

DRAFT – SUBJECT TO ENDORSEMENT

Auckland Unitary Plan - Operative in part

PROPOSED PLAN CHANGE C (PCC)

**Improving consistency of provisions in Chapter H Zones, and Chapter J
Definitions of the Auckland Unitary Plan (Operative in part)**

Public notification: TBC

Close of submissions: TBC

This is a council initiated plan change

Explanatory note – not part of the plan change

The proposed plan change to the Auckland Unitary Plan seeks to address identified technical issues within Chapter H Zones and Chapter J Definitions.

Amendments proposed by this plan change to the Auckland Unitary Plan are underlined for new text and ~~stuckthrough~~ where existing text is proposed to be deleted. The use of Indicates that there is more text, but it is not being changed. These are used when the whole provisions if too long to be included.

All comment bubbles contain cross references to the part of the Section 32 Evaluation report which contains the explanation for the proposed amendment. These are not part of the plan change.

DRAFT – SUBJECT TO ENDORSEMENT

Plan Change Provisions

DRAFT – SUBJECT TO ENDORSEMENT

H2. Residential – Rural and Coastal Settlement Zone

....

H2.6 Standards

.....

H2.6.6. Height in relation to boundary

....

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

Comment [s32 1]: Theme 6

(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.

Comment [s32 2]: Theme 6

(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.

Comment [s32 3]: Theme 5

....

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.

Comment [s32 4]: Theme 1

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 yards to a height sufficient to:

Comment [s32 5]: Theme 3

Comment [s32 6]: Theme 2

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

Comment [s32 7]: Theme 3

(1) Fences or walls or a combination of these structures (whether separate or joined together):

DRAFT – SUBJECT TO ENDORSEMENT

- a) on a side or rear boundary or within a side or rear 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.

Comment [s32 8]: Theme 2 and 3

DRAFT – SUBJECT TO ENDORSEMENT

H3 Single House Zone

.....

H3.6.7 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:

Comment [s32 9]: Theme 6

....

- 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.

Comment [s32 10]: Theme 6

.....

- (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.

Comment [s32 11]: Theme 5

.....

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 or 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

Comment [s32 12]: Theme 3

- (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:

Comment [s32 13]: Theme 3

(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

DRAFT – SUBJECT TO ENDORSEMENT

- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

.....

DRAFT – SUBJECT TO ENDORSEMENT

H4 Mixed Housing Suburban Zone

.....

H4.6.5 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:

Comment [s32 14]: Theme 6

....

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.

Comment [s32 15]: Theme 6

....

(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 H4.6.5(1)~~ applies from the farthest boundary of that legal right of way, entrance strip, ~~or access site~~ or pedestrian access way.

Comment [s32 16]: Theme 5

.....

H4.6.6. Alternative height in relation to boundary

....

(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.

Comment [s32 17]: Theme 6

....

(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.

Comment [s32 18]: Theme 5

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 19]: Theme 10 - Business

....

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

Comment [s32 20]: Theme 10 - Business

(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.

Comment [s32 21]: Theme 10 - Business

(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.

Comment [s32 22]: Theme 8

....

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 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

Comment [s32 23]: Theme 9

....

- (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:

DRAFT – SUBJECT TO ENDORSEMENT

.....

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

Comment [s32 24]: Theme 9

.....

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:

Comment [s32 25]: Theme 3

- 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.

Comment [s32 26]: Theme 3

(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:

Comment [s32 27]: Theme 3

- (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.

.....

DRAFT – SUBJECT TO ENDORSEMENT

H5 Residential Mixed Housing Urban Zone

.....

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 along side 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:

Comment [s32 28]: Theme 6

(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.

Comment [s32 29]: Theme 6

....

- (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.

Comment [s32 30]: Theme 5

....

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:

Comment [s32 31]: Theme 6

....

- 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

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 32]: Theme 6

.....

(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.

Comment [s32 33]: Theme 5

.....

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

(1) Where sites.....

