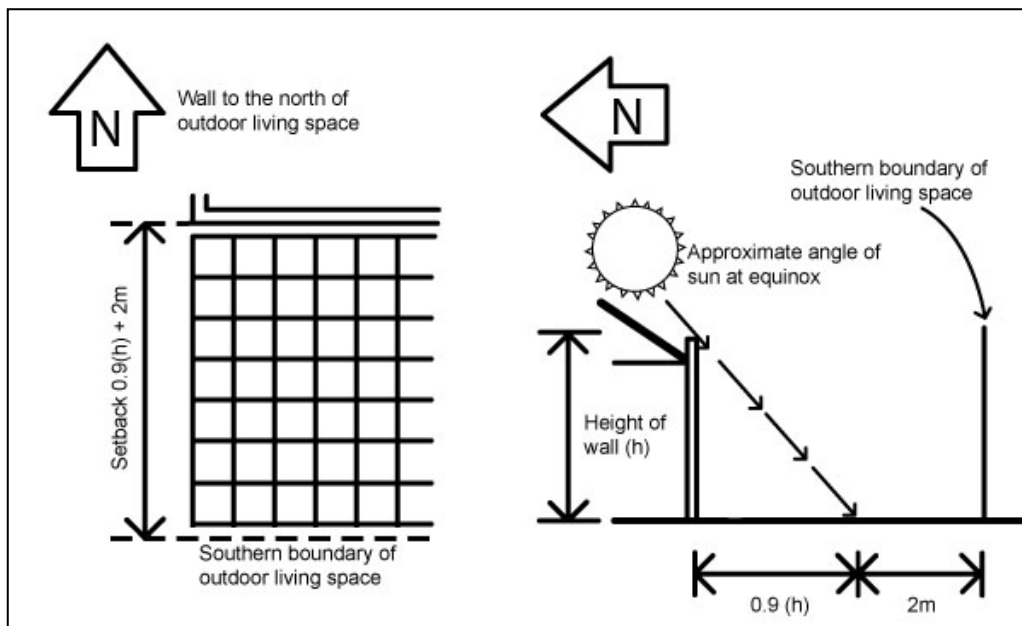
Development containing four or more dwellings and any other development must comply with the following:

(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have an private outdoor living space that is at least 20m² that comprises ground floor, patio 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; and/or
- (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and

- (c) is accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have a private 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 has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house.
 - (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.
- (3) Where private outdoor living space required by Standard H5.6.14(1) or Standard H5.6.14(2) above is provided at ground level, and 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 H5.6.14.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.
- (4) In addition to H5.6.14(1) and H5.6.14(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more dwellings, must provide a communal outdoor living space that:
 - (a) is located in a communally accessible location;
 - (b) is at least 10m² for every five dwellings it serves;
 - (c) is a minimum dimension of 4m;
 - (d) free of buildings, parking spaces and servicing and manoeuvring areas;
 - (e) for at least 20m² of the communal living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June;
 - (f) has a gradient not exceeding 1 in 20; and
 - (g) may be split into no more than two outdoor communal living spaces per development.

Figure H5.6.14.1 Location of private outdoor living space



H5.6.15 Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place
- minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

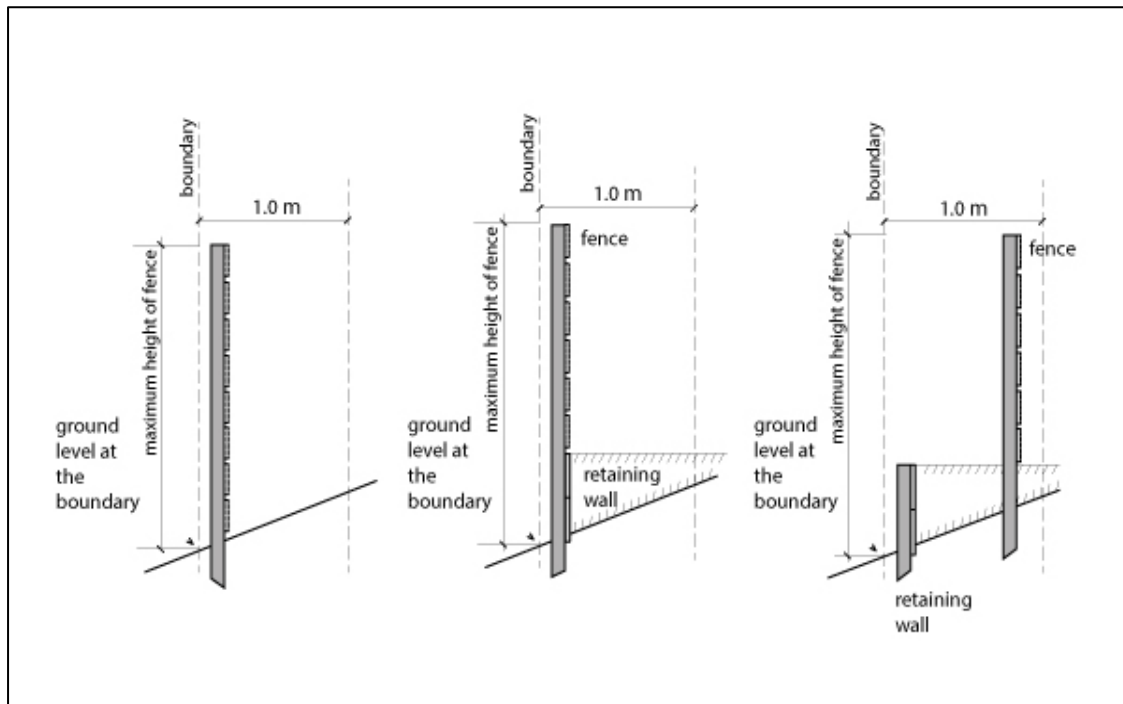
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- 1.4m in height, or
- 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within the side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.5.6.15.1 Measurement of fence height



H5.6.16 Minimum dwelling size

Purpose: to ensure 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) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H5.6.17 Rainwater tanks

Purpose: To enable rainwater tank installation and maintain amenity values.

(1) Rainwater tanks must not be located:

- (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;
- (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m;
- (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1m;
- (d) Clause (c) does not apply

- (i) to sites with (or proposed to have) three or less dwellings;
 - (ii) to a rear service lane where the dwellings have frontage to a public street.
- (2) Rainwater tanks located within a required outlook area must be no higher than 1m.
- (3) Rainwater tanks located within the required 20m² outdoor living space with minimum dimensions of 4m (Rule H5.6.14(1)) must be installed wholly below ground level.
- (4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H5.6.18 Windows to street and private vehicle and pedestrian accessways

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

Development containing up to three dwellings must comply with the following:



- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

Development containing four or more dwellings and any other development must comply with the following:

- (2) Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.

H5.6.19 Deep soil area and canopy tree

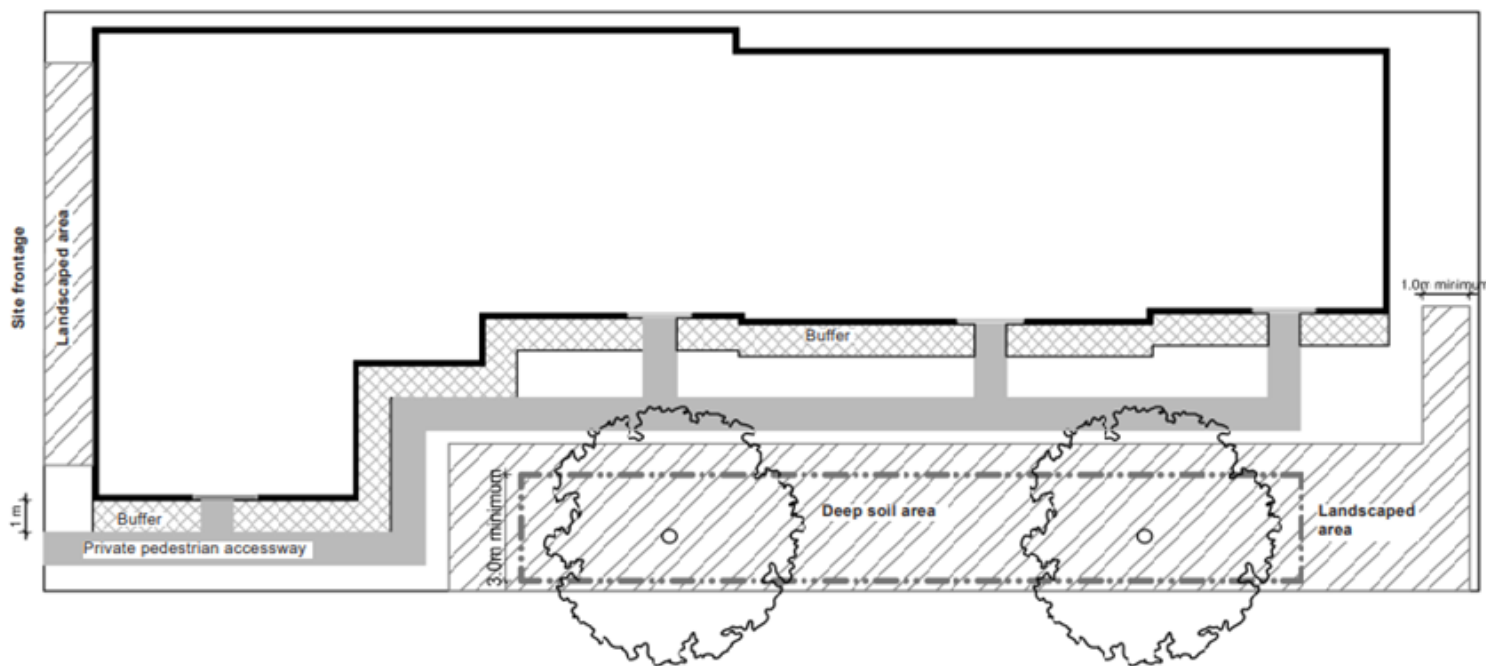
Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.

- (1) Any site greater than 200m² must provide a deep soil area that must comply with the following:
- (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;
 - (b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:
 - (i) each deep soil area is a minimum of 60m² with 3m dimensions; and
 - (ii) the combined total deep soil area is a minimum 10 per cent of the site area;
 - (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided as part of communal outdoor living spaces and landscaped areas as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer; and
 - (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H5.6.19.1 Minimum requirements for canopy trees; and
- (2) Trees required by H5.6.19(1) can be existing canopy trees or new canopy trees in accordance with Table H5.9(3).

Table H5.6.19.1 Minimum requirements for canopy trees

<u>Site Area (prior to development or re-development)</u>	<u>Minimum canopy tree requirements</u>
<u>200m² – 600m²</u>	<u>1 small canopy tree per 200m² of site</u>
<u>601m² – 1,500m²</u>	<u>1 medium canopy tree per 300m² of site</u>
<u>1,501m² or more</u>	<u>1 large canopy tree or 2 medium canopy trees per 500m² of site</u>

Figure H5.6.19.1 Example of the Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer



H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways

Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.

- (1) A minimum 1m buffer area must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer above.
- (2) The buffer area must be:
 - (a) free of buildings, parking spaces, servicing and manoeuvring areas.
 - (b) planted with shrubs or ground cover plants.

H5.6.21 Residential waste management

Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.

- (1) On-site waste storage using individual or communal waste bins must be provided as follows:
 - (a) Where individual bins are used, a total storage space of 1.4m² per dwelling.

- (b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.
- (c) The location of bins must:
 - (i) be visually screened from within the site, from the street and/or adjacent sites.
 - (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)
 - (iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and
 - (v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.
- (2) Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H5.6.21(3) and either H5.6.21(4) or (5).
- (3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.
- (4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.
- (5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.
- (6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.

H5.7. Assessment – controlled activities

~~There are no controlled activities in this zone.~~

H5.7.1. Matters of control

The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) For one dwelling per site subject to a Significant Ecological Area Overlay:
 - (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;
 - (b) The location, bulk and scale of built development relative to the surrounding ecological values.

H5.7.2 Assessment criteria

The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:

- (1) For one or more dwellings per site subject to a Significant Ecological Area Overlay:
 - (a) refer to Policy H5.3(15)

H5.8. Assessment – restricted discretionary activities

H5.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:
 - (a) infrastructure and servicing
 - (b) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building ~~intensity~~, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
 - (c) the effects of the development on the safe access for pedestrians on the adjacent road network.
- (2) for four or more dwellings per site:
 - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building ~~intensity~~, scale and location, including:
 - A. the way in which buildings are orientated to the street and adjoining sites, and

B. the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character of the surrounding area,

(ia) building form and appearance including:

A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;

B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;

C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance;

D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;

E. the interface with an identified special character area or a scheduled historic heritage place;

(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:

A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;

B. internal storage;

C. residential waste management, including the kerbside and/or on-site capacity for residential waste management

(ii) traffic; and

(iii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided).

(b) ~~[deleted] all of the following standards:~~

~~(i) Standard H5.6.9 Maximum impervious areas;~~

~~(ii) Standard H5.6.10 Building coverage;~~

~~(iii) Standard H5.6.11 Landscaped area;~~

~~(iv) Standard H5.6.12 Outlook space;~~

~~(v) Standard H5.6.13 Daylight;~~

~~(vi) Standard H5.6.14 Outdoor living space;~~

~~(vii) Standard H5.6.15 Front, side and rear fences and walls; and~~

~~(viii) Standard H5.6.16 Minimum dwelling size~~

(c) the effects on infrastructure and servicing including:

(i) Existing infrastructure capacity.

