

H2. Residential – Rural and Coastal Settlement Zone

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H2.6 Standards

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H2.6.6. Height in relation to boundary

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(2) Standard H2.6.6(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a)

(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: ~~exceeding 2000m²~~.

i) that are greater than 2000m²; and

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) Where the boundary forms part of a legal right of way, entrance strip, ~~or~~ access site or pedestrian access way, the control in Standard H2.6.6(1) applies from the farthest boundary of that legal right of way, entrance strip, ~~or~~ access site or pedestrian access way.

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H2.6.9 Building coverage

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

(1) The maximum building coverage must not exceed 20 per cent of net site area or ~~200~~ 400m², whichever is the lesser.

H2.6.10 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 or rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive

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- surveillance of the street or adjoining public place; and
 - 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):
- a) on a side or rear boundary or within a side, ~~or rear~~, coastal protection yard, riparian yard or lakeside yard must not exceed a height of 2m above ground level.
 - b) ~~On or within the front yard, coastal protection yard, riparian yard or lakeside 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 boundary.

H3 Single House Zone

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H3.6.7 Height in Relation to Boundary

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

.....

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; exceeding 2000m².

i) that are greater than 2000m²; and

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) Where the boundary forms part of a legal right of way, entrance strip, ~~or~~ access site or pedestrian access way, ~~the control in Standard H3.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, or access site~~ or pedestrian access way.

.....

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 ~~or~~, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy of 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, coastal protection yard, lakeside yard or riparian yard, either:

(i) 1.4m in height, or

Plan Change 16 – Operative Text

- (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, and rear,~~ coastal protection, lakeside or riparian yards:
2m.

H4 Mixed Housing Suburban Zone

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H4.6.5 Height in Relation to Boundary

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(2) Standard H4.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

....

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; ~~exceeding 2000m².~~

i) that are greater than 2000m²; and

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) Where the boundary forms part of a legal right of way, entrance strip, ~~or~~ access site, or pedestrian access way, the control in ~~s~~Standard H4.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, ~~or~~ access site or pedestrian access way.

.....

H4.6.6. Alternative height in relation to boundary

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(3) Standard H4.6.6(2) above does not apply to a boundary adjoining any of the following:

....

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; ~~exceeding 2000m².~~

i) that are greater than 2000m²; and

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

Plan Change 16 – Operative Text

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) Where the boundary forms part of a legal right of way, entrance strip, or 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, or access site or pedestrian access way.

H4.6.11 Outlook space

Purpose:

- ~~to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, dwellings or units within an integrated residential development, boarding house or supported residential care, on the same or adjacent sites; and~~

....

~~(7) Outlook spaces required from different rooms within the same building, dwelling or unit within an integrated residential development, boarding house or supported residential care may overlap.~~

~~(8)~~

~~(9) Outlook spaces must:~~

- ~~be clear and unobstructed by buildings;~~
- ~~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~~
- ~~not extend over an outlook spaces or outdoor living space required by another dwelling or unit within an integrated residential development, boarding house or supported residential care.~~

~~(10) Fences or walls within an outlook space must:~~

- ~~not exceed 1.2m in height, or~~
- ~~be at least 50 per cent visually open as viewed perpendicular from the glazing of the habitable room.~~

....

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 directly accessible from the dwelling, principal living room, dining room or kitchen and is separated from vehicle access and manoeuvring areas.

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- (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:

....

- (c) is accessible from the ~~principal living room, dining room or kitchen of the~~ dwelling, supported residential care unit or boarding house; ~~and~~

....

- (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:

....

- (c) is accessible from the ~~principal living room, dining room or kitchen of~~ the dwelling, supported residential care unit or boarding house.

.....

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 or, 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, ~~coastal protection yard, riparian yard or lakeside 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.

- (d) Within ~~the side, and rear,~~ coastal protection, lakeside or riparian yards: 2m.

H5 Residential Mixed Housing Urban Zone

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H5.6.5 Height in relation to boundary

- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 3m vertically above ground level alongside and rear boundaries, as shown in Figure H5.6.5.1 Height in relation to boundary below.
- (2) Standard H5.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
 - (a)
 - (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: ~~exceeding 2000m²~~.
 - i) that are greater than 2000m²; and
 - 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) 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, ~~or~~ access site or pedestrian access way.

.....

H5.6.6. 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.

....

- (3) Standard H5.6.6(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

....

- 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; ~~exceeding 2000m²~~.

Plan Change 16 – Operative Text

- i) that are greater than 2000m²; and
- 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) Where the boundary forms part of a legal right of way, entrance strip, or 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, or access site or pedestrian access way.

.....

H5.6.7 Height in relation to boundary adjoining lower intensity zones

(1) Where sites.....