(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:

- 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.

Comment [s32 34]: Theme 7

H5.6.12 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.

Comment [s32 35]: Theme 10 - Business

....

(9) Outlook spaces must:

- (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.

Comment [s32 36]: Theme 10 - Business

DRAFT – SUBJECT TO ENDORSEMENT

- (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.

Comment [s32 37]: Theme 8

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 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

Comment [s32 38]: Theme 9

.....

- (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.

Comment [s32 39]: Theme 9

.....

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
- minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

Comment [s32 40]: Theme 3

- (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:

Comment [s32 41]: Theme 3

DRAFT – SUBJECT TO ENDORSEMENT

- (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.

DRAFT – SUBJECT TO ENDORSEMENT

H6 Residential – Terraced Housing and Apartment Buildings Zone

.....

H6.6.6 Height in relation to boundary

....

- (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~~

Comment [s32 42]: Theme 7

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.

Comment [s32 43]: Theme 6

(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.

Comment [s32 44]: Theme 5

.....

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 Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone; exceeding 2000m².
 - i) that are greater than 2000m²; and

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 45]: Theme 6

.....

(6) Where the boundary forms part of a legal right of way, entrance strip, or access site or pedestrian access way, the control in Standard H6.6.7(2) applies from the farthest boundary of that legal right of way, entrance strip, or access site or pedestrian access way.

Comment [s32 46]: Theme 5

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 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.

Comment [s32 47]: Theme 7

H6.6.13 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.

Comment [s32 48]: Theme 10 - Business

.....

(9) Outlook spaces must:

- (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 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:

Comment [s32 49]: Theme 10 - Business

DRAFT – SUBJECT TO ENDORSEMENT

- 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.

Comment [s32 50]: Theme 8

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

Comment [s32 51]: Theme 9

.....

- (6) 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

Comment [s32 52]: Theme 9

.....

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:

- (a) Within the front yard, coastal protection yard, riparian yard or lakeside yard, either:

Comment [s32 53]: Theme 3

- (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

DRAFT – SUBJECT TO ENDORSEMENT

- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

.....

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 54]: Theme 10

.....

(2) for minor dwellings:

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

Comment [s32 55]: Theme 12

.....

(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;

Comment [s32 56]: Theme 12

.....

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:

Comment [s32 57]: Theme 10

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

.....

DRAFT – SUBJECT TO ENDORSEMENT

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

....

Comment [s32 58]: Theme 10

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

...

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

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

.....

Comment [s32 59]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 60]: Theme 10

.....

(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;

Comment [s32 61]: Theme 12

.....

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:

Comment [s32 62]: Theme 10

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

.....

DRAFT – SUBJECT TO ENDORSEMENT

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
....
- (4) 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;
....

Comment [s32 63]: Theme 10

Comment [s32 64]: Theme 10

Comment [s32 65]: Theme 10

Comment [s32 66]: Theme 12

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:

Comment [s32 67]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 68]: Theme 10

.....

(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.

Comment [s32 69]: Theme 10

...

(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

Comment [s32 70]: Theme 10

.....

(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;

Comment [s32 71]: Theme 12

....

DRAFT – SUBJECT TO ENDORSEMENT

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:

.....

Comment [s32 72]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 73]: Theme 10

...

(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.

Comment [s32 74]: Theme 10

.....

(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

Comment [s32 75]: Theme 10

.....

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

.....

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

Comment [s32 76]: Theme 12

....

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:

Comment [s32 77]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

(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.

Comment [s32 78]: Theme 13

(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.

Comment [s32 79]: Theme 11

(3) for integrated residential development:

....

(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.

Comment [s32 80]: Theme 11

....

DRAFT – SUBJECT TO ENDORSEMENT

H8. Business – City Centre Zone

...

H8.6. STANDARDS

...

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

Comment [s32 81]: Theme 11

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).

Comment [s32 82]: Theme 6

...

H8.6.20. Bonus floor area - **works of art**

Comment [s32 83]: Theme 12

...