- (d) the effects of the development on the safe access for pedestrians on the adjacent road network.
- (3) for integrated residential development:
- (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
- (i) building intensity, scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:
- A. the planned urban built character of the zone;
- B. the location, orientation and design of development; and
- C. the effect of the proposed height on the surrounding and neighbouring development.
- (ii) traffic;
- (iii) location and design of ~~parking and access~~ (including pedestrian access) and parking (if provided); and
- (iv) noise, lighting and hours of operation.
- (b) ~~[deleted] all of the following standards:~~
- (i) ~~Standard H5.6.9 Maximum impervious areas;~~
- (ii) ~~Standard H5.6.10 Building coverage;~~
- (iii) ~~Standard H5.6.11 Landscaped area;~~
- (iv) ~~Standard H5.6.12 Outlook space;~~
- (v) ~~Standard H5.6.13 Daylight;~~
- (vi) ~~Standard H5.6.14 Outdoor living space;~~
- (vii) ~~Standard H5.6.15 Front, side and rear fences and walls; and~~
- (viii) ~~Standard H5.6.16 Minimum dwelling size.~~
- (c) Infrastructure and servicing
- (d) the effects of the development on the safe access for pedestrians on the adjacent road network.
- (4) for buildings that do not comply with the relevant Standard(s) specified in Table H5.4.1 ~~H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building~~

~~coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size:~~

- (a) any policy which is relevant to the standard;
- (e) the purpose of the standard;
- (f) the effects of the infringement of the standard;
- (g) the effects on the urban built character of the zone;
- (h) the effects on the amenity of neighbouring sites;
- (i) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (j) the characteristics of the development;
- (k) any other matters specifically listed for the standard; and
- (l) where more than one standard will be infringed, the effects of all infringements.

(5) ~~[deleted] For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary but comply with H5.6.6 Alternative height in relation to boundary:~~

- (a) ~~Sunlight access;~~
- (b) ~~Attractiveness and safety of the street; and~~
- (c) ~~Overlooking and Privacy.~~

(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.

- (a) Infrastructure and servicing.

(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Stormwater Disposal Constraints Control.

- (a) Stormwater disposal.

H5.8.2. Assessment criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(b) building ~~intensity~~, scale, location, form and appearance:

- (i) whether the intensity and scale of the activity, the building location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

- (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) location and design of ~~parking and access~~ (including pedestrian access) and parking (if provided):

- (i) whether adequate ~~parking and~~ access is provided or required.
- (ii) whether car parking and accessways are integrated into the overall design of the development
- (iii) whether parking is located away from street frontages and screened from the street by buildings or landscaping
- (iv) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development.

(e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:
 - locating noisy activities away from neighbouring residential boundaries;
 - screening or other design features; and
 - controlling the hours of operation and operational measures

- (f) The extent to which the adjacent road network provides safe pedestrian movements.

(2) for four or more dwellings on a site:

- (a) the extent to which ~~or whether~~ the development achieves the purpose outlined in the ~~following relevant standards identified in Table 5.4.1~~ or what alternatives are provided that result in the same or a better outcome.;

- (i) ~~[deleted]Standard H5.6.9 Maximum impervious areas;~~
- (ii) ~~[deleted]Standard H5.6.10 Building coverage;~~
- (iii) ~~[deleted]Standard H5.6.11 Landscaped area;~~
- (iv) ~~[deleted]Standard H5.6.12 Outlook space;~~
- (v) ~~[deleted]Standard H5.6.13 Daylight;~~
- (vi) ~~[deleted]Standard H5.6.14 Outdoor living space;~~
- (vii) ~~[deleted]Standard H5.6.15 Front, side and rear fences and walls; and~~
- (viii) ~~[deleted]Standard H5.6.16 Minimum dwelling size.~~

- (aa) the extent to which the scale of the activity, the building location, form and appearance is of a high-quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.

- (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:

- (i) placing taller buildings on the street front
- (ii) varying roof form and building height
- (iii) using modulation and architectural features to break up the mass of buildings into visually distinct elements
- (iv) using the proportions and arrangement of windows and doors to provide relief to building length and bulk
- (v) using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls
- (vi) providing adequate breaks in long continuous buildings to minimise the appearance of length
- (vii) locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form
- (viii) designing balconies as an integral part of the building

- (ac) the extent to which buildings use quality, durable and easily maintainable materials.

- (ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.
- (ae) the extent to which building frontage contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:

 - (i) having clearly defined fronts that provide passive surveillance from windows and balconies .
 - (ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.
 - (iii) maximising the number of dwellings on the site that directly front, align and orientate to public streets .
 - (iv) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.
 - (v) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.
- (af) the extent to which site layout creates legible, visible attractive, safe and well-lit connections between dwellings and the street.
- ~~(b) [deleted]The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned urban built character of predominantly three storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.~~
- ~~(c) [deleted]The extent to which development achieves attractive and safe streets and public open space by:~~

 - ~~(i) providing doors, windows and/or balconies facing the street and public open spaces~~
 - ~~(ii) minimising tall, visually impermeable fences~~
 - ~~(iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.~~
 - ~~(iv) optimising front yard landscaping~~
 - ~~(v) providing safe pedestrian access to buildings from the street~~

- ~~(vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces~~
- ~~(d) [deleted]The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites;~~
- ~~(e) [deleted]The extent to which dwellings:~~
 - ~~(i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling~~
 - ~~(ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space~~
 - ~~(iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.~~
 - ~~(iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.~~
- ~~(f) [deleted]The extent to which outdoor living space:~~
 - ~~(i) Provides for access to sunlight~~
 - ~~(ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.~~
 - ~~(iii) When provided at ground level, is located on generally flat land or otherwise functional~~

(fa) refer to Policy H5.3(A1);

(fb) refer to Policy H5.3(C1);

(fc) refer to Policy H5.3(D1);

(fd) refer to Policy H5.3(E1);

(fe) refer to Policy H5.3(6A)

(g) [deleted]refer to Policy H5.3(7); and

(ga) refer to Policy H5.3(10);

(gb) refer to Policy H5.3(11);

(gc) refer to Policy H5.3(12);

(gd) refer to Policy H5.3(14); and

(h) infrastructure_and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (i) The extent to which the adjacent road network enables safe pedestrian movements.

(3) for integrated residential development:

- (a) the extent to which or whether the development achieves the purpose outlined in the following relevant standards and identified in Table H5.4.1 or what alternatives are provided that result in the same or a better outcome:

- (i) ~~[deleted]-Standard H5.6.9 Maximum impervious areas;~~
- (ii) ~~[deleted]-Standard H5.6.10 Building coverage;~~
- (iii) ~~[deleted]-Standard H5.6.11 Landscaped area;~~
- (iv) ~~[deleted]-Standard H5.6.12 Outlook space;~~
- (v) ~~[deleted]-Standard H5.6.13 Daylight;~~
- (vi) ~~[deleted]-Standard H5.6.14 Outdoor living space;~~
- (vii) ~~[deleted]-Standard H5.6.15 Front, side and rear fences and walls; and~~
- (viii) ~~[deleted]-Standard H5.6.16 Minimum dwelling size (excluding retirement villages).~~

(aa) refer to Policy H5.3(C1)

(ab) refer to Policy H5.3(D1)

(ac) refer to Policy H5.3(E1)

(b) ~~[deleted]-refer to Policy H5.3(1);~~

(c) ~~[deleted]-refer to Policy H5.3(2);~~

(d) ~~[deleted]-refer to Policy H5.3(3);~~

(e) ~~[deleted]-refer to Policy H5.3(4);~~

(f) ~~[deleted]-refer to Policy H5.3(5);~~

(g) refer to Policy H5.3(6A);

(h) ~~[deleted]-refer to Policy H5.3(7);~~

- (i) refer to Policy H5.3(8);
- (j) refer to Policy H5.3(9); ~~and~~
- (ja) refer to Policy H5.3(11);
- (jb) refer to Policy H5.3(12);
- (ic) refer to Policy H5.3(14); and
- (k) infrastructure_and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (l) The extent to which the adjacent road network enable safe pedestrian movements, including:
 - i. Footpaths of at east 1.8m in width
 - ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving,
 - iii. Narrowed pedestrian crossing distances of vehicle carriageways
 - iv. Front berms to separate pedestrians from traffic.

(4) for building height:

- (aa) refer to Policy H5.3(A1);
- (ba) refer to Policy H5.3(B1);
- (ca) refer to Policy H5.3(E1);
- (da) refer to Policy H5.3(6A);
- ~~(a) refer to Policy H5.3(2);~~
- ~~(b) refer to Policy H5.3(4); and~~

Visual dominance

- (c) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:
 - (i) the planned urban built character of the zone; and

- (ii) the location, orientation and design of development.
- (iii) the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

- (d) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast
- (e) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:
 - (i) whether roof plant, services and equipment are hidden from views; and
 - (ii) whether the expression of the top of the building provides visual interest and variation.

Relationship of Maori and their culture and traditions

- (f) The extent to which proposed building heights as viewed both from and to Pukekiwiri Pā Historic Reserve maintain the culture and traditions of Māori on this site, taking into account:
 - (i) The site's historic function as an observation and defensive site.
 - (ii) The site's contemporary function as an educational site and site of cultural importance.

- (5) [deleted] For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary:

Sunlight access

- (a) ~~Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:~~

~~Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):~~

 - (i) ~~over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4:~~

~~or~~
 - (ii) ~~over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.~~

~~(b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):~~

~~(i) — The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and~~

~~(ii) — The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.~~

Attractiveness and safety of the street

~~(c) The extent to which those parts of the buildings located closest to the front boundary achieve attractive and safe streets by:~~

~~(i) — providing doors, windows and balconies facing the street;~~

~~(ii) — optimising front yard landscaping;~~

~~(iii) — providing safe pedestrian access to buildings from the street; and~~

~~(iv) — minimising the visual dominance of garage doors as viewed from the street.~~

Overlooking and privacy

~~(d) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.~~

(6) for height in relation to boundary:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(E1);

(ba) refer to Policy H5.3(6A) and

(a) refer to Policy H5.3(2);

(b) refer to Policy H5.3(4); and

(c) refer to Policy H5.3(5).

Sunlight access

(d) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- (i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4;
or
 - (ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.
- (e) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):
- (i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
 - (ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

- (f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
- (i) the planned urban built character of the zone;
 - (ii) the location, orientation and design of development; and
 - (iii) the physical characteristics of the site and the neighbouring site.
 - (iv) the design of side and rear walls, including appearance and dominance; and
 - (v) providing adequate visual and/or physical break up of long continuous building forms.

Overlooking and privacy

- (g) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(7) [deleted]for alternative height in relation to boundary infringements:

- (a) refer to Policy H5.3(2);

- (b) ~~refer to Policy H5.3(3)~~
- (c) ~~refer to Policy H5.3(4); and~~
- (d) ~~refer to Policy H5.3(5).~~
- (8) ~~[deleted]for height in relation to boundary adjoining lower intensity zones:~~
- (a) ~~refer to Policy H5.3(2);~~
- (b) ~~refer to Policy H5.3(4); and~~
- (c) ~~refer to Policy H5.3(5).~~
- (9) for yards:
- (aa) refer to Policy H5.3(A1);
- (ba) refer to Policy H5.3(B1)
- (ca) refer to Policy H5.3(C1);
- (dc) refer to Policy H5.3(6A); and
- (ec) refer to Policy H5.3(11).
- (a) ~~refer to Policy H5.3(2);~~
- (b) ~~refer to Policy H5.3(4); and~~
- (c) ~~refer to Policy H5.3(5).~~
- (10) for maximum impervious areas:
- (aa) refer to Policy H5.3.(6A);
- (a) ~~[deleted]refer to Policy H5.3(7);~~
- (11) for building coverage:
- (aa) refer to Policy H5.3(A1);
- (ba) refer to Policy H5.3(C1);
- (ca) refer to Policy H5.3(6A); and
- (a) ~~refer to Policy H5.3(2); and~~
- (b) ~~refer to Policy H5.3(4);~~
- (c) whether the non-compliance is appropriate to the context taking into account:

- (i) Whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the zone;
 - (ii) The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
 - (iii) The proportion of the building scale in relation to the proportion of the site.
- (12) for landscaped area:
 - (aa) refer to Policy H5.3(A1);
 - (ba) refer to Policy H5.3(C1);
 - (ca) refer to Policy H5.3(6A);
 - (da) refer to Policy H5.3(10); and
 - ~~(a) [deleted] refer to Policy H5.3(2);~~
 - ~~(b) [deleted] refer to Policy H5.3(4); and~~
 - ~~(c) [deleted] refer to Policy H5.3(5).~~
 - (d) the extent to which existing trees are retained.
- (13) for outlook space:
 - (aa) refer to Policy H5.3(A1);
 - (ba) refer to Policy H5.3(C1);
 - (ca) refer to Policy H5.3(D1);
 - (da) refer to Policy H5.3(6A); and
 - ~~(a) [deleted] refer to Policy H5.3(2);~~
 - ~~(b) [deleted] refer to Policy H5.3(4); and~~
 - ~~(c) [deleted] refer to Policy H5.3(5).~~
 - (d) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or

terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(14) for daylight:

(aa) refer to Policy H5.3(D1);

(ab) refer to Policy H5.3(6A); and

(a) ~~[deleted] refer to Policy H5.3(2);~~

(b) ~~[deleted] refer to Policy H5.3(4); and~~

(c) ~~[deleted] refer to Policy H5.3(5).~~

(15) for outdoor living space:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(D1); and

(a) ~~[deleted] refer to Policy H5.3(2);~~

(b) ~~[deleted] refer to Policy H5.3(4);~~

(c) ~~[deleted] refer to Policy H5.3(5); and~~

(d) ~~[deleted] refer to Policy H5.3(6). and;~~

(e) The extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(15A) For windows to street and private vehicle and pedestrian accessways

(a) refer to Policy H5.3(C1)

(b) refer to Policy H5.3(6A); and

(c) The extent to which the glazing:

(i) allows views to the street and/or accessways to ensure passive surveillance; and

(ii) provides a good standard of privacy for occupants.