- (b) 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.
- (c) 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
 - b) no greater than 2.5m cumulatively in length measured along the edge of the roof.

H5.6.12 Outlook Space

Purpose:

- ~~• to ensure a reasonable standard of visual privacy between habitable rooms of different buildings dwelling or units within an integrated residential development, boarding house or supported residential care, on the same or adjacent sites; and...~~

....

~~(7) Outlook spaces required from different rooms within the same building dwelling or unit within an integrated residential development, boarding house or supported residential care, may overlap.~~

....

(9) Outlook spaces must:

Plan Change 16 – Operative Text

- ~~(a) be clear and unobstructed by buildings; 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 0.6.12(6) above; and~~
- ~~(c) not extend over an outlook spaces or outdoor living space required by another dwelling or unit within an integrated residential development, boarding house or supported residential care.~~
- ~~(d) Fences and walls within an outlook space must:
 - ~~i. not exceed 1.2m in height, or~~
 - ~~ii. be at least 50 per cent visually open as viewed perpendicular from the glazing of the habitable room.~~~~

H5.6.14. 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 ~~directly~~ accessible from the dwelling. ~~principal living room, dining room or kitchen and is separated from vehicle access and manoeuvring areas.~~

- (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:

.....

- ~~(c) is accessible from the principal living room, dining room or kitchen of the dwelling, supported residential care unit or boarding house; and~~

.....

- (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:

.....

- ~~(c) is accessible from the principal living room, dining room or kitchen of the dwelling, supported residential care unit or boarding house.~~

.....

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, or 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

Plan Change 16 – Operative Text

- 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, coastal protection yard, riparian yard or lakeside yard, either:
 - (iv) 1.4m in height, or
 - (v) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
 - (vi) 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, and rear,~~ coastal protection, lakeside or riparian yards: 2m.

H6 Residential – Terraced Housing and Apartment Buildings Zone

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H6.6.6 Height in relation to boundary

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- (1) ~~Where sites in the Residential – Terrace Housing and Apartment Buildings Zone 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 below, b~~

Buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.1 Height in relation to boundary below.

- (2) Standard H6.6.6(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a)

(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; ~~exceeding 2000m².~~

i) that are greater than 2000m²; and

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)...

(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 H6.6.6(1) applies from the farthest boundary of that legal right of way, entrance strip, or access site or pedestrian access way.

.....

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

.....

- (4) Standards H6.6.7 (2) and (3) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

....

(b) sites within the: Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active

Plan Change 16 – Operative Text

Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone; exceeding 2000m².

i) that are greater than 2000m²; and

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.

.....

(6) Where the boundary forms part of a legal right of way, entrance strip₁ or 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 strip₁ ~~or access site~~ or pedestrian access way.

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

(1) Where sites.....

(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

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

H6.6.13 Outlook Space

Purpose:

- ~~to ensure a reasonable standard of visual privacy between habitable rooms of different buildings dwelling or units within an integrated residential development, boarding house or supported residential care, on the same or adjacent sites; and~~

.....

~~(7) Outlook spaces required from different rooms within the same building dwelling or unit within an integrated residential development, boarding house or supported residential care may overlap.~~

.....

~~(9) Outlook spaces must:~~

~~(a) be clear and unobstructed by buildings; and~~

Plan Change 16 – Operative Text

- ~~(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(2) above; and~~
- ~~(c) not extend over an outlook spaces or outdoor living space required by another dwelling or unit within an integrated residential development, boarding house or supported residential care.~~
- ~~(d) Fences or walls within an outlook space must:
 - ~~i. not exceed 1.2m in height, or~~
 - ~~ii. be at least 50 per cent visually open as viewed perpendicular from the glazing of the habitable room.~~~~

H6.6.15 Outdoor living space

....

- (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:

....

- (c) is directly accessible from the principal living room, dining room or kitchen of the dwelling, supported residential care unit or boarding house; and

....

- (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:

....

- (c) is directly accessible from the principal living room, dining room or kitchen of the dwelling, supported residential care unit or boarding house; and

....

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, or 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:

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- (a) Within the front yard, ~~coastal protection yard, riparian yard or lakeside 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,~~ and rear, coastal protection, lakeside or riparian yards:
2m.

Assessment

H1.8. Assessment – restricted discretionary activities

H1.8.1. Matters of discretion

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

(1) for supported residential care accommodating up to 10 people

.....

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

.....

(iii) location and design of parking and access; and

.....

(2) for minor dwellings:

(a) the effects on the landscaped character, landscape qualities and natural features of the zone; and

.....

(3) for buildings that do not comply with Standard H1.6.4 Building height; Standard 1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; and Standard 01.6.7 Building coverage:

.....

