

Attachment 4 – Comparison of Development Standards

The tables below sets out a comparison between the development standards in D18.6.1 (which apply to sites in the SCA Residential overlay and residential zoned sites in the SCA General overlay); and development standards in respective underlying zones.

Height in relation to boundary

	Overlay	Residential			Business				Open Space			Special Purpose		
		Single House	Mixed Housing Urban	Rural and Coastal Settlement	Local Centre	Mixed Use	Neighbourhood Centre	Town Centre	Community	Conservation	Informal Recreation	Healthcare Facility and Hospital		
Rule reference	D18.6.1.2	H3.6.7	H5.6.5.1	H2.6.6	H11.6.2	H13.6.2	H12.6.2	H10.6.2	H7.11.2			H25.6.2		
Standard	3m + 45 degrees	2.5m + 45 degrees	3m + 45 degrees	2.5m + 45 degrees	Depends on zoning of adjacent site – see Table in zone provisions				Relevant standard in adjoining zone if site is in another zone			Depends on zoning of adjacent site		
Alternative standard	No	No	Yes	No	No	No	No	No				No	No	
Applicable boundary(ies)	Applies to any boundary	Side and rear boundaries	Side and rear boundaries	Side and rear boundaries	Zone boundary							Boundaries to zoned land		
Exemptions	No	Does not apply to boundaries with certain business and open space zones		No								No		
		Does not apply to common walls	Nil											
		Exemptions for gable end and dormer roofs												
Specificity about application to rights of way, entrance strips, or access sites.	No	Yes			Yes				No					

Yard requirements

		Residential			Business				Open Space			Special Purpose
	Overlay	Single House	Mixed Housing Urban	Rural and Coastal Settlement	Local Centre	Mixed Use	Neighbourhood Centre	Town Centre	Community	Conservation	Informal Recreation	Healthcare Facility and Hospital
Rule reference	D18.6.1.3	H3.6.8	H5.6.8	H2.6.7	H11.6.4	H13.6.5		H10.6.6	H7.11.3			H25.6.3
Front yard	Average of existing setbacks	3m	2.5m	5m	Nil				Average setback of buildings on adjacent front sites	5m	5m, or the average setback of buildings on adjacent front sites (lesser of the two)	3m
Side yard	1.2m	1m			3m [^]				3m if adjoins residential zone	3m or 6m depending on adjacent zone		3m
Rear yard	3m	1m			3m [^]							3m
Riparian yard	Nil	10m			10m				10m			5m
Coastal yard	Nil	10m*	10m*	20m*	25m*				10m	25m	10m	25m*
Lakeside yard	Nil	30m			30m				Nil			20m

*or as otherwise specified in Appendix 6 Coastal protection yard

[^]only if site adjoins a residential zone or the Special Purpose – Māori Purpose Zone

Coverage controls

	Overlay	Residential			Business				Open Space			Special Purpose
		Single House	Mixed Housing Urban	Rural and Coastal Settlement	Local Centre	Mixed Use	Neighbourhood Centre	Town Centre	Community	Conservation	Informal Recreation	Healthcare Facility and Hospital
Maximum building coverage	55% - 25%*	35%	45%	20% or 200m ² , whichever is lesser	Nil				50%	1%	10%	Nil
Minimum landscaped area - site	28% - 50%*	40%	35%	Nil	Nil				Nil			Nil
Minimum landscaped area – front yard	50%	50%		Nil	Nil				Nil			Nil
Maximum paved area^	17% - 25%*	Nil			Nil				Nil			Nil
Maximum impervious area of site	Nil	60%		35% or 1400m ² , whichever is lesser	Nil				Depends on adjoining site's zone – from 70% to no limit	10% or 5000m ² , whichever is lesser		80%
Maximum impervious area within riparian, lakeside, or coastal yard	Nil	10% of the area of the yard			10%#				Nil			Nil

*depends on site size

^underlying zones don't have a maximum paved area standard – see maximum impervious surface standards

riparian yards only