(16) for front, side and rear fences and walls:

(aa) refer to Policy H5.3(C1);

(ba) refer to Policy H5.3(6A); and

(a) ~~[deleted] refer to Policy H5.3(2);~~

- (b) ~~[deleted] refer to Policy H5.3(3); and~~
- (c) ~~[deleted] refer to Policy H5.3(4).~~
- (17) For minimum dwelling size:
 - (aa) refer to Policy H5.3(A1)
 - (ba) refer to Policy H5.3(D1)
 - (ca) refer to Policy H5.3(6A); and
 - (da) The extent to which each dwelling is designed to:
 - (i) Provide simple and convenient internal access and circulation
 - (ii) Include adequate storage; and
 - (iii) Be large enough to allow the use of typical furnishings that meet the needs of the intended occupants.
- (a) ~~Policy H5.3(5)~~
- (18) for deep soil area and canopy tree
 - (a) refer to Policy H5.3(6A);
 - (b) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and
- (19) for safety and privacy buffer from private pedestrian and vehicle accessways:
 - (a) refer to Policy H5.3(6A); and
 - (b) the extent to which the buffer is:
 - (i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas;
 - (ii) planted with suitable and low level plants.
- (20) For residential waste management:
 - (a) refer to Policy H5.3(D1)
 - (b) refer to Policy H5.3(6A);
 - (c) refer to Policy H5.3(10);
 - (d) The extent to which sufficient space is provided for residential waste management that is suitably located for ease of movement to collection points;
 - (e) The extent to which the waste management area is designed to minimise visibility;

- (f) How the development intends to ensure the on-going management and maintenance of any communal residential waste management area;
 - (g) Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and
 - (h) Whether waste management vehicle can safely undertake collection.
- (21) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control:
- (a) Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).
 - (b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.
 - (c) Whether there is the ability to connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.
- (22) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control.
- (a) Whether stormwater can be disposed via a connection to the public stormwater network.
 - (b) Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice.

H5.9. Special information requirements

There are no special information requirements in this zone.

Landscape Plans as required by H5.6.11. Landscape area

- (1) A scaled landscape plan must be provided that contains landscaped areas and includes:
- (a) Plant and tree species, number of each species to be planted and planting grades;
 - (b) Canopy of existing trees to be retained;
 - (c) Any area of grass; and

- (d) Any paths included in landscaped area.

Deep Soil Area and Canopy Tree

- (2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:
- (a) plant and tree species, number of each species to be planted and planting grades;
 - (b) location of existing trees to be retained;
 - (c) dimensions of individual mature tree canopy;
 - (d) any areas of grass; and
 - (e) Minimum tree canopy dimensions are specified in Table H5.9(3) below.

Table H5.9(3) Minimum tree canopy dimensions

	<u>Minimum mature tree height</u>	<u>Minimum mature canopy diameter</u>	<u>Minimum tree height above ground when planted</u>	<u>Indicative tree planting grade</u>
<u>Small</u>	<u>8m</u>	<u>6m</u>	<u>2m</u>	<u>120L</u>
<u>Medium</u>	<u>10m</u>	<u>8m</u>	<u>2.5m</u>	<u>160L</u>
<u>Large</u>	<u>15m</u>	<u>12m</u>	<u>3m</u>	<u>200L</u>

Residential waste management

- (3) Applications for where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H5.6.21(1)(b)).
- (4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided at a minimum:
- a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;
 - b) the frequency, location, access and on-site route of waste collection or transportation; and
 - c) the method of waste collection, transportation or disposal.

H6. Residential – Terrace Housing and Apartment Buildings Zone

Note: a purple bubble line shows where PC 78 incorporates the density standards in Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA. Council is required by section 80H RMA to show this information.

Note: a green dotted line shows which provisions in the Auckland Unitary Plan, and any change or variation, are replaced in PC 78 by the density standards in Part 2 of Schedule 3A, RMA, or the objectives and policies in clause 6 of Schedule 3A, RMA. Council is required by section 80H RMA to show this information.

H6.1. Zone Description

The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater-high- intensity of residential development ~~than previously provided for~~. This zone provides for urban residential living in a range of the forms of including terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.

The purpose of the zone is to make efficient use of land and infrastructure, increase the 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 and increase the vitality of centres.

The zone provides for the greatest density, height and scale of development of all the residential zones. Within walkable catchments, as identified on the planning maps, development of at least six storeys is enabled unless qualifying matters apply. Outside the walkable catchments, Bbuildings are enabled up to at least five storeys ~~six or seven storeys~~ in. In identified Height Variation Control areas buildings of seven or more storeys are enabled. Permitted height standards vary depending on the scale of the adjoining centre, to achieve a transition in height from the centre to adjoining ~~lower scale~~ residential zones.

~~This form of development will, o~~The zone anticipates the greater intensity of development will transition neighbourhoods and over time, result in a change from a suburban character to urban built character with a corresponding a-high degree of visual change. The zone enables a mix of housing types including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and papakāinga.

The Residential – Terrace Housing and Apartment Buildings Zone is a relevant residential zone as defined in the RMA. The zone incorporates Medium Density Residential Standards (MDRS). The development outcomes anticipated by the RMA are enabled in the zone and are less enabling of development where one or more qualifying matters apply.

Standards are applied to all buildings and resource consent is required for all developments with four or more dwellings and for other specified buildings and activities in order to:

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

The resource consent requirements for four or more dwellings enable the design and layout of the development to be assessed; recognising that the need to achieve a 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.

H6.2. Objectives

(A1) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

(B1) A relevant residential zone provides for a variety of housing types and sizes that respond to –

- i Housing needs and demand; and
- ii The neighbourhood's planned urban built character, including three-storey buildings.

(1) Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.

(1A) Development of at least six storeys is enabled within walkable catchments, with seven or more storey buildings in identified areas, while also achieving a high-quality built environment.

(2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms.

(3) Development provides high-quality amenity:


- (a) on-site residential amenity for residents;
- (b) to adjoining sites; and
- (c) to the street.

- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
- (5) Development contributes to a high-quality built environment that is resilient to the effects of climate change.
- (6) Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not ~~not~~ increase the impact from their potential natural hazard risks.
- (7) Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.
- (8) Enable safer pedestrian movement within the immediate locality of higher density developments to ensure ease of pedestrian movement to ~~the~~ rapid transport stops.
- (9) Development is enabled on sites subject to significant ecological areas where it provides for the protection and management of the significant ecological values.

H6.3. Policies

- (A1) Enable a variety of housing typologies with a mix of densities within the zone including three-storey attached and detached dwellings, and low-rise apartments.
 - (B1) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).
 - (C1) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
 - (D1) Enable housing to be designed to meet the day-to-day needs of residents.
 - (E1) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
- (1) Enable a variety of housing types at high densities including terrace housing and low to mid-rise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages.
 - (2) Require the height, bulk, form and appearance of multi-unit development ~~and the provision of setbacks and landscaped areas~~ to achieve a high-quality built environment:
 - (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas; and

(b) through building and site design which locates bulk and mass towards the street and provides for setbacks, outlook spaces, private and communal outdoor spaces and landscaped areas., in a variety of forms.

 (3) ~~[Deleted]~~ Encourage development to achieve attractive and safe streets, and public open spaces including by:

- (a) ~~providing for passive surveillance~~
- (b) ~~optimising front yard landscaping~~
- (c) ~~minimising visual dominance of garage doors.~~

(A4) Require development to achieve a built form that contributes to high-quality built environment outcomes by:

- (a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- (b) providing for resident's' safety and privacy while enabling passive surveillance on the street;
- (c) minimising visual dominance effects on adjoining sites;
- (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- (f) minimising the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and
- (h) designing practical, sufficient space for residential waste management; and
- (i) designing practical, sufficient space for internal storage and living areas.

(4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled and which:

- (a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring ~~lower intensity~~ residential zones, and;
 - (b) supports public transport networks, social infrastructure and the vitality of the adjoining centre.
- (5) ~~[Deleted] Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.~~
- (6) ~~[Deleted] Require accommodation to be designed to meet the day to day needs of residents by:~~
- ~~(a) providing privacy, and outlook; and~~
 - ~~(b) providing access to daylight and sunlight, and providing the amenities necessary for those residents~~
- (7) ~~Encourage~~ Require accommodation to have useable and accessible outdoor living space
- (8) ~~[Deleted] Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.~~
- (9) Provide for non-residential activities that:
- (a) support the social and economic well-being of the community;
 - (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.
- (10) Recognise the functional and operational requirements of activities and development.
- (11) Require buildings to be set back from water bodies to maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and to provide protection from natural hazards.
- (12) Require dwellings to be provided with access to safe and reliable drinking water and wastewater services.

- (13) Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, to be provided with appropriate infrastructure.
- (14) Require development to contribute to safety improvements of the immediate urban road environment to achieve pedestrian connectivity to public transport.
- (15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas.

H6.4. Activity table

Table H6.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Terrace Housing and Apartment Buildings Zone, both inside and outside walkable catchments, pursuant to section 9(3) of the Resource Management Act 1991).

Applications for activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.

Table H6.4.1 Activity table

Activity		Activity status	Standards to be complied with across the zone	<u>Additional standards to be complied with outside walkable catchments</u>	<u>Additional standards to be complied with inside walkable catchments</u>
Use					
(A1)	Activities not provided for	NC			
Residential					
(A2)	Camping grounds	NC			
(A2A)	<u>One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5</u>	<u>C</u>	<u>Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped</u>		

Qualifying matter as per s77I(a) of the RMA

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
Qualifying matter as per s771(a) of the RMA			area; Standard H6.6. 13(A1) Outlook space; Standard H6.6. 15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways;		
	(A2B) Two or three dwellings per site where located in a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)	D	Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and		

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
Qualifying matter as per s771(a) of the RMA			canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.		
	(A3) Dwellings (up to three)	RD P	Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious area; Standard H6.6.11 Building coverage; Standard H6.6.12(A1) - (A2) Landscaped area; Standard H6.6.13(A1) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private		

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
			<u>pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.</u>		
A3A	<u>Dwellings (four or more)</u>	RD	<u>H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious area; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.22. Residential waste management.</u>	<u>Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height; Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>
(A3B)	<u>One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control</u>	P			
(A3C)	<u>One dwelling per site in the</u>	RD			

Qualifying matter as per s771(j) of the RMA

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
	Infrastructure – Water and Wastewater Constraints Control				
(A4)	[Deleted] The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H6.6.3 The conversion of a principal dwelling into a maximum of two dwellings		
(A5)	Home occupations	P	Standard H6.6.2 Home occupations		
(A6)	Home occupations that do not meet Standard H6.6.2	D			
(A7)	Integrated residential development	RD	Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious area; Standard H6.6.11 Building coverage; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.13 (1) – (9) Outlook space;	Standard H6.6(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	Standard H6.6.5(1)(c) Building height; Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;

Qualifying matter as per s77I(j) of the RMA

H6 Residential – Terrace Housing and Apartment Buildings Zone

Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
			<u>Standard H6.6.14 Daylight; Standard H6.6.15 (1) – (4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.</u>		
(A8)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	<u>Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.</u>	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
(A9)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.12(1) - (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways	<p><u>Standard H6.6.5(1)(b) Building height;</u></p> <p><u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u></p> <p><u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u></p>	<p><u>Standard H6.6.5(1)(c) Building height;</u></p> <p><u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u></p>

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
(A10)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; <u>Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways;</u> <u>Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.</u>	Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
(A11)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.13 (1) – (9) Outlook space; Standard H6.6.15 (1) – (4) Outdoor living space; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.	Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	Standard H6.6.5(1)(c) Building height; Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;
(A12)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21 Safety and privacy	Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining	Standard H6.6.5(1)(c) Building height; Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;

H6 Residential – Terrace Housing and Apartment Buildings Zone

Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
			<u>buffer to private pedestrian and vehicle accessways</u>	<u>lower density zones;</u>	
(A13)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious area; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>
Commerce					
(A14)	Dairies up to 100m ² gross floor area per site	RD	Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.16 Front, side and rear fences and walls.	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>

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Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
(A15)	Restaurants and cafes up to 100m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; and Standard H6.6.16 Front, side and rear fences and walls.	Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>
(A16)	Service stations on arterial roads	D			
(A17)	Offices within the Centre Fringe Office Control as identified on the planning maps	P	Standard H6.6.4 Offices within the Centre Fringe Office Control as identified on the planning maps		
(A18)	Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H6.6.4	D			

H6 Residential – Terrace Housing and Apartment Buildings Zone

Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
Community					
(A19)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; <u>and H6.6.20 Deep soil area and canopy tree.</u>	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>
(A20)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; <u>and H6.6.20 Deep soil area and canopy tree.</u>	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>

H6 Residential – Terrace Housing and Apartment Buildings Zone

Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
				<u>boundary adjoining lower density zones;</u>	
(A21)	Community facilities	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; <u>and H6.6.20 Deep soil area and canopy tree.</u>	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>
(A22)	Education facilities	D			
(A23)	Tertiary education facilities	D			
(A24)	Emergency services adjoining an arterial road	D			

H6 Residential – Terrace Housing and Apartment Buildings Zone

Activity		Activity status	Standards to be complied with across the zone	Additional standards to be complied with outside walkable catchments	Additional standards to be complied with inside walkable catchments
(A25)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; and H6.6.20 Deep soil area and canopy tree.	Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	Standard H6.6.5(1)(c) Building height; Standard H6.6.6(3), (4), (5) - (7), (10) Height in relation to boundary;
(A26)	Healthcare facilities greater than 200m ² gross floor area per site	D			
(A27)	Veterinary clinics	D			
Rural					
(A28)	Grazing of livestock on sites greater than 2,000m ² net site area	P			

H6 Residential – Terrace Housing and Apartment Buildings Zone

Mana Whenua					
(A29)	Marae complex	D			
Development					
(A30)	Demolition of buildings	P			
(A31)	Internal and external alterations to buildings for a development of up to three dwellings	P	<p>Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1), (5), (6), (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(A1) - (A2) Landscaped area; Standard H6.6.13(A1) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; H6.6.17 Minimum dwelling size; Standard H6.6.19(1) <u>Windows to street and private vehicle and pedestrian accessways</u>; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 <u>Safety and privacy buffer to private pedestrian and vehicle accessways</u>.</p>		

H6 Residential – Terrace Housing and Apartment Buildings Zone

(A31A)	<u>Internal and external alterations to buildings for a development of four or more dwellings</u>	P	<u>Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; H6.6.18 Windows to street; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.</u>	<u>Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height; Standard H6.6.6(3), (4), (5) - (7), (10) Height in relation to boundary;</u>
(A32)	<u>Accessory buildings associated with developments of up to three dwellings</u>	P	<u>Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1), (5), (6), (7), (10) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(A1) - (A2) Landscaped area; and Standard H6.6.20 Deep soil area and canopy tree.</u>		