(d) the effects on the landscape character, landscape qualities and natural features of the zone;

.....

H1.8.2. Assessment criteria

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

(1) for supported residential care accommodating up to 10 people

.....

(d) location and design of parking and access:

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

.....

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H2.8. Assessment – restricted discretionary activities

H2.8.1 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 up to 10 people

...

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

....

(iii) location and design of parking and access; and

....

H2.8.2 Assessment criteria

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

(1) for supported residential care accommodating up to 10 people

...

(b) location and design of parking and access:

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

.....

Plan Change 16 – Operative Text

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:

....

(iii) location and design of parking and access; and

.....

(2) for buildings that do not comply with Standard H3.6.6 Building height; ...

....

(d) the effects on the ~~rural and coastal~~ suburban built character of the zone;

.....

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:

.....

(c) location and design of parking and access:

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

.....

Plan Change 16 – Operative Text

H4.8. Assessment – restricted discretionary activities

H4.8.1 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....

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

...

(iii) location and design of parking and access; and

....

(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:

....

(iii) location and design of parking and access.

.....

(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:

...

(iii) location and design of parking and access; and

....

(b) for buildings that do not comply with Standard H4.6.4 Building height; ...

....

(d) the effects on the ~~rural and coastal~~ suburban built character of the zone;

....

H4.8.2. 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...

...

(d) location and design of parking and access:

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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....

...

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

...

(iii) location and design of parking and access; and

.....

(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:

...

(iii) location and design of parking and access.

...

(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:

...

(iii) location and design of parking and access; and

.....

(4) for buildings that do not comply with Standard H5.6.4 Building height;

....

(d) the effects on the ~~rural and coastal~~ urban built character of the zone;

....

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H5.8.2. 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....
....

- (d) location and design of parking and access:

.....

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...
....

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

- ...

- (iii) location and design of parking and access; and

- ...

- (2) for dwellings:

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

-

- (iii) location and design of parking and access.

-

- (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:

- ...

- (iii) location and design of parking and access; and

-

- (4) for buildings that do not comply with Standard H6.6.5 Building height; ...

Plan Change 16 – Operative Text

-
(d) the effects on the ~~rural and coastal~~ urban built character of the zone;
....

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.....

...

- (d) location and design of parking and access:

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

....

- (2) for dwellings:

....

- (j) infrastructure and servicing

.....

- (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.

- (3) for integrated residential development:

1.1

1.2

- (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.

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Plan Change 16 – Operative Text

H8. Business – City Centre Zone

H2. ...

H8.6. STANDARDS

H8. ...

H8.6.12. Bonus floor area ratio – light and outlook

Purpose: provide additional floor area where buildings are setback from site boundaries to encourage:

- slender buildings that are not overly bulky in appearance;
- sunlight access to streets, public open space and nearby sites;
- ~~sunlight~~ and outlook around buildings; and
- views through the city centre.

...

- (4) ~~To qualify for the bonus~~ On sites identified as special height area on Map H8.11.3, the building must comply with Standard H8.6.24 below to qualify for the bonus.

...

H8.6.17. Bonus floor area - public open space

...

- (4) ~~Where required by Standard H8.6.26~~ located on a site subject to Map H8.11.6 Verandahs, provide a verandah along the street for the full length of the public open space in accordance with Standard H8.6.26(4) – (7).

H8. ...

H8.6.20. Bonus floor area - works of art

...

- (3) The bonus floor area available is assessed at the following ratio:

...

- (e) (b) for calculating the extra floor area which can be claimed, five per cent will be taken off the total floor area which has resulted from the calculation of the addition of all of the following:

H8. ...

- (iii) areas contained within a building occupied by ~~pedestrian facilities~~ through site links for which consent has been granted; and
- (iv) ~~areas in entrance foyer/lobby or part thereof being a primary means of access to a building which is open to the public, is assessed directly from a public place and has an overhead clearance of not less than 6m.~~ any entrance foyer/lobby or part of it including any void forming an integral part of it. The entrance foyer/lobby must be

Plan Change 16 – Operative Text

publicly accessible, accessed directly from a street or public open space and have an overhead clearance of at least 6m.

...

H8.6.27. Minimum floor to floor height

...

- (2) The ground floor of a new building and alterations and additions that change the floor to floor height must have a minimum finished floor to floor height of 4.5m for a minimum depth of 10m where it adjoins a street or public open space.
- (3) The finished floor to floor height of new buildings above ground floor and any alterations and additions that change the floor to floor height above ground floor must be at least 3.6m where those floors will accommodate non-residential activities.

...

H8.6.28. Wind

Purpose: mitigate the adverse wind effects generated by high-rise buildings.

- (4) A new building and additions to existing buildings that increase the height of any part of the building must not cause:

H8. ...