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

...

(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:

...

(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~~

DRAFT – SUBJECT TO ENDORSEMENT

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

...

- (5) 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.
- (6) 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.

Comment [s32 84]: Theme 3

...

H8.6.28. Wind

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

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

Comment [s32 85]: Theme 3

...

H8.6.31. Street sightlines

...

- (8) 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.

Comment [s32 86]: Theme 2

H8.6.32. Outlook Space

Comment [s32 87]: Theme 9

Purpose:

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, and units in visitor accommodation and boarding houses, including their outdoor living space, on the same or adjacent sites; and
- ...
- (9) ~~The This standard below applies to new buildings containing dwellings, visitor accommodation and boarding houses, and buildings that are converted to dwellings, visitor accommodation and boarding houses.~~
 - (10) An outlook space must be provided from each face of the building containing windows to principal living areas or bedrooms ~~of any dwelling~~. Where windows to ~~a principal living area or bedroom~~ these rooms are provided from two or more faces of a building, outlook space must be provided to the face with the greatest window area of outlook.

DRAFT – SUBJECT TO ENDORSEMENT

...

(5) The outlook space may be over:

the site on which the building is located, but not towards a side boundary if the building is within 10m of the site frontage (refer Figure H8.6.32.1);

...

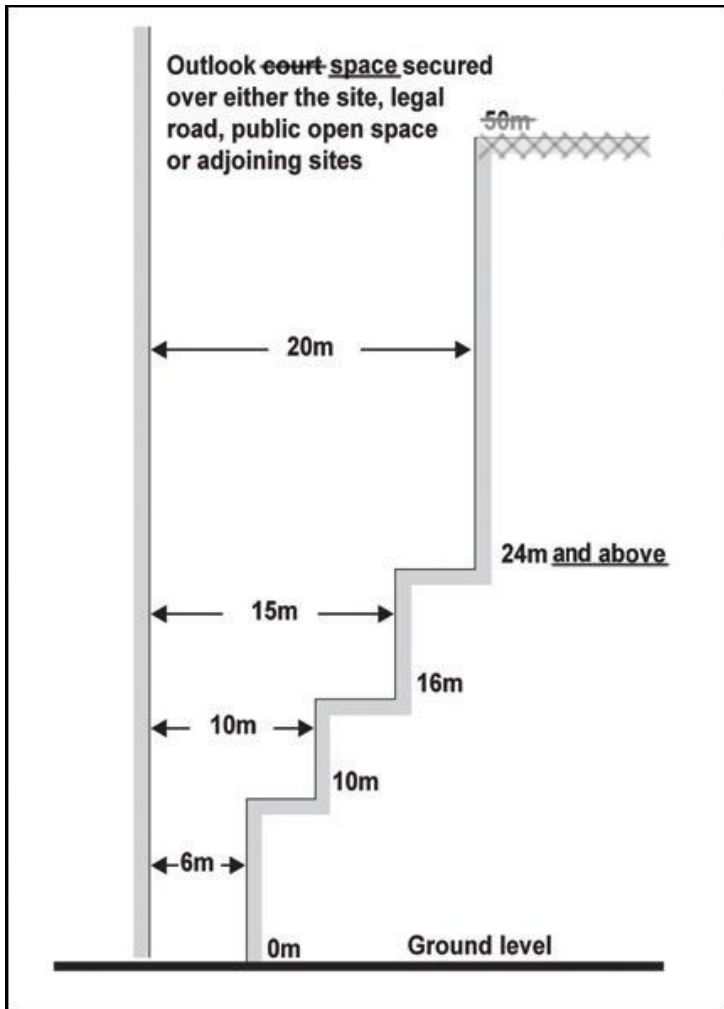
(6) In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure H8.6.32.2 required by Standard H8.6.32(3), the street width is deemed to satisfy the minimum outlook space requirement.

...