H6 Residential – Terrace Housing and Apartment Buildings Zone

(A32A)	<u>Accessory buildings associated with developments of four or more dwellings</u>	<u>P</u>	<u>Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; and Standard H6.6.20 Deep soil area and canopy tree.</u>	<u>Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height; Standard H6.6.6(3), (4), (5) - (7), (10) Height in relation to boundary;</u>
(A33)	<u>Additions to an existing dwelling from a development of up to three dwellings</u>	<u>P</u>	<u>Standard H6.6.5(1)(a) Building height Standard H6.6.6(1), (5), (6), (7), (10) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(A1) - (A2) Landscaped area; Standard H6.6.13(A1) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; H6.6.17 Minimum dwelling size; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.</u>		

H6 Residential – Terrace Housing and Apartment Buildings Zone

(A33A)	<u>Additions to an existing dwelling from a development of four more dwellings</u>	<u>P</u>	<u>Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; H6.6.17 Minimum dwelling size; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.</u>	<u>Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height; Standard H6.6.6(3), (4), (5) - (7), (10) Height in relation to boundary;</u>
(A33B)	<u>New buildings and additions to buildings subject to the Significant Ecological Area Overlay which do not comply with Standard H6.6.11(2) Building coverage</u>	<u>D</u>			
(A34)	<u>New buildings and additions to buildings which</u>	<u>-RD</u>	<u>H6.6.7 Alternative height in relation to boundary</u>		


Qualifying matter as per s771(a) of the RMA

H6 Residential – Terrace Housing and Apartment Buildings Zone


	do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary Deleted		Note: Compliance with standard H6.6.6 Height in relation to boundary is not required.		
(A35)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate			
(A36)	Rainwater Tank	P	Standard H6.6.18		


H6.5. Notification


- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4 9) of the Resource Management Act 1991:

 (a) ~~[Deleted] dwellings that comply with all of the standards listed in Table H6.4.1 Activity table;~~

(b) an integrated residential development that complies with all of the standards listed in Table H6.4.1 Activity table;


 (c) ~~[Deleted] New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary, but comply with Rule 6.6.7 Alternative height in relation to boundary;~~

 (d) ~~[Deleted] development which does not comply with H6.6.16 (1a) Front, side and rear fences and walls; or~~

 (e) ~~[Deleted] development which does not comply with H6.6.17 Minimum dwelling size.~~

- (2) Any application for resource consent for an activity listed in Table H6.4.1 Activity table and which is not listed in H6.5(1) above or H6.5(4) or H6.5(5) below will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

-  (4) Unless the Council decides that special circumstances exist under s 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2 or 3 dwellings that do not comply with 1 or more of the following Standards:

- a) Standard H6.6.5(1)(a) Building height;
- b) Standard H6.6.6 Height in relation to boundary(1) - (5), (6), (7), (10);
- c) Standard H6.6.9 Yards;
- d) Standard H6.6.11(1) Building coverage;
- e) Standard H6.6.12(A1) - (A2) Landscaped area;
- f) Standard H6.6.13(A1) Outlook space;
- g) Standard H6.6.15(A1) – (B1) Outdoor living space; and



- h) Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways;

(5) Unless the Council decides that special circumstances exist under s 95A(9) of the Resource Management Act 1991, public and limited notification of an application for resource consent is precluded if the application is for the construction and use of four or more dwellings that comply with the following Standards:

(a) Standards that apply across the zone:

- (i) Standard H6.6.9 Yards
- (ii) Standard H6.6.10 Maximum impervious area;
- (iii) Standard H6.6.11 Building coverage
- (iv) Standard H6.6.12(1) - (3) Landscaped area;
- (v) Standard H6.6.13(1) – (9) Outlook space;
- (vi) Standard H6.6.14 Daylight;
- (vii) Standard H6.6.15(1) – (4) Outdoor living space;
- (viii) Standard H6.6.16 Front, side and rear fences and walls;
- (ix) Standard H6.6.17 Minimum dwelling size;
- (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways;
- (xi) Standard H6.6.20 Deep soil area and canopy tree;
- (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways;
- (xiii) Standard H6.6.22. Residential waste management.

(b) Additional Standards for development outside walkable catchments:

- (i) Standard H6.6.5(1)(b) Building height;
- (ii) Standard H6.6.6(1A2), (5) – (7), (10) Height in relation to boundary;

(c) Additional Standards for development inside a walkable catchment:

- (i) Standard H6.6.5(1)(c) Building height;
- (ii) Standard H6.6.6(1B), (1C), (3), (4), (5) – (7), (10) Height in relation to boundary;

- (6) Any application for resource consent which is listed in H6.5(4) or H6.5(5) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

H6.6. Standards

H6.6.1. Activities listed in Table H6.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H6.4.1 Activity table must comply with the standards listed in the column in Table H6.4.1 Activity table ~~called Standards to be complied with.~~

H6.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) 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;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or

- (iii) goods ancillary and related to a service provided by the home occupation.

~~H6.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings [Deleted]~~

~~Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.~~

- ~~(1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:~~
 - ~~(a) at least 5m² for a studio or one bedroom dwelling and 8m² for a two or more bedroom dwelling; and~~
 - ~~(b) at least 1.8m in depth; and~~
 - ~~(c) directly accessible from the dwelling.~~

H6.6.4. Offices within the Centre Fringe Office Control as identified on the planning maps

Purpose: enable offices in existing buildings in the Centre Fringe Office Control area.

- (1) Offices must be located in existing buildings.

H6.6.4A Number of dwellings per site

- (1) There must be no more than three dwellings per site.

H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps

Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network.

- (1) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.

H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control

Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.

- (1) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be

Qualifying
matter as
per s77I(j)
of the RMA

able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site.

H6.6.5. Building height

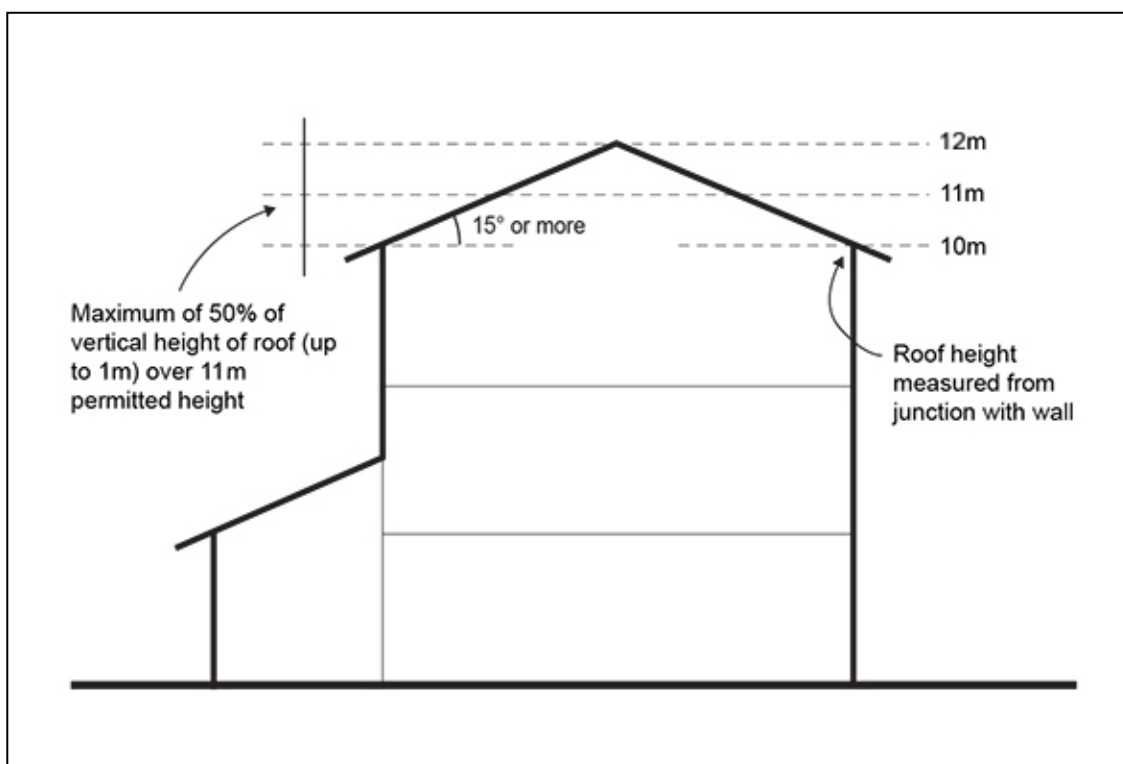
Purpose: to manage the height of buildings to provide for terrace housing and apartments and achieve an urban built character of predominantly five storeys or six or seven storeys in identified locations adjacent to centres.

- (1) Buildings must not exceed the height in metres specified in clauses H6.6.5.1(a) – H6.6.5.1(c) 16m in height, unless otherwise specified in the Height Variation Control on the planning maps:

Developments containing up to three dwellings must comply with the following standard:

- (a) Buildings must not exceed 11m (3 storeys) 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, as shown in Figure H6.6.5.1 below:

Figure H6.6.5.1 Building height



Any other development:

- (b) Buildings outside a walkable catchment must not exceed 16m (5 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps.

- (c) Buildings in a walkable catchment must not exceed 21m (6 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps
- (2) ~~[deleted] If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.~~
- (3) ~~Standard H5.6.4 Building height applies to the site at 16 Spring Street, Freemans Bay (Lot 1 DP 85829) within a 10m setback area along Spring Street, England Street and adjoining the reserve at 10 England Street (Lot 1 DP 85953) as indicated on the planning maps. Outside of the setback area Buildings must not exceed 16m in height. [deleted]~~

H6.6.6. Height in relation to boundary

Purpose:

- For buildings containing no more than three dwellings, to 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.
- For buildings outside a walkable catchment, to enable 5 storeys, achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and managing the overall visual dominance of buildings on the rear parts of adjoining sites.
- For buildings in a walkable catchment, to enable 6 storeys that locate bulk and mass towards the street and achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and reducing the overall visual dominance of buildings on the rear parts of adjoining sites.

Developments containing up to three dwellings must comply with the following:


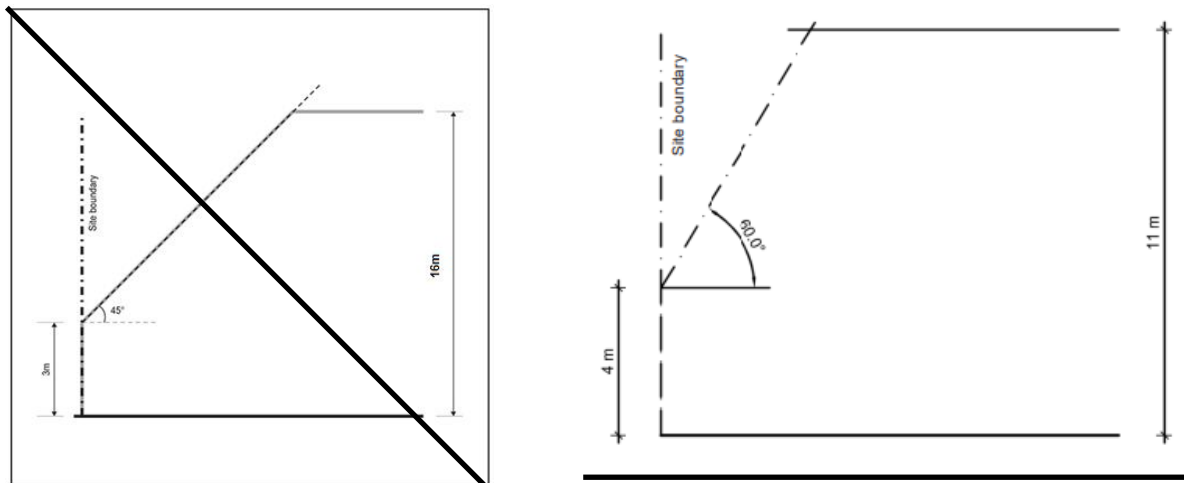
-  (1) Buildings must not project beyond a ~~45~~⁶⁰-degree recession plane measured from a point ~~34~~³m vertically above ground level along the side and rear boundaries, as shown below in Figure H6.6.6.1 Height in relation to boundary for up to three dwellings.

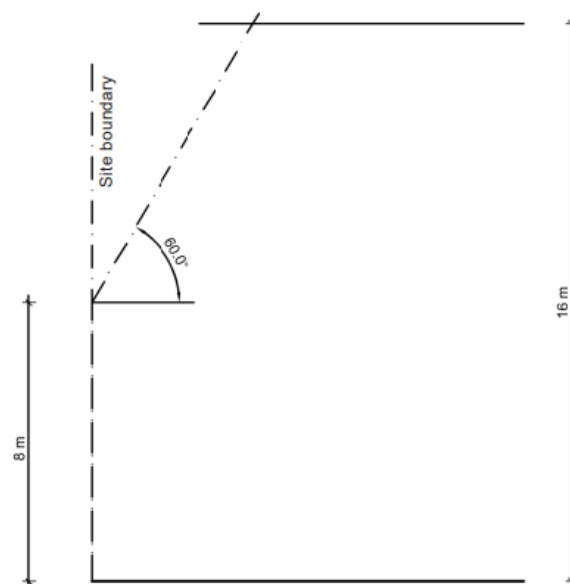
Figure H6.6.6.1 Height in relation to boundary for up to three dwellings



Developments containing four or more dwellings and any other development outside a walkable catchment must comply with the following:

- (1A) Buildings must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.2 below.