H8.6.31. Street sightlines

H8. ...

- (5) Buildings or structures must not locate within the sightlines identified in Appendix 9 Business – City Centre Zone sight lines, except as otherwise provided for in Table E26.2.3.1 Activity table in E26 Infrastructure and Standard H8.6.26. Verandahs.

H8.8. ASSESSMENT – RESTRICTED DISCRETIONARY ACTIVITIES

H8.8.1. Matters of discretion

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

...

- (9) infringement of minimum floor to floor height ~~ground floor activities~~, building frontage alignment and height and verandahs standards:

...

Plan Change 16 – Operative Text

H8.8.2 Assessment criteria

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

(10) new buildings and external alterations and additions to buildings not otherwise provided for:

(f) (a) building design and external appearance:

...

Creating a positive frontage

(vi) *[deleted]*

~~whether verandahs are designed to be predominantly transparent to enable pedestrians to view the building façade from under the verandah and from across the street;~~

...

Variation in building form/visual interest

...

(xv) ~~whether blank walls should~~ are avoided on all levels of building frontages to streets and public open spaces;

...

(xixa) the extent to which glazing is provided on street and public open space frontages and the benefits it provides in terms of:

- the attractiveness and pleasantness of the street and public open space and the amenity for people using or passing through that street or space;
- the degree of visibility that it provides between the street and public open space and the building interior; and
- the opportunities for passive surveillance of the street and public open space from the ground floor of buildings.

...

(g) ~~design and scale~~ form and design of buildings adjoining historic heritage places:

(i) buildings adjoining ~~or in close proximity to~~ a scheduled historic heritage place:

(j) ...

(k) (c) design of parking, access and servicing:

(l) ...

(viii) where appropriate, whether a waste management plan is provided and:

- includes details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and

Plan Change 16 – Operative Text

- provides clear management policies to cater for different waste management requirements of the commercial tenancy and residential ~~apartments~~ activities.

(m) ...

(n) (d) design and layout of dwellings, visitor accommodation and boarding houses:

(o) ...

- (p) (ii) the extent to which visitor accommodation and boarding houses are designed to achieve a reasonable standard of internal amenity. Taking into account:

(q) ...

- the provision of larger indoor or outdoor living spaces whether communal or exclusive to the ~~dwelling~~ visitor accommodation and boarding houses is more important for units that are not self-contained.

(r) ...

(iv) whether a waste management plan:

(s) ...

- provides clear management policies to cater for different waste management requirements of the commercial tenancy and residential ~~apartments~~ activities;

(t) ...

(9) infringement of minimum floor to floor height (~~ground floor~~), building frontage alignment and height and verandahs standards:

...

H8.9.2. Restricted discretionary activities

H8.9.2.1 Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application for development seeking to obtain bonus floor space:

...

(6) residential activities:

(a) internal and on-site amenity;

...

Plan Change 16 – Operative Text

H8.9.2.2. Assessment criteria

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

...

(6) residential activities:

(a) internal and on-site amenity:

- (i) the extent to which the residential development provides a high standard of internal amenity and on-site amenity for occupants of the dwelling, residential development.
- (ii) To demonstrate this, and in order for the bonus floor space to be awarded for residential activities, dwelling, residential developments must comply with all of the relevant standards ~~applying to residential development~~ and be consistent with the assessment criteria for residential developments.

In some circumstances it may be appropriate to award the bonus floor space where the development (or part thereof) does not comply with the relevant standards for dwelling. In this instance, the development applicant will need to demonstrate that an equal or better standard of amenity can be achieved when compared with a development that complies with the relevant standards ~~complying development~~.

(7) infringements to bonus floor area standards:

...

H9. Business – Metropolitan Centre Zone

H9.6. STANDARDS

All activities listed as permitted, controlled and restricted discretionary in Table H2.4.1 Activity table must comply with the following standards.

(u) ...

H9.6.1. Building height

Purpose:

- manage the effects of building height;
- ~~allow reasonable sunlight and daylight access~~ manage shadowing effects of building height on to public open space, excluding streets and nearby sites;
- manage visual dominance effects;

H9.6.2 Height in relation to boundary

Purpose:

Plan Change 16 – Operative Text

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

...

H9.6.9. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings.

(11) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

- (v) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H2.6.9.1 and Figure H2.6.9.1 below;

H10. Business – Town Centre Zones

H10.6 STANDARDS

...

H10.6.1. Building height

Purpose:

- manage the effects of building height;
- ~~allow reasonable sunlight and daylight access to public open space, excluding streets and nearby sites;~~ manage shadowing effects of building height on to public open space, excluding streets and nearby sites;
- manage visual dominance effects;

(w) ...

H10.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply

(x) ...