Figure H8.6.32.2 Outlook space

[Amend the figure as shown below to remove reference to outlook 'court' and change to outlook 'space']

[Amend the figure as shown below to say 24m and above and remove 50m annotation]



DRAFT – SUBJECT TO ENDORSEMENT

...

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 verandah standards:

Comment [s32 88]: Theme 7

...

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:

- (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;~~

Comment [s32 89]: Theme 8

...

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;

...

- (xix) 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.

Comment [s32 90]: Theme 1

...

DRAFT – SUBJECT TO ENDORSEMENT

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

Comment [s32 91]: Theme 5

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

...

(c) design of parking, access and servicing:

...

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

Comment [s32 92]: Theme 17

...

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

...

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

...

- 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.

Comment [s32 93]: Theme 17

...

(iv) whether a waste management plan:

...

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

Comment [s32 94]: Theme 17

...

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

Comment [s32 95]: Theme 7

...

H8.9.2. Restricted discretionary activities

(5) H8.9.2.1 Matters of discretion

DRAFT – SUBJECT TO ENDORSEMENT

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:

Comment [s32 96]: Theme 4

(c) internal and on-site amenity;

...

(6) H8.9.2.2. Assessment criteria

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

...

(6) residential activities:

Comment [s32 97]: Theme 4

(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 0.4.1 Activity table must comply with the following standards.

....

H9.6.1. Building height

DRAFT – SUBJECT TO ENDORSEMENT

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;

...

Comment [s32 98]: Theme 13

H9.6.2 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.

...

Comment [s32 99]: Theme 13

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:

- (j) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table 0.6.9.1 and Figure 0.6.9.1 below;

...

Comment [s32 100]: Theme 3

H9.6.10 Outlook space

Purpose:

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, and units in an integrated residential development, visitor accommodation and boarding houses, including their outdoor living space, on the same or adjacent sites; and
- encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

(12) ~~The This standard below applies to new buildings containing dwellings, units in an integrated residential development, visitor accommodation and boarding houses, and buildings that are converted to dwellings, units in an integrated residential development, visitor accommodation and boarding houses~~

(13) An outlook space must be provided from each face of the building containing windows to principal living areas or bedrooms ~~of any dwelling~~. Where windows to a

Comment [s32 101]: Theme 9

DRAFT – SUBJECT TO ENDORSEMENT

~~principal living area or bedroom~~ these rooms are provided from two or more faces of a building, outlook space must be provided to the face with the greatest window area of outlook.

...

(5) The outlook space may be over:

(k) the site on which the building is located, but not towards a side boundary ~~if the building is~~ within 10m of the site frontage (refer Figure H9.6.10.1);

...

(6) In the situation where an outlook space is provided over a legal road narrower than the width ~~specified in Figure H9.6.32.2~~ required by Standard H9.6.10(3), the street width is deemed to satisfy the minimum outlook space requirement.