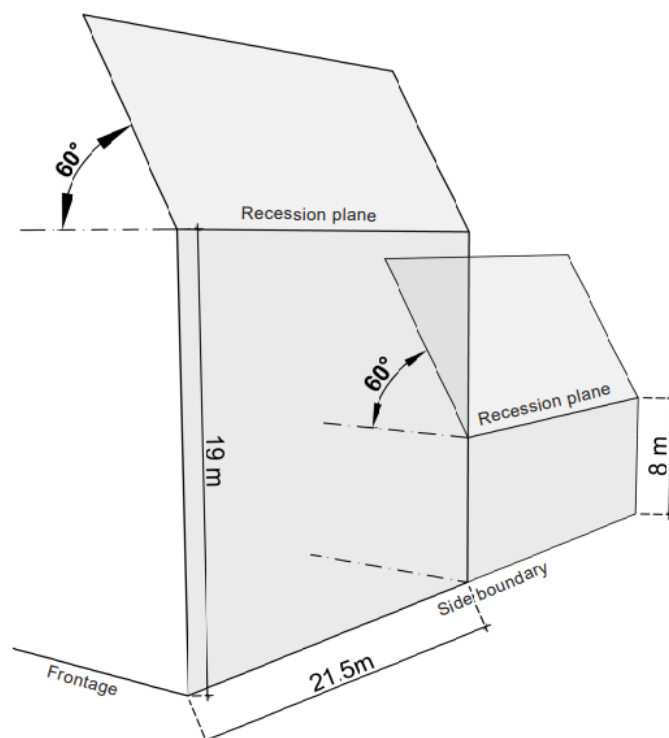
Figure H6.6.6.1A Height in relation to boundary for four or more dwellings and any other development outside a walkable catchment



Developments containing four or more dwellings and any other development in a walkable catchment must comply with the following:

- (1B) Buildings within 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 19m vertically above ground level along the side boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four or more dwellings and any other development within walkable catchments below; and
- (1C) Buildings 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four or more dwellings and any other development within walkable catchments below.

Figure H6.6.6.1B Height in relation to boundary for four or more dwellings and any other development within walkable catchments



All Buildings must also comply with the following:

- (2) Standard H6.6.6(1) and H6.6.6(2) does not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or

(b) ~~[Deleted] sites within the Open Space—Conservation Zone; Open Space—Informal Recreation Zone; Open Space—Sports and Active Recreation Zone; Open Space—Civic Spaces Zone; or the Open Space—Community Zone:~~

- ~~(i) that are greater than 2000m²;~~
- ~~(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and~~
- ~~(iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.~~

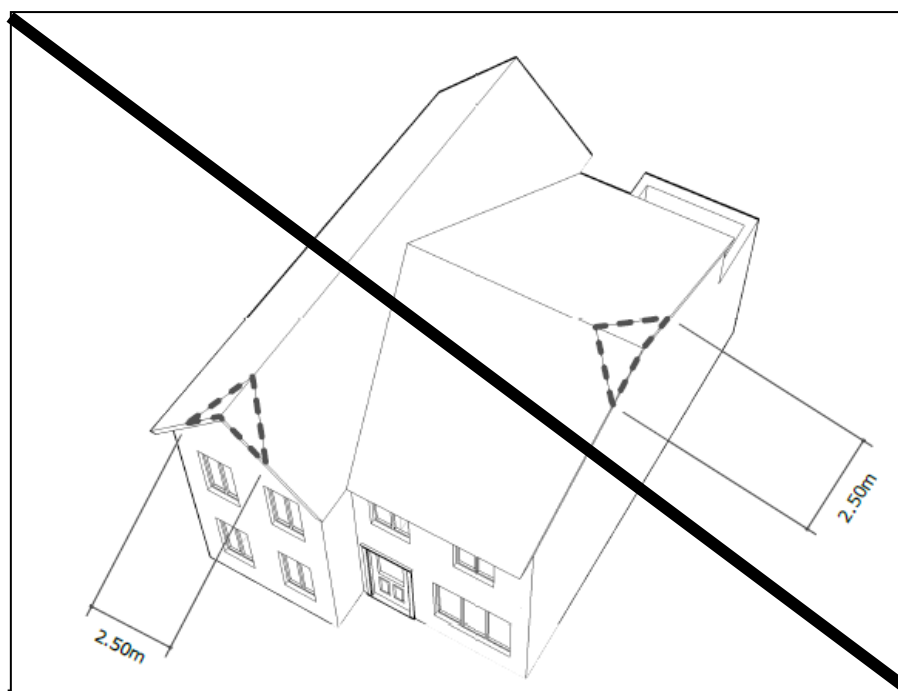
(3) Standard H6.6.6(1), H6.6.6(2) and H6.6.6(3) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

(4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

(5) ~~[Deleted] A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:~~

- ~~(a) no greater than 1.5m² in area and no greater than 1m in height; and~~
- ~~(b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H6.6.6.2 Exceptions for gable ends and dormers and roof projections below.~~

Figure H6.6.6.2 ~~[Deleted] Exceptions for gable ends and dormers and roof projections~~



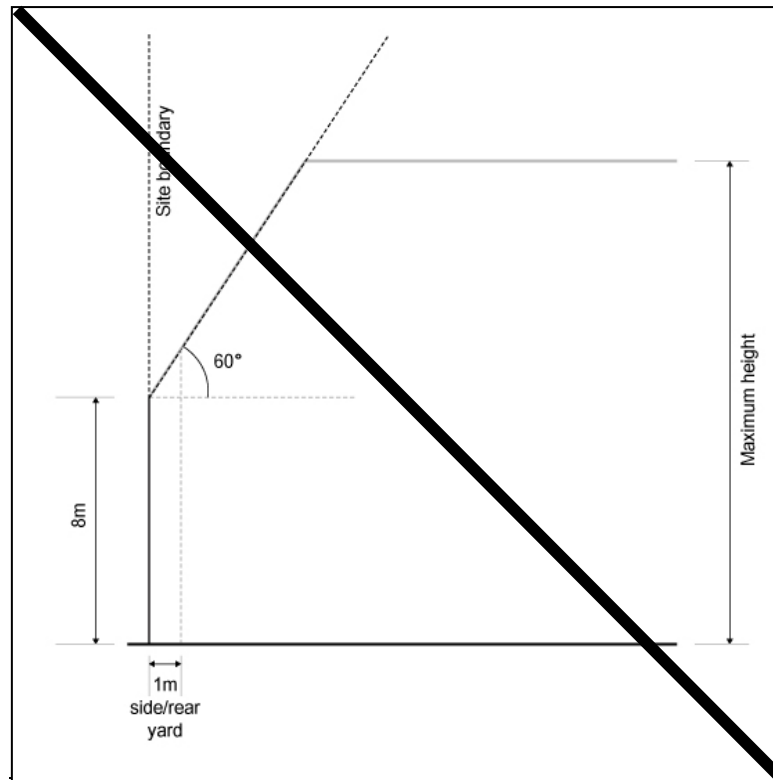
- (6) ~~No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.~~
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H6.6.7. ~~Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone~~

~~Purpose: to enable the efficient use of the site by providing design flexibility at the upper floors of a building, while maintaining a reasonable level of daylight access and reducing visual dominance effects to immediate neighbours.~~

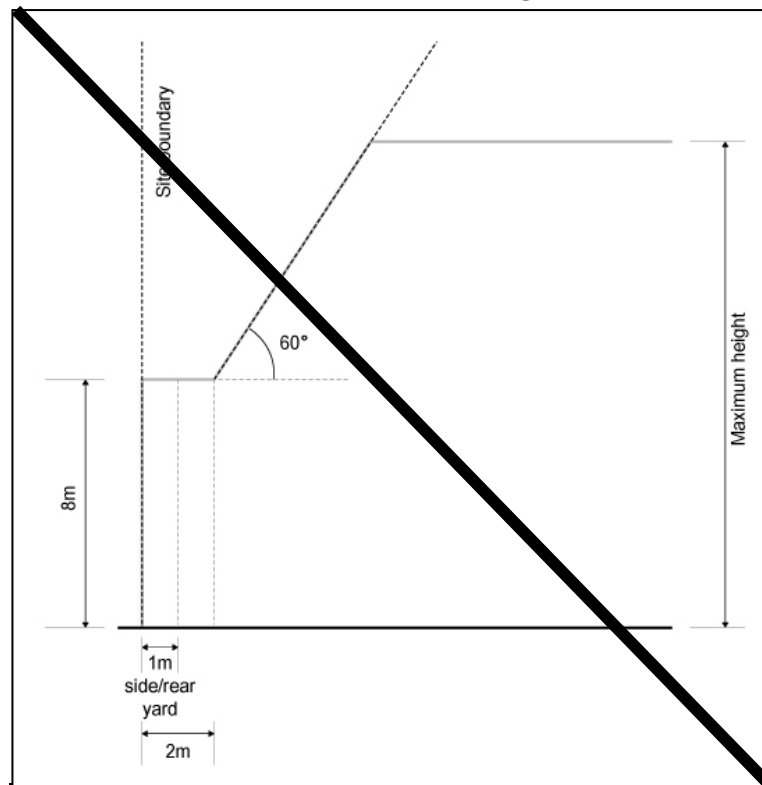
- (1) ~~This standard is an alternative to the permitted Standard H6.6.6 Height in relation to boundary and applies to sites in the Terrace Housing and Apartment Buildings Zone that adjoin another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones.~~
- (2) ~~Buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage, as shown in Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage below.~~

Figure H6.6.7.1 ~~Alternative height in relation to boundary within 20m of the site frontage~~



- (3) Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level, and 2m perpendicular to side and rear boundaries, as shown in Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage below.

Figure H6.6.7.2 ~~[Deleted]~~ Alternative height in relation to boundary further than 20m from the site frontage

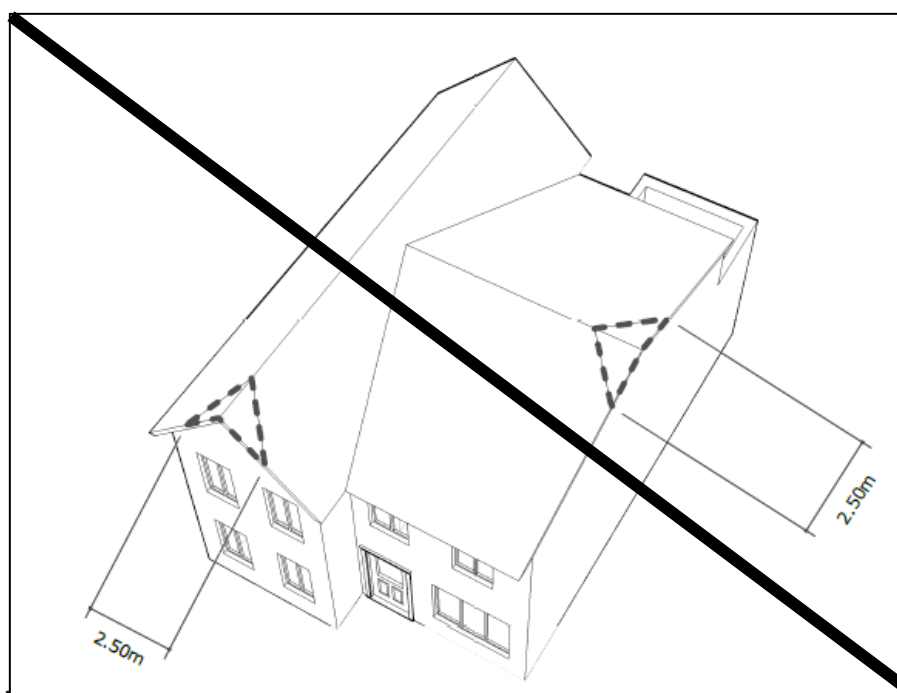


- (4) Standard H6.6.7(2) and (3) above do not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a ~~Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or~~
 - (b) sites within the ~~Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone;~~
 - (i) ~~that are greater than 2000m²;~~
 - (ii) ~~where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and~~
 - (iii) ~~Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.~~

- (5) ~~Standard H6.6.7(2) and (3) above 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) ~~Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H6.6.7(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.~~
- (7) ~~A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

 - (a) ~~no greater than 1.5m² in area and no greater than 1m in height; and~~
 - (b) ~~no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H6.6.7.3 Exceptions for gable ends, dormers and roof projections below.~~~~

Figure H6.6.7.3 [deleted] Exceptions for gable ends, dormers and roof projections



- (8) ~~No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.~~
- (9) ~~The building setback must be a stepped profile and must not be a literal regression of the recession plane.~~
- (10) ~~This alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.~~

Qualifying
matter as per
s771(f) and s771(j)
of the RMA

H6.6.8. Height in relation to boundary adjoining lower intensity zones

Purpose: for development located outside walkable catchments, to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight

Qualifying matter as per s771(f) and s771(j) of the RMA

access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

- (1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone are located outside walkable catchments and adjoin:
 - (a) a site in the ~~Residential – Single House Zone~~ Low Density Residential Zone; or
 - (b) ~~a site in the Residential – Mixed Housing Suburban Zone~~; or
 - (c) sites less than 2000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone ~~except Standard H6.6.8(1)(c) does not apply to the site at 16 Spring Street, Freemans Bay (Lot DP 58529);~~

then buildings must not project beyond a ~~45~~ 60-degree recession plane measured from a point ~~2.5~~ 4m vertically above ground level along the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone with the zone listed in Standard H6.6.8(1)(a) – (c) above.

- (2) ~~[Deleted] Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin sites in the Residential – Mixed Housing Urban Zone then Standard H5.6.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone or Standard H5.6.6 Alternative height in relation to boundary in the Residential – Mixed Housing Urban Zone applies to the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone that adjoins the Residential – Mixed Housing Urban Zone.~~
- (3) The building setback must be a stepped profile and must not be a literal regression of the recession plane.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site or pedestrian access way, the control in Standard H6.6.8(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (d) no greater than 2.5m cumulatively in length measured along the edge of the roof.

H6.6.9. Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;

- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H6.6.9.1 Yards (Density Standard) below.

Table H6.6.9.1 Yards (Density Standards)

Yard	Minimum depth
Front	1.5m
Side	1m
Rear	1m

(1A) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table H6.6.9.2 Yards below.

Table H6.6.9.2 Yards

Qualifying matter as per s771(b) of the RMA

Yard	Minimum depth
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

Qualifying matter as per s771(a) of the RMA

(2) Standard H6.6.9(1) does 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.

H6.6.10. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

- (1) The maximum impervious area must not exceed 70 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H6.6.11. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas.