H10.6.9 Wind

Purpose: mitigate the adverse wind effects generated by tall buildings.

Plan Change 16 – Operative Text

(12) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

(y) (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H9.6.9.1 and Figure H9.6.9.1 below;

(z) ...

H11. Business – Local Centre Zone

H11.6. STANDARDS

All permitted and restricted discretionary activities in Table H11.4.1 Activity table must comply with the following standards.

...

H11.6.1. Building height

Purpose:

- manage the effects of building height;
- ~~allow reasonable sunlight and daylight access~~ manage shadowing effects of building height on to public open space, excluding streets and nearby sites;
- manage visual dominance effects;

(aa) ...

H11.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

...

H11.6.7. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings.

(13) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

(bb) (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H11.6.7.1 and Figure H11.6.7.1 below;

Plan Change 16 – Operative Text

H12. Business – Neighbourhood Centre Zone

...

H12.6. STANDARDS

All activities listed as permitted or restricted discretionary activities in Table H12.4.1 Activity table must comply with the following standards

...

H12.6.1. Building height

Purpose:

- manage the effects of building height;
- ~~allow reasonable sunlight and daylight access~~ manage shadowing effects of building height on to public open space, excluding streets and nearby sites;
- manage visual dominance effects;

H12.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply

...

H12.6.7. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings.

(14) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

- (cc) (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H12.6.7.1 and Figure H12.6.7.1 below;

...

H13. Business – Mixed Use Zone

H.13.6 STANDARDS

All permitted and restricted discretionary activities in Table H13.4.1 Activity table must comply with the following standards.

Plan Change 16 – Operative Text

H13.6.1. Building height

Purpose:

- (dd) manage the effects of building height;
- (ee) ~~allow reasonable sunlight and daylight access~~ manage shadowing effects of building height on ~~to~~ public open space, ~~excluding streets, and nearby sites;~~
- (ff) manage visual dominance effects;

H13.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- ~~allow reasonable sunlight and daylight access~~ allow reasonable sunlight and daylight access ~~manage shadowing effects of building height on~~ ~~to~~ public open space ~~excluding streets, and nearby sites~~ and to nearby sites;
- manage visual dominance effects on neighbouring zones where lower height limits apply.

...

H13.6.8. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings.

(1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

(gg) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H13.6.8.1 and Figure H13.6.8.1 below;

(hh) ...

H14 Business – General Business Zone

...

H14.6. STANDARDS

All permitted and restricted discretionary activities in Table H14.4.1 Activity table must comply with the following standards

Plan Change 16 – Operative Text

H14.6.1. Building height

Purpose:

- manage the effects of building height;
- ~~allow reasonable sunlight and daylight access to public open space, excluding streets and nearby sites;~~ manage shadowing effects of building height on to public open space, excluding streets and nearby sites;
- manage visual dominance effects;

H14.6.2 Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

H14.6.6. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings.

(15) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

- (ii) (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H14.6.6.1 and Figure H14.6.6.1 below;

H15. Business – Business Park Zone

H15.6 STANDARDS

All permitted and restricted discretionary activities in Table H15.4.1 Activity table must comply with the following standards.

...

H15.6.1. Building height

Purpose:

- manage the effects of building height;
- ~~allow reasonable sunlight and daylight access to public open space, excluding streets and nearby sites;~~ manage shadowing effects of building height on to public open space, excluding streets and nearby sites;

Plan Change 16 – Operative Text

- manage visual dominance effects; and

...

H15.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

...

H15.6.6. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings.

(16) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

(a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H15.6.6.1 and Figure H15.6.6.1 below;

(jj) ...

H16. Business – Heavy Industry Zone

...

H16.6. STANDARDS

All activities listed as permitted and restricted discretionary in Table H16.4.1 must comply with the following permitted activity standards.

H16.6.1. Building height

Purpose:

- manage the effects of building height including visual dominance; and
- ~~allow reasonable sunlight and daylight access to~~ manage shadowing effects of building height on public open spaces excluding streets, ~~the subject site and nearby sites.~~

H17. Business – Light Industry Zone

...

H17.6 STANDARDS

...

Plan Change 16 – Operative Text

H17.6.1. Building height

Purpose:

- manage the effects of building height including visual dominance; and
- ~~allow reasonable sunlight and daylight access to~~ manage shadowing effects of building height on public open spaces excluding streets, ~~the subject site and nearby sites.~~

...

Plan Change 16 – Operative Text

Chapter J - Definitions

...

A

....

Average floor area

The average of the horizontal areas measured at 1.5m above all floor levels from the external faces of the building, including all voids and the thickness of external and internal walls, except:

~~Includes:~~

- for sites with a gross site area of 2,000m² or less, where the horizontal area at any floor level totals less than 20 per cent of the site area, the horizontal area at that level shall be deemed to be 20 per cent of the site area for the purpose of calculating average floor area; ~~or and~~
- for sites with a gross site area greater than 2,000m², where the horizontal area at any floor level totals less than 400m², the horizontal area at that level shall be deemed to be 400m² for the purpose of calculating average floor area.

Excludes:

- basement space;
- approved ~~pedestrian amenities and facilities~~ through site links and works of art; and
- ~~an entrance lobby/foyer which is a primary means of public access to a building, open to the public and accessed directly from a public open space.~~
- any entrance foyer/lobby or part of it including any void forming an integral part of it, provided that entrance foyer/lobby is publicly accessible, accessed directly from a street or public open space and has an overhead clearance of at least 6m.

...

B

...

Building

Any permanent or temporary structure.

On land for the purposes of district plan provisions, “building” includes the following types of structures listed in Table J1.4.1, only where they meet the qualifying dimensions or standards:

Table J1.4.1: Buildings

Plan Change 16 – Operative Text

Type of structure	<u>Qualifying dimension or standard (for height the rolling height method is to be used)</u>
Decks, steps or terraces	Over 1.5m high <u>in height</u>
Fences or walls	Over 2.5m high-in <u>height</u>
Flagpoles, masts or lighting poles	Over 7m higher than its point of attachment or base support <u>or</u> Has a Cross-sectional dimension does not <u>width at any point exceeding 1.2m</u>
Grandstands, stadia or other structures that provide seating or standing accommodation (whether or not open or covered or enclosed)	Over 1m high-in <u>height</u>
Retaining walls or breastwork	Over 1.5m high <u>in height</u> <u>or</u> ! <u>Located within 1.5m of the boundary of a road or public place</u>
Satellite dishes	Over 1m diameter
Stacks or heaps of materials	Over 2m high. <u>in height and</u> In existence for more than one month
Free-standing signs	Over 1.5m high-in <u>height</u>
Swimming pools, or tanks, including retention tanks, spa pools, swirl pools, plunge pools or hot tubs	<u>Over 1m high in height from ground level, inclusive of the height of any supporting structure or</u> More than 25,000l capacity Supported directly by the ground or supported not more than 1m above the ground
<u>Tanks including retention tanks</u>	<u>Over 1m in height from ground level, inclusive of the height of any supporting structure or</u> <u>More than 25,000l capacity, where any part of the tank is more than 1m above ground level</u>
Structures used as a dwelling, place of work, place of assembly or storage, or that are in a reserve or camping ground	Over 1.5m high In use for more than 32 days in any calendar year

Plan Change 16 – Operative Text

Verandahs, and bridges or other constructions over any public open space	Above ground level
<u>In an Open Space Zone:</u> <u>Bicycle stand/parking structures</u> <u>Board walks</u> <u>Boxing or edging</u> <u>Drinking and water fountains</u> <u>Gates, bollards and chains</u> <u>Rubbish and recycling bins</u> <u>Seating and tables</u> <u>Stairs</u>	<u>Over 1.5m in height from ground level, inclusive of the height of any supporting structure</u>
Type of structure	<u>Qualifying dimension or standard (for height either the average ground level or rolling height method)</u>
<u>Structures used as a dwelling, place of work, place of assembly or storage, or structures that are in a reserve or camping ground</u>	<u>Over 1.5m in height and</u> <u>In use for more than 32 days in any calendar year</u>

and excludes the following types of structures:

- any scaffolding or falsework erected temporarily for construction or maintenance purposes;
- roads, road network structures, manoeuvring areas, parking areas (other than parking buildings) and other paved surfaces;
- any film set, stage or similar structures less than 5m ~~high~~ in height that exist for less than 30 consecutive days; and
- ~~roof mounted chimneys,~~ aerials and water overflow pipes.

In the coastal marine area for the purposes of the regional coastal plan, “building” includes any covered or partially covered permanent or temporary structure, whether or not it is enclosed.

...

F

...

Floor area ratio

Floor area ratio (FAR) is the relationship between ~~building~~ gross floor area and ~~the area of a~~ net site area, and is expressed by the formula:

Plan Change 16 – Operative Text

- floor area ratio = gross floor area/~~net~~ site area.

For the purpose of computing calculating FAR, site area excludes:

~~In calculating floor area ratio, the net site area, excludes~~

~~a) any part of a road and any portion of a site affected by a building line restriction~~

~~b) any part of the a site which is made up of an interest in any airspace above or subsoil below a road, and~~

- ~~includes any part of the site which is a vehicle access way.~~

...

Food and beverage

~~Sites where the primary business is~~ Premises where the primary business is selling food or beverages for immediate consumption on or off site.