Qualifying matter as per s771(a) of the RMA



- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

Qualifying matter as per s771(a) of the RMA



- (2) On a site subject to a Significant Ecological Areas Overlay:
 - (a) the maximum building coverage must not exceed 50 per cent of the net site area; and
 - (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m² of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and
 - (c) other than provided for in H6.6.11(2)(b), building coverage must not be located within a significant ecological area.

H6.6.12. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by ~~open space~~ vegetation; and
- to create a ~~landscaped~~ vegetated urban streetscape character within the zone;



Developments containing up to three dwellings must comply with the following:

- (A1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- (A2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

Developments containing four or more dwellings and any other development must comply with the following:

- (1) The minimum landscaped area must be at least ~~30~~ 20 per cent of the net site area and comprise natural grass, plants or trees and can include the

canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.

- (2) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m² as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.
- (3) A minimum 50 per cent of the front yard must be a landscaped area.

H6.6.13. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent 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.

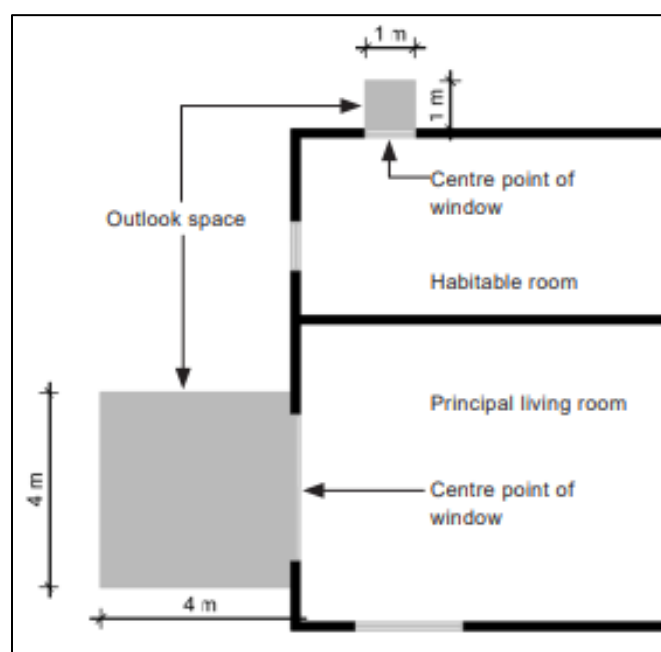
Development containing up to three dwellings must comply with the following:

(A1) An outlook space must be provided for each dwelling as specified in this clause.

- (a) An outlook space must be provided from habitable room windows as shown in Figure H6.6.6.13.1 Outlook space for development containing up to three dwellings below:
- (b) The minimum dimensions for a required outlook space are as follows and as shown in Figure H6.6.6.13.1 Outlook space for development containing up to three dwellings below:
 - i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies as shown below in Figure H6.6.6.13.1 Outlook space requirements for development containing up to three dwellings.
- (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

- (f) Outlook spaces may be under or over a balcony.
- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) Outlook spaces must—
 - i. be clear and unobstructed by buildings; and
 - ii. not extend over an outlook space or outdoor living space required by another dwelling

Figure H6.6.13.A1 Outlook space requirements for development containing up to three dwellings

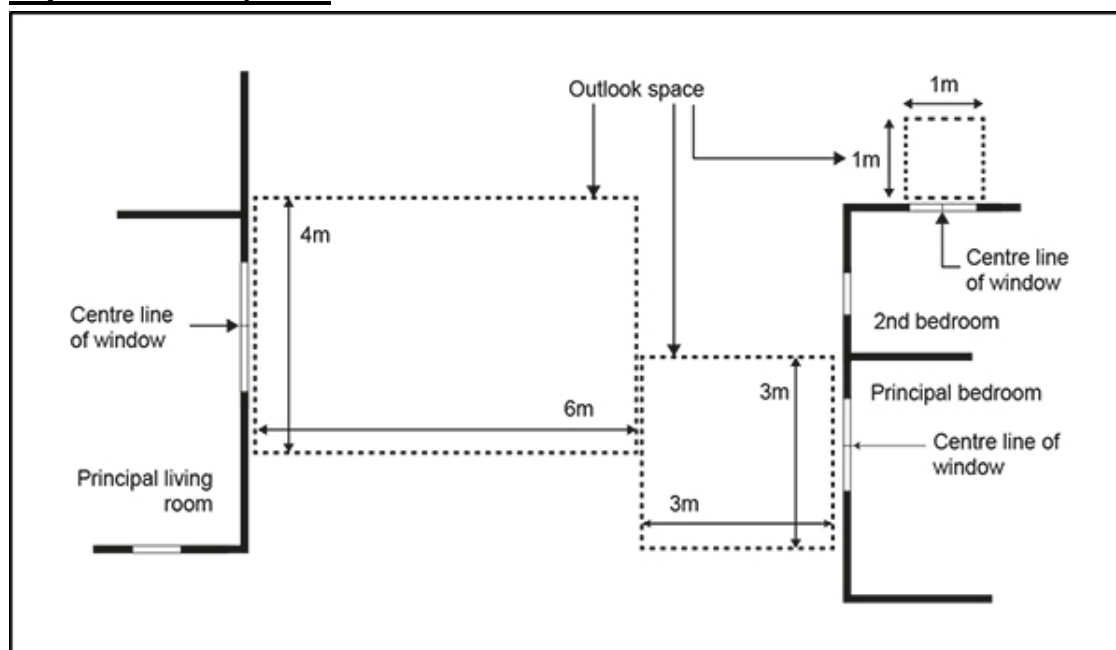


Development containing four or more dwellings and any other development must comply with the following:

- (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 area of glazing.
- (2) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space as shown in Figure H6.6.13.1 Required outlook space for four or more dwellings and any other development, with a minimum dimension of:
 - i 6m in depth and 4m in width; and

- ii Except for buildings greater than 3 storeys where the minimum dimension is 8m depth and 4m in width and, or
 - iii Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.
- (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
- (c) all other habitable rooms must have an outlook space with a minimum dimension of 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 to which it applies.
- (4) The width of the outlook space is measured from:
 - (a) the centre point of the largest window on the building face to which it applies where outlook depth is reduced to 5m as provided for under H5.6.13(2)(a)(iii) above; or
 - (b) the centre line of the façade of the largest window or balcony edge whichever is closer to the boundary or opposing building.
- (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 standard 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 building may overlap.
- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:
 - (a) be clear and unobstructed by buildings and servicing area;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; ~~and~~
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling; and
 - (d) must align with private outdoor living space, except for where the outlook space is over a public street or public open space as required in H6.6.13(6) above.

Figure H6.6.13.1 Required outlook space for four or more dwellings and any other development



H6.6.14. Daylight

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
- 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.

(1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:

- a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H6.6.14.2 Required setbacks for daylight below.

Refer to Table H6.6.14.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H6.6.14.1 Required setbacks for daylight and Figure H6.6.14.2 Required setbacks for daylight below.

(2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H6.6.14(1) above will apply to the largest 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) Standard H6.6.14(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table H6.6.14.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
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

Figure H6.6.14.1 Required setbacks for daylight

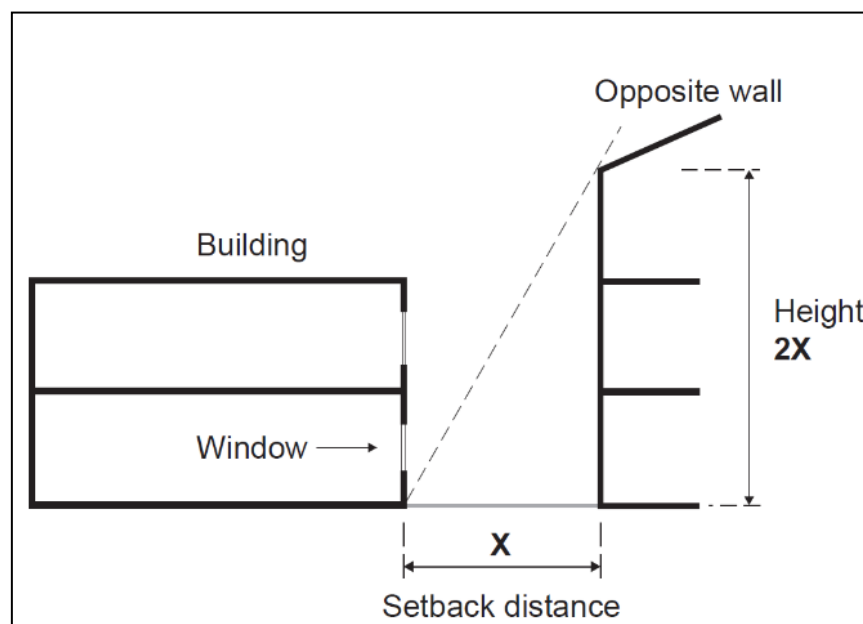
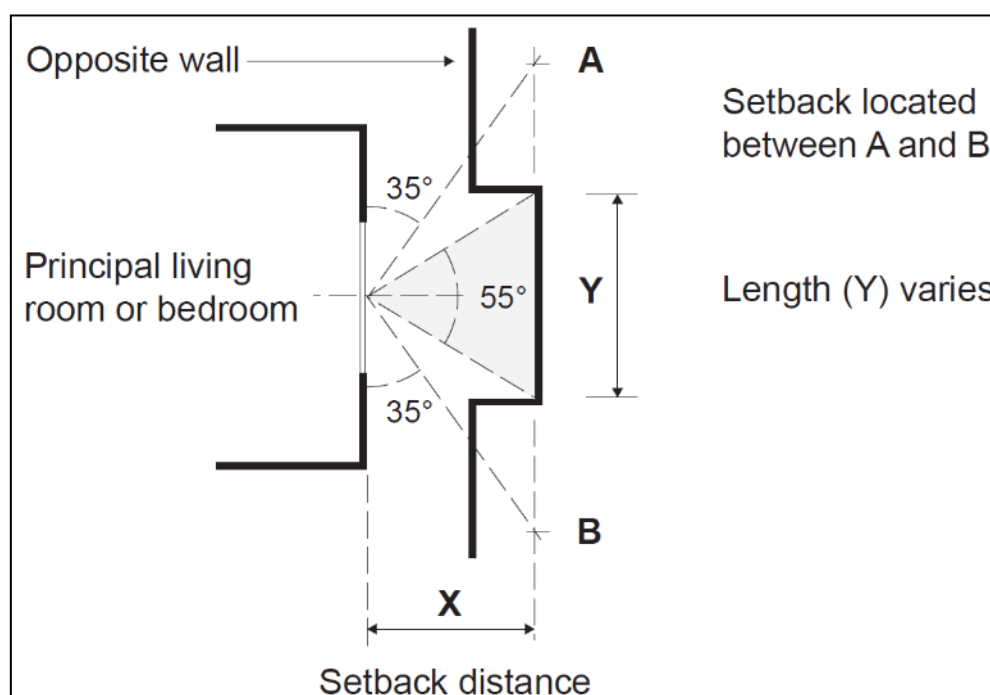


Figure H6.6.14.2 Required setbacks for daylight



H6.6.15. Outdoor living space

Purpose: to provide dwellings, integrated residential development, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are is directly accessible from the principal living room, dining room or kitchen ~~and is separated from vehicle access and manoeuvring areas;~~
- communal outdoor living spaces are conveniently accessible for all occupants.

Development containing up to three dwellings must comply with the following:

(A1) A dwelling at ground floor level must have an outdoor living space that is at least 20m² ~~square metres~~ and that comprises ground floor, balcony, patio, or roof terrace space that,—

- (a) where located at ground level, has no dimension less than 3 metres; and
- (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 m² ~~square metres~~ and has a minimum dimension of 1.8 metres; and
- (c) is accessible from the dwelling; and
- (d) may be—
 - i. grouped cumulatively by area in 1 communally accessible location; or
 - ii. located directly adjacent to the dwelling; and
- (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

(B1) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—

- (a) is at least 8m² ~~square metres~~ and has a minimum dimension of 1.8 metres; and
- (b) is accessible from the dwelling and
- (c) may be—
 - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. located directly adjacent to the dwelling.

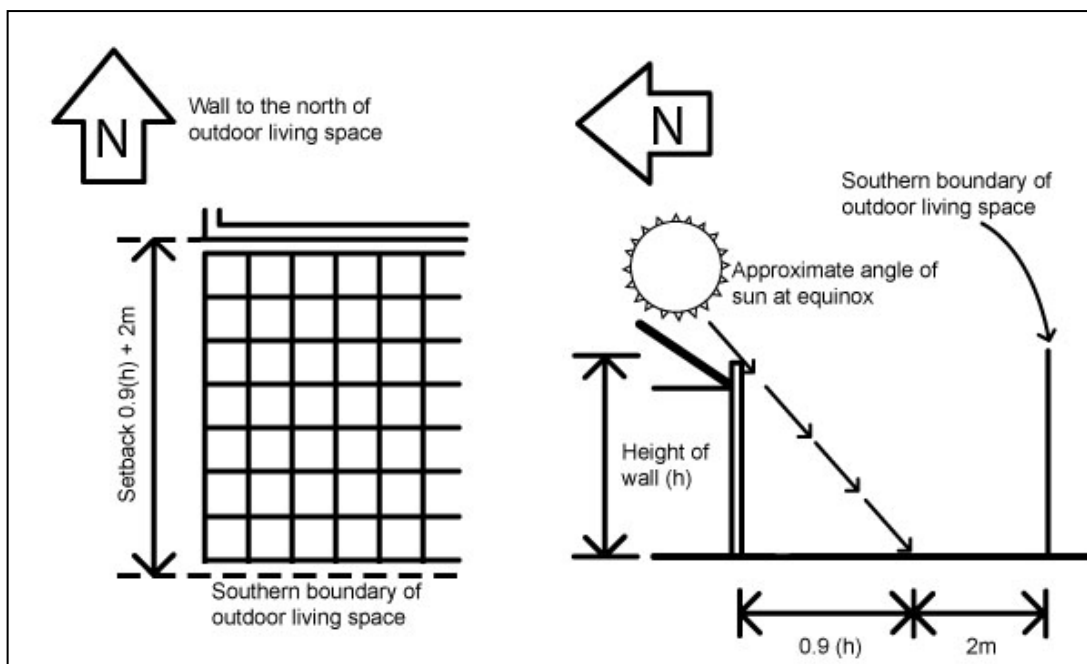
Developments containing four or more dwellings and any other development must comply with the following:

(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have an private outdoor living space that is at least 20m² that comprises ground floor, patio 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; and/or

- (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have an private 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 has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.
- (3) Where private outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and 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 H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.
- (4) In addition to H6.6.6.15 (1) and H6.6.6.15(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more, must provide a communal outdoor living space that:
- a) is located in a communally accessible location;
 - b) is at least 10m² for every five dwellings it serves;
 - c) has a minimum dimension of 4m;
 - d) is free of buildings, parking spaces, and servicing and manoeuvring areas;
 - e) for an area of at least 20m² of the total communal outdoor living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June; and
 - f) has a gradient not exceeding 1 in 20; and
 - g) may be split into no more than two outdoor communal living spaces per development.

Figure H6.6.15.1 Location of private outdoor living space



H6.6.16. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a Front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place;
- minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

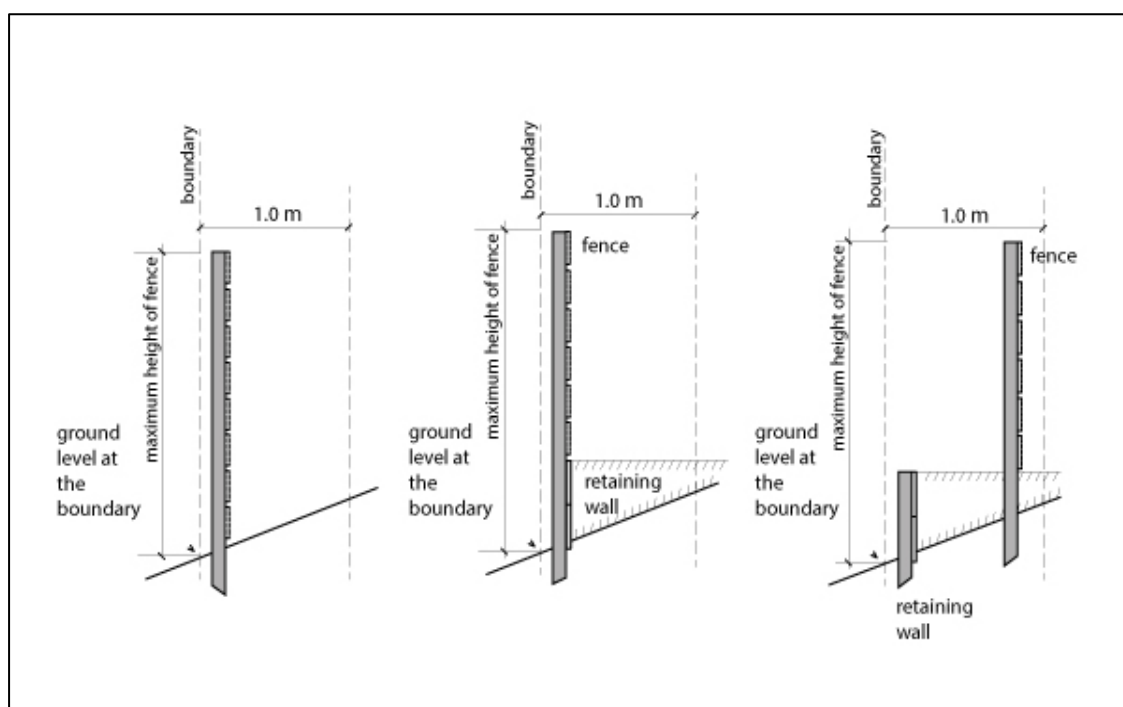
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.6.6.16.1 Measurement of fence height



H6.6.17. Minimum dwelling size

Purpose: to ensure 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) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H6.6.18. Rainwater tanks

Purpose: To enable rainwater tank installation while maintaining amenity values.

(1) Rainwater tanks must not be located:

- (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height or wholly below ground level;
- (b) in a front yard or forward of any street facing or private vehicle access facing building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.

(2) Clause b) shall not apply to a rear service lane where the dwellings have frontage to a public street.

(3) Rainwater tanks located within a required outlook space area must be no higher than 1m.

(4) Rainwater tanks located within the required minimum 20m² outdoor living space with minimum dimensions of 4m must be installed wholly underground.

(5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.


Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H6.6.19. Windows to street and private vehicle and pedestrian accessways

Purpose: To provide for passive surveillance while maintaining privacy for dwellings.

Development containing up to three dwellings must comply with the following:

-  (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

Developments containing four or more dwellings and any other development must comply with the following:

- (2) Any dwelling, integrated residential development, supported residential care, boarding house, and visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.

H6.6.20. Deep soil area and canopy tree

Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.

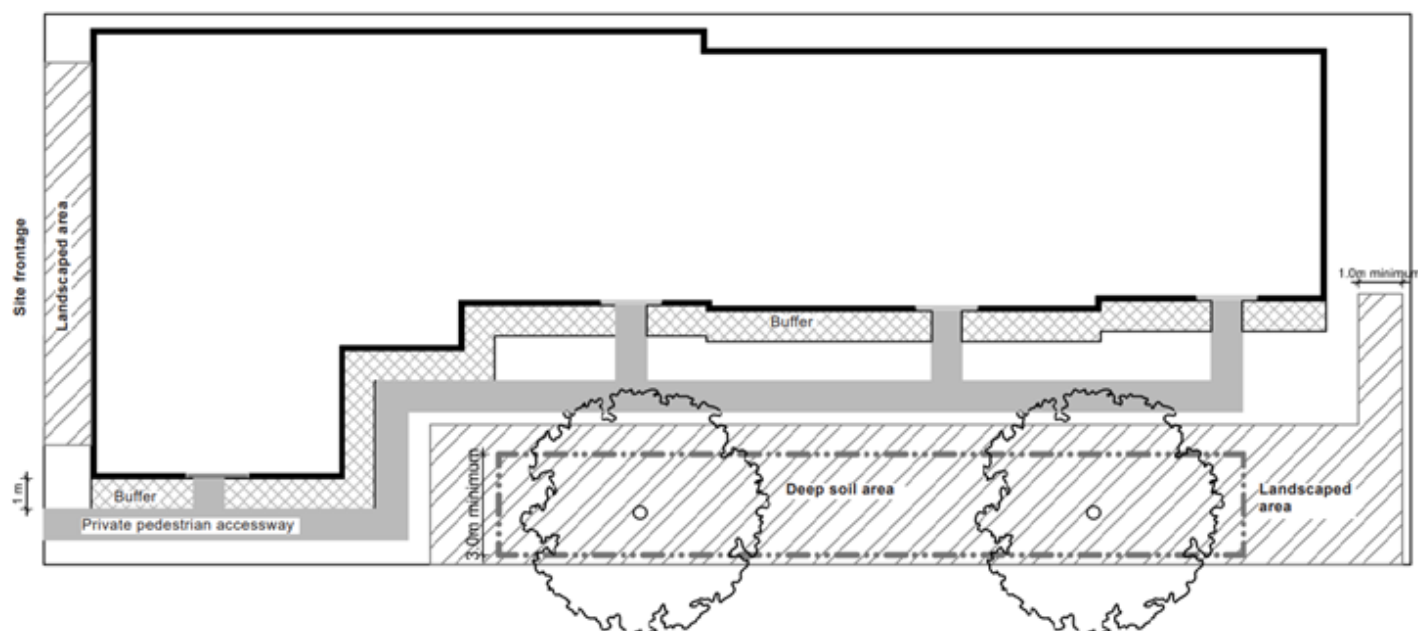
- (1) Any sites greater than 200m² must provide a deep soil area that must comply with the following:
 - (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions:
 - (b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:
 - (i) each deep soil area is a minimum of 60m² with 3m dimensions; and
 - (ii) the combined total deep soil area is a minimum 10 per cent of the site area;

- (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure H6.6.20.1 Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer below; and
- (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; and
- (2) Trees required by H6.6.20(1) can be existing canopy trees or new canopy trees in accordance with Table H6.9(3).

Table H6.6.20.1 Minimum requirements for canopy trees on sites prior to development or re-development

<u>Site Area (prior to development or re-development)</u>	<u>Minimum canopy tree requirements</u>
<u>200m² – 600m²</u>	<u>1 small canopy tree per 200m² of site</u>
<u>601m² – 1,500m²</u>	<u>1 medium canopy tree per 300m² of site</u>
<u>1,501m² or more</u>	<u>1 large canopy tree or 2 medium canopy trees per 500m² of site</u>

Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer



H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways

Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.

- (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown above in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.
- (2) The buffer area must be:
 - (a) free of buildings, parking spaces, servicing and manoeuvring areas.
 - (b) planted with shrubs or ground cover plants.

H6.6.22. Residential waste management

Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.

- (1) On-site waste storage using individual or communal waste bins must be provided as follows:
 - (a) Where individual bins are used, a total storage space of 1.4m² per dwelling
 - (b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.
 - (c) The location of bins must:
 - (i) be visually screened from within the site, from the street and/or adjacent sites.
 - (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)
 - (iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and
 - (v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.
- (2) Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H6.6.22(3) and either H6.6.22(4) or (5).
- (3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.
- (4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.
- (5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.
- (6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.

H6.7. Assessment – controlled activities

~~There are no controlled activities in this zone.~~

H6.7.1 Matters of control

The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) For one dwelling per site subject to a ~~located within a~~ Significant Ecological Area Overlay:

- (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;
- (b) The location, bulk and scale of built development relative to the surrounding ecological values.

H6.7.2 Assessment criteria

The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:

- (1) For one dwelling per site subject to a ~~located within a~~ Significant Ecological Area Overlay
 - (a) refer to Policy H6.3(15)

H6.8. Assessment – restricted discretionary activities

H6.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:
 - (a) infrastructure and servicing;
 - (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) ~~building intensity~~, building scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of ~~parking and access~~ and parking (if provided); and
 - (iv) noise, lighting and hours of operation.
 - (c) the effects of the development on the safe access and walkability of the immediate urban road environment to frequent public transport stops.
- (2) for four or more dwellings per site:

- (a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:
 - (i) ~~building-intensity~~, scale and location, including:
 - A. the way in which buildings are orientated to the street and adjoining sites, and
 - B. the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character of the surrounding area,
 - (ia) building form and appearance including:
 - A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;
 - B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;
 - C. whether design provides for the balance between a reasonable standard of privacy and opportunities for passive surveillance, and
 - D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;
 - E. the interface with an identified special character area or a scheduled historic heritage place;
 - (ib) the extent to which the functional, day to day needs of residents are provided for in terms of:
 - A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;
 - B. internal storage;
 - C. residential waste management, including the kerbside and/or on-site capacity for residential waste management.
 - (i) traffic; and
 - (ii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided).
- (b) ~~[deleted] all of the following standards:~~
 - (i) ~~Standard H6.6.10 Maximum impervious areas;~~
 - (ii) ~~Standard H6.6.11 Building coverage;~~
 - (iii) ~~Standard H6.6.12 Landscaped area;~~
 - (iv) ~~Standard H6.6.13 Outlook space;~~
 - (v) ~~Standard H6.6.14 Daylight;~~

- ~~(vi) Standard H6.6.15 Outdoor living space;~~
 - ~~(vii) Standard H6.6.16 Front, side and rear fences and walls; and~~
 - ~~(viii) Standard H6.6.17 Minimum dwelling size~~
 - (c) the effects on infrastructure, and servicing including:
 - (i) Existing infrastructure capacity.
 - (d) the effects of the development on the safe access and walkability on the immediate urban road environment to frequent public transport stops.
- (3) for integrated residential development:
- (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building ~~intensity~~, scale, location, form and appearance; including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:
 - A. the planned urban built character of the zone;
 - B. the location, orientation and design of development; and
 - C. the effect of the proposed height on the surrounding and neighbouring development.
 - (ii) traffic;
 - (iii) location and design of ~~parking and access~~ (including pedestrian access) and parking (if provided); and
 - (iv) noise, lighting and hours of operation.
 - (b) ~~[deleted] all of the following standards:~~
 - (i) ~~Standard H6.6.10 Maximum impervious areas;~~
 - (ii) ~~Standard H6.6.11 Building coverage;~~
 - (iii) ~~Standard H6.6.12 Landscaped area;~~
 - (iv) ~~Standard H6.6.13 Outlook space;~~
 - (v) ~~Standard H6.6.14 Daylight;~~
 - (vi) ~~Standard H6.6.15 Outdoor living space;~~
 - (vii) ~~Standard H6.6.16 Front, side and rear fences and walls; and~~
 - ~~(viii) Standard H6.6.17 Minimum dwelling size~~
 - (c) Infrastructure and servicing.

- (d) the effects of the development on the safe access and walkability of the immediate urban road environment to frequent public transport stops.
- (4) for buildings that do not comply with the relevant standard(s) specified in Table H6.4.1 ~~Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size:~~
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the urban built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.
- (5) ~~[deleted] For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:~~
- (a) ~~Visual dominance effects;~~
 - (b) ~~Attractiveness and safety of the street; and~~
 - (c) ~~Overlooking and privacy.~~
- (6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.
- (a) Infrastructure and servicing.
- (7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.

(a) Stormwater disposal.

H6.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(b) building ~~intensity~~, scale, location, building form and appearance:

- (i) whether the ~~intensity~~ and scale of the activity, the building location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area;

(c) traffic:

- (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) location and design of ~~parking and access~~ (including pedestrian access) and parking (if provided):

- (i) whether adequate ~~parking and~~ access is provided or required.
- (ii) whether car parking and parking areas are integrated into the overall design of the development
- (iii) whether parking is located away from street frontages and screened from the street by buildings or vegetation.
- (iv) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development.