Includes:

- restaurants and cafes;
- food halls; and
- take-away food bars.

Excludes:

- retail shops; and
- supermarkets.

This definition is nested within the Commerce nesting table.

...

...

Front boundary

The boundary line on a site which adjoins a road.

Excludes:

- Boundary lines which adjoin motorways or pedestrian access ways, whether or not they are further classed as a road.
- Any boundary on a rear site.

G

...

Gross floor area

(1) For all purposes other than for the calculation of floor area ratio (FAR):

(2) ...

Plan Change 16 – Operative Text

(3) Excludes:

- basement areas used for parking including manoeuvring areas, access aisles and access ramps;
- plant areas within the building, ~~including basement areas;~~
- basement areas for stairs, escalators and elevators essential to the operation of a through site link or servicing a floor used primarily for parking and loading;

...

L

Landscaped area

In relation to any site, means any part of that site ~~being~~ not less than 5m² in area which is grassed and planted in trees, ~~or shrubs,~~ or ground cover plants and may include:

(1) One or more of the features in (a) (b) or (c) where the total land area occupied does not collectively cover more than 25 per cent of the landscaped area:

- (1) (a) ornamental pools; ~~not exceeding 25 per cent coverage of the landscaped area;~~
- (2) (b) areas paved with open jointed slabs, bricks or gobi or similar blocks where the maximum dimension of any one ~~such~~ paver does not exceed 650mm;
- (3) (c) terraces or uncovered timber decks where no part of such terrace or deck exceeds more than 1m in height above the ground immediately below;

~~(4) permeable artificial lawn; or [deleted]~~

~~(5) (d) non-permeable pathways not exceeding 1.5m in width;~~

~~and where the total land area occupied by one or more of the features in (1), (2), (3) and (5) above does not collectively cover more than 25 per cent of the landscaped area.~~

(2) non-permeable pathways not exceeding 1.5m in width;

(2-3) permeable artificial lawn in the residential zones, except:

(a) that permeable artificial lawn must not cover more than 50 per cent of the landscaped area of the front yard;

~~Permeable artificial lawn in the residential zones is not subject to the 25 per cent limit, except that permeable artificial lawn must not cover more than 50 percent of the landscaped area of the front yard.~~

(b) Permeable artificial lawn must meet the following standards:

Plan Change 16 – Operative Text

- be permeable;
- resembles grass in colour including a mix of natural looking green tones;
- have piles that are a minimum 30mm pile height, straight cut (not looped pile), and of a density and form that resembles grass;
- is resistant to ultra violet degradation, weathering and ageing during its normal service life; and
- is recyclable.

(3) Any part of a landscaped area may be situated over an underground structure with adequate soil depth and drainage.

Excludes any area which:

- falls within the definition of building coverage;
- is part of a non-permeable pathway that is greater than 1.5m in width;
- is used for the parking, manoeuvring or loading of motor vehicles.

M

Mean street level

...

The following qualifications apply to ~~sites with more than one frontage and corner sites:~~

(a) For a through site ~~with two frontages~~, the mean street level at each frontage applies for half the distance between those frontages.

(b) For a corner site ~~that has one frontage~~, the mean street level is the average of all points measured at the centre lines of the streets parallel to all street boundaries of the site.

(c) A Where a site with has three or more frontages or more it shall be treated will be as a through site in accordance with subject to (a) and ~~(b)~~ above, between the highest and lowest frontages.

N

...

Net internal floor area

The floor space between the finished surfaces of internal walls between rooms.

Excludes:

Plan Change 16 – Operative Text

- balconies or decks;
- parking; and
- garages; ~~and~~
- ~~required storage space.~~

...

P

...

Pedestrian access way

Has the same meaning as access way in section 315 of the Local Government Act 1974.

Pedestrian circulation space

Pedestrian circulation space ~~applies to~~ is a covered public area within a building which is accessible to the public during trading hours of business and:

- a. contains a minimum horizontal measurement of 5m; and
- b. has a minimum vertical dimension of 2.5m between the finished ceiling and the floor of the pedestrian area, and which is unobstructed and clear of buildings, retail kiosks and retail display cases.

Includes:

- escalators, ramps and stairs within the pedestrian circulation space;
- (4) decorative features such as fountains and planting within the pedestrian circulation space; and
- (5) stages or display areas for free public entertainment associated with any integrated retail development.

Excludes:

- seating areas for food courts/eating area;
- any space leased for retail display or sales purposes; and
- any space for entertainment which is either leased or subject to a charge.

...

Plan Change 16 – Operative Text

S

...

Site

Any area of land which ...

...

See also: entrance strip, rear site, access site, front site, corner site and through site.

...

T

...

Through site

A site, other than a corner site, with two or more road frontages. Refer to

Figure J1.4.8 Site.

...

W

...

Workers' accommodation

A dwelling for people whose duties require them to live onsite. ~~and it, and in~~ the rural zones ~~a dwelling for people who work on the site for the activities set out in Nesting Table J1.3.6. or in the surrounding rural area or surrounding rural area.~~

Includes:

- accommodation for rangers;
- artists in residence;
- farm managers and workers; and
- staff.

H7. Open Space

....

H7.9. Activity table

....

H7.9.1. Activity Table – Open Space Zones

Activity	Activity Status				
	Conservation Zone	Informal Recreation Zone	Sport and Active Recreation Zone	Civic Spaces Zone	Community Zone
...					
Development					
...					
(A51)	<u>Jetties or boat ramps</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>

....

H29. Special Purpose School Zone

....

H29.6. Standards

....

H29.6.2 Building height

- (1) Buildings (excluding floodlights) must not be greater than the height specified in Table H29.6.2.1 Building height unless Standard H29.6.7 applies.

Table H29.6.2.1 Building height

Building location	Maximum building height
<u>Buildings</u> <u>Less</u> than 20m from a boundary with a site in residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), open space zones, or the Future Urban Zone	12m
<u>Buildings</u> <u>Greater</u> than or equal to 20m from a boundary with a site in a residential zone (other than Residential – Terrace Housing and Apartment Buildings Zone) or open space zones, or the Future Urban Zone	16m
Buildings in all other locations	16m

- (2) Floodlights must comply with the following:

Plan Change 16 – Operative Text

- (a) poles must not exceed 16m in height;
- (b) pole diameter shall be no more than 1m at the base of the pole, tapering to no more than 300mm at its maximum height; and
- (c) the pole must be recessive in colour.

.....

H20. Rural – Waitākere Foothills Zone

.....

H20.6. Standards

.....

H20.6.3 Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the rural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunity for reverse sensitivity effects to arise
- the effects on streams to maintain water quality and provide protection from natural hazards.

~~(1) For sites with a net site area of less than 4000m², the minimum depth of front, side and rear yards is 3m.~~

~~(2) For sites with a net site area greater than 4000m², the minimum depth of front, side and rear yards is 10m.~~

~~(3) A building, or parts of a building, must be set back from the relevant boundary by the minimum depth listed in Table H20.6.3.1 Minimum Yard Setback Requirements below.~~

Table H20.6.3.X Minimum Yard Setback Requirements

<u>Yard</u>	<u>Minimum depth</u>
<u>Front, side and rear yards for sites with a net site area of less than 4000m²</u>	<u>3m</u>
<u>Front, side and rear yards for sites with a net site area greater than 4000m²</u>	<u>10m</u>
<u>Riparian yard</u>	<u>20m from the edge of permanent and intermittent streams</u>

.....

H20.6.10 Minor dwellings

The following standards apply to minor dwellings:

- (1) a minor dwelling must ~~not~~ be located on a site with a minimum net site area of 1500m²;

Plan Change 16 – Operative Text

- (2) there must be no more than one minor dwelling per site;
- (3) the minor dwelling must be constructed to have colour reflectivity limited to the following:
- (a) between 0 and 40 per cent for exterior walls; and
 - (b) between 0 and 25 per cent for roofs;

.....

H21. Rural – Waitakere Ranges Zone

...

H21.6.3 Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the rural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunity for reverse sensitivity effects to arise
- the effects on streams, lakes and the coastal edge to maintain water quality and provide protection from natural hazards.

~~(1) The minimum depth of front, side and rear yards is 10m.~~

~~(2) For sites located within Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitākere Ranges Heritage Area Overlay, the minimum depth of front, side and rear yards is 3m.~~

(3) A building that does not comply with Standard H21.6.3(1) is a restricted discretionary activity provided that it has front, side and rear yards of a depth of not less than 3m.

(4) A building with front, side and rear yards of a depth less than 3m is a discretionary activity.

(5) A building, or parts of a building, must be set back from the relevant boundary by the minimum depth listed in Table H21.6.3.1 Minimum Yard Setback Requirements below.

Table H21.6.3.X Minimum Yard Setback Requirements

<u>Yard</u>	<u>Minimum depth</u>
<u>Front, side and rear yards</u>	<u>10m</u>
<u>Front, side and rear yards for sites located within Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitākere Ranges Heritage Area Overlay</u>	<u>3m</u>

Plan Change 16 – Operative Text

<u>Riparian yard</u>	<u>20m from edge of permanent and intermittent streams</u>
<u>Lake yard</u>	<u>30m</u>
<u>Coastal protection yard or as otherwise specified for the site in Appendix 6 Coastal protection yard</u>	<u>50m</u>