(e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

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

(f) Safe access and walkability of routes to frequent public transport:

- (i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:

- Footpaths of at least 1.8m in width;
- Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;
- Narrowed pedestrian crossing distances of vehicle carriageways;
- Front berms to separate pedestrians from traffic; and
- Other traffic management measures as relevant to improve the safety of pedestrians.

(2) For four or more dwellings on a site:

- (a) the extent to which ~~or whether~~ the development achieves the purpose outlined in the ~~following relevant standards specified and identified in~~ Table H6.4.1 or what alternatives are provided that result in the same or a better outcome.:

- (i) ~~[deleted] Standard H6.6.10 Maximum impervious areas;~~
- (ii) ~~[deleted] Standard H6.6.11 Building coverage;~~
- (iii) ~~[deleted] Standard H6.6.12 Landscaped area;~~
- (iv) ~~[deleted] Standard H6.6.13 Outlook space;~~
- (v) ~~[deleted] Standard H6.6.14 Daylight;~~
- (vi) ~~[deleted] Standard H6.6.15 Outdoor living space; and~~
- (vii) ~~[deleted] Standard H6.6.16 Front, side and rear fences and walls; and~~
- (viii) ~~[deleted] Standard H6.6.17 Minimum dwelling size~~

- (aa) the extent to which the building location, scale, form and appearance is of a high-quality and compatible with the planned urban built character

and residential amenity of the surrounding residential area provided for within the zone.

(ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:

- (i) placing taller buildings on the street front
- (ii) varying roof form and building height
- (iii) using modulation and architectural features to break up the mass of buildings into visually distinct elements
- (iv) using the proportion and arrangements of windows and doors to provide relief to building length and bulk
- (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls
- (vi) providing adequate breaks in long continuous buildings to minimise the appearance of length
- (vii) locating deep soil areas and/or communal outdoor spaces between the breaks in buildings to provide space and soften the built form
- (viii) designing balconies as an integral part of the building

(ac) the extent to which buildings use quality, durable and easily maintainable materials.

(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.

(ae) the extent to which building frontages contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:

- (i) having clearly defined fronts that provide passive surveillance from windows and balconies.
- (ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.
- (iii) maximising the number of dwellings that directly front, align and orientate to public streets.
- (iv) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.

- (v) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.
- (af) the extent to which site layout creates legible, visible, attractive, safe and well-lit connections between dwellings and the street.
- (b) refer to Policy H6.3(1);
- (c) refer to Policy H6.3(2);
- (d) ~~[Deleted]refer to Policy H6.3(3);~~
- (da) refer to Policy H6.3(A4)
- (e) refer to Policy H6.3(4);
- (f) ~~[Deleted]refer to Policy H6.3(5);~~
- (g) ~~[Deleted]refer to Policy H6.3(6);~~
- (h) refer to Policy H6.3(7); and
- (i) ~~[Deleted]refer to Policy H6.3(8)~~
- (ia) refer to Policy H6.3(10);
- (ib) refer to Policy H6.3(11);
- (ic) refer to Policy H6.3(12);
- (id) refer to Policy H6.3(13);
- (ie) refer to Policy H6.3(14);
- (if) refer to Policy H6.3(15) and
- (j) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (k) the extent to which the necessary storage and waste collection and recycling facilities is provided in locations conveniently accessible and screened from streets and public open spaces.
- (l) traffic:
 - (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.

- (ii) H6.8.2 (2)(l)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.

(m) Safe walkability and accessibility of route to frequent public transport:

- (i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:
- Footpaths of at least 1.8m in width;
 - Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;
 - Narrowed pedestrian crossing distances of vehicle carriageways;
 - Front berms to separate pedestrians from traffic; and
 - Other traffic management measures as relevant to improve the safety of pedestrians.

(3) for integrated residential development:

- (a) the extent to which or whether the development achieves the purpose outlined in the following relevant standards specified and identified in Table H6.4.1 or what alternatives are provided that result in the same or a better outcome,:-
- (i) ~~[deleted] Standard H6.6.10 Maximum impervious areas;~~
- (ii) ~~[deleted] Standard H6.6.11 Building coverage;~~
- (iii) ~~[deleted] Standard H6.6.12 Landscaped area;~~
- (iv) ~~[deleted] Standard H6.6.13 Outlook space;~~
- (v) ~~[deleted] Standard H6.6.14 Daylight;~~
- (vi) ~~[deleted] Standard H6.6.15 Outdoor living space;~~
- (vii) ~~[deleted] Standard H6.6.16 Front, side and rear fences and walls; and~~
- (viii) ~~[deleted] Standard H6.6.17 Minimum dwelling size (excluding retirement villages).~~
- (b) refer to Policy H6.3(1);
- (c) refer to Policy H6.3(2);
- (d) refer to Policy H6.3(3);
- (da) refer to Policy H6.4(A4);
- (e) refer to Policy H6.3(4);

- (f) ~~refer to Policy H6.3(5);~~
- (g) ~~refer to Policy H6.3(6);~~
- (h) refer to Policy H6.3(7);
- (i) refer to Policy H6.3(8); ~~and~~
- (ia) refer to Policy H6.3(10)
- (ib) refer to Policy H6.3(11)
- (ic) refer to Policy H6.3(12);
- (id) refer to Policy H6.3(13);
- (ie) refer to Policy H6.3(15) and
- (j) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (k) traffic:
 - (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.
 - (ii) H6.8.2 (3)(k)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.
- (l) Safe walkability and accessibility of route to frequent public transport:
 - (i) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop by a combination of the following:
 - Footpaths of at least 1.8m in width;
 - Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;
 - Narrowed pedestrian crossing distances of vehicle carriageways;
 - Front berms to separate pedestrians from traffic; and
 - Other traffic management measures as relevant to improve the safety of pedestrians.

- (4) ~~[deleted] For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:~~

~~Visual dominance~~

- ~~(a) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:~~
- ~~(i) — the planned urban built character of the zone;~~
 - ~~(ii) — the location, orientation and design of development; and~~
 - ~~(iii) — the physical characteristics of the site and the neighbouring site.~~

~~Attractiveness and safety of the street~~

- ~~(b) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:~~
- ~~(i) — providing doors, windows and balconies facing the street;~~
 - ~~(ii) — optimising front yard landscaping;~~
 - ~~(iii) — providing safe pedestrian access to buildings from the street; and~~
 - ~~(iv) — minimising the visual dominance of garage doors as viewed from the street.~~

~~Overlooking and privacy~~

- ~~(c) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.~~

- (5) for building height:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(A4); and
- ~~(d) refer to Policy H6.3(5);~~
- (e) refer to Policy H6.3(4)

Visual dominance

- (f) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, infringements taking into account:
- (i) the planned urban built character of the zone; and

- (ii) the location, orientation and design of development.
- (iii) the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

- (g) The extent to which the form and design of the building and any additional height infringement responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast.
 - (h) The way in which buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:
 - (i) whether roof plant, services and equipment are hidden from views; and
 - (ii) whether the expression of the top of the building provides visual interest and variation.
- (6) for height in relation to boundary infringements:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(4A); and
 - (d) ~~[Deleted]~~ refer to Policy H6.3(5); and
 - (e) ~~[Deleted]~~ refer to Policy H6.3(6);

Visual dominance

- (f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
 - (i) the planned urban built character of the zone;
 - (ii) the location, orientation and design of development; and
 - (iii) the physical characteristics of the site and the neighbouring site.
 - (iv) the design of side and rear walls, including appearance and dominance; and
 - (v) providing adequate visual and/or physical break up of long continuous building forms.

Attractiveness and safety of the street

- (g) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:

- (i) providing doors, windows and balconies facing the street;
- (ii) optimising front yard landscaping;
- (iii) providing safe pedestrian access to buildings from the street; and
- (iv) minimising the visual dominance of garage doors as viewed from the street.

Overlooking and privacy

- (h) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(7) ~~[deleted]for alternative height in relation to boundary infringements:~~

- (a) ~~refer to Policy H6.3(1);~~
- (b) ~~refer to Policy H6.3(2);~~
- (c) ~~refer to Policy H6.3(3);~~
- (d) ~~refer to Policy H6.3(4);~~
- (e) ~~refer to Policy H6.3(5); and~~
- (f) ~~refer to Policy H6.3(6).~~

(8) ~~[deleted]for height in relation to boundary adjoining lower density zones:~~

- (a) ~~refer to Policy H6.3(1);~~
- (b) ~~refer to Policy H6.3(2);~~
- (c) ~~refer to Policy H6.3(4);~~
- (d) ~~refer to Policy H6.3(5); and~~
- (e) ~~refer to Policy H6.3(6).~~

(9) for yards:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(A4); and
- (d) ~~[deleted]refer to Policy H6.3(5);~~
- (e) ~~[deleted] refer to Policy H6.3(6);~~
- (f) refer to Policy H6.3(11).

(10) for maximum impervious areas:

- (a) refer to Policy H6.3(8-A4).

(11) for building coverage:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(A4); and
- (d) ~~[deleted] refer to Policy H6.3(5); and~~
- (e) ~~[deleted] refer to Policy H6.3(6).~~
- (f) whether the non-compliance is appropriate to the context taking into account:
 - (i) Whether the balance of private open space and buildings is high-quality and consistent with the planned urban character anticipated for the zone;
 - (ii) The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
 - (iii) The proportion of the building scale in relation to the proportion of the site.

(12) for landscaped area:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(A4); and
- (d) ~~[deleted] refer to Policy H6.3(5).~~
- (e) the extent to which existing trees are retained; and

(13) for outlook space:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (ba) refer to Policy H6.3(A4);
- (c) ~~[deleted] refer to Policy H6.3(4); and~~
- (d) ~~[deleted] refer to Policy H6.3(5); and~~
- (e) ~~[deleted] refer to Policy H6.3(6)~~
- (f) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be reasonably

minimised through the placement and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(14) for daylight:

- (a) refer to Policy H6.3(2);
- (aa) refer to Policy H6.3(A4); and
- (b) ~~[deleted] refer to Policy H6.3(4);~~
- (c) ~~[deleted] refer to Policy H6.3(5); and~~
- (d) ~~[deleted] refer to Policy H6.3(6).~~

(15) for outdoor living space:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (ba) refer to Policy H6.3(A4);
- (c) ~~[deleted] refer to Policy H6.3(5);~~
- (d) ~~[deleted] refer to Policy H6.3(6); and~~
- (e) refer to Policy H6.3(7) and
- (f) The extent to which residential units provide private open space and communal open space that is useable, accessible and attractive for occupants.

(15A) For windows to street and private ways

- (a) refer to Policy H6.3(C1)
- (a) refer to Policy H6.3(A4); and
- (b) The extent to which the glazing:
 - i. allows views to the street and/or accessways to ensure passive surveillance; and
 - ii. provides a good standard of privacy for occupants.

(16) For front, side and rear fences and walls:

- (a) ~~[deleted] refer to Policy H6.3(2);~~
- (b) ~~[deleted] refer to Policy H6.3(3);~~
- (c) ~~[deleted] refer to Policy H6.3(5); and~~

- (d) ~~[deleted]refer to Policy H6.3(6) and~~
 - (e) refer to Policy H6.3(C1); and
 - (f) refer to Policy H6.3(A4);
- (17) For minimum dwelling size
- (a) ~~[deleted]refer to Policy H6.3(6);~~
 - (b) refer to Policy H6.3(A4);
 - (c) refer to Policy H6.3(10); and
 - (d) The extent to which each residential unit is designed to:
 - (i) provide simple and convenient access and circulation;
 - (ii) include adequate storage; and
 - (iii) be large enough to allow the use of typical furnishings that meet the needs of the intended number of occupants.
- (18) For deep soil area and canopy tree
- (a) Refer to Policy H6.3(A4);
 - (b) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and
- (19) For safety and privacy buffer from private pedestrian and vehicle accessways:
- (a) refer to Policy H6.3(A4);
 - (b) the extent to which the buffer is:
 - (i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas; and
 - (ii) planted with suitable and low level plants.
- (20) For residential waste management
- (a) refer to Policy H6.3(A4)
 - (b) refer to Policy H6.3(10);
 - (e) The extent to which the development provides sufficient space for residential waste management that is suitably located for ease of movement to collection points;
 - (f) The extent to which the waste management area is designed to minimise visibility;
 - (g) How the development intends to ensure the on-going management and maintenance of any communal waste management area;

- (h) Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and
- (i) Whether waste management vehicle can safely undertake collection.
- (21) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control
 - (a) Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).
 - (b) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.
 - (c) Whether there is the ability connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.
- (22) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Stormwater Disposal Constraints Control
 - (a) Whether there is the ability to adequately dispose of stormwater from the site via a connection to the public stormwater network.
 - (b) Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice.

H6.9. Special information requirements

~~There are no special information requirements in this zone.~~

Landscape Plans for all other developments as required by H6.6.12.

Landscape area

- (1) A scaled landscape plan must be provided that contains landscaped areas and includes:
 - (a) Plant and tree species, number of each species to be planted and planting grades;
 - (b) Canopy of existing trees to be retained;
 - (c) Any area of grass; and
 - (d) Any paths included in landscaped area.

Deep Soil Area and Canopy Tree

(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:

- (a) plant and tree species, number of each species to be planted and planting grades;
- (b) location of existing trees to be retained;
- (c) dimensions of individual mature tree canopy;
- (d) any areas of grass;
- (e) Minimum tree canopy dimensions are specified in Table H6.9(3) below.

Table H6.9(3) Minimum tree canopy dimensions

	<u>Minimum mature tree height</u>	<u>Minimum mature canopy diameter</u>	<u>Minimum tree height above ground when planted</u>	<u>Indicative tree planting grade</u>
<u>Small</u>	<u>8m</u>	<u>6m</u>	<u>2m</u>	<u>120L</u>
<u>Medium</u>	<u>10m</u>	<u>8m</u>	<u>2.5m</u>	<u>160L</u>
<u>Large</u>	<u>15m</u>	<u>12m</u>	<u>3m</u>	<u>200L</u>

Residential waste management

- (3) Applications where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H6.6.22(1)(b)).
- (4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided as a minimum:
 - a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;
 - b) the frequency, location, access and on-site route of waste collection or transportation; and
 - c) the method of waste collection, transportation or disposal.