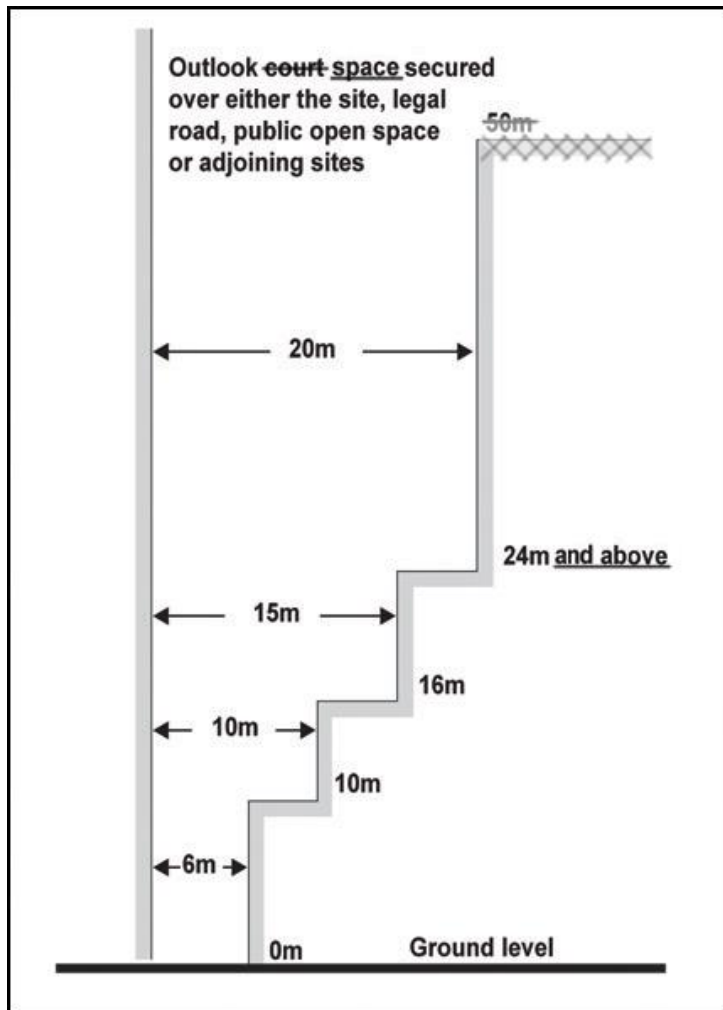
...

Figure H9.6.10.2 Outlook space

[Amend the figure to remove reference to outlook 'court' and change to outlook 'space']

[Amend the figure to say 24m and above and remove 50m annotation]

DRAFT – SUBJECT TO ENDORSEMENT



...

H.10. Business – Town Centre Zone

...

H10.6 STANDARDS

...

H10.6.1. 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;

Comment [s32 102]: Theme 13

DRAFT – SUBJECT TO ENDORSEMENT

- manage visual dominance effects;

...

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

...

H10.6.9 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:

- (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;

...

H10.6.10. Outlook space

...

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

- (l) a principal living room of a dwelling, or unit in an integrated residential development or main living and dining area within a boarding house or ~~supported residential care~~ visitor accommodation must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
- (m) all other habitable rooms of a dwelling, or unit in an integrated residential development or a bedroom within a boarding house or ~~supported residential care~~ unit visitor accommodation must have an outlook space with a minimum dimension of 3m in depth and 3m in width.

...

- (8) Outlook spaces required from different rooms within the same building dwelling or different rooms within the same unit in an integrated residential development, visitor accommodation or boarding house may overlap.

...

- (10) Outlook spaces must:

...

Comment [s32 103]: Theme 13

Comment [s32 104]: Theme 3

Comment [s32 105]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

- (c) not extend over an outlook spaces or outdoor living space required by another dwelling, or unit in an integrated residential development, visitor accommodation or boarding house.

...

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 to public open space, excluding streets and nearby sites;~~ manage shadowing effects of building height on public open space, excluding streets and nearby sites;
- manage visual dominance effects;

...

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.

- (11) 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 H11.6.7.1 and Figure H11.6.7.1 below;

...

H11.6.8 Outlook Space

Comment [s32 106]: Theme 13

Comment [s32 107]: Theme 13

Comment [s32 108]: Theme 3

Comment [s32 109]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

...

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

- (n) a principal living room of a dwelling, or unit in an integrated residential development or main living and dining area within a boarding house or ~~supported residential care~~ visitor accommodation must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
- (o) all other habitable rooms of a dwelling, or unit in an integrated residential development or a bedroom within a boarding house or ~~supported residential care~~ unit visitor accommodation must have an outlook space with a minimum dimension of 3m in depth and 3m in width.

...

(8) Outlook spaces required from different rooms within the same ~~building dwelling or~~ different rooms within the same unit in an integrated residential development, visitor accommodation or boarding house may overlap.

...

(10) Outlook spaces must:

...

- (c) not extend over an outlook spaces or outdoor living space required by another dwelling, or unit in an integrated residential development, visitor accommodation or boarding house.

...

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:

Comment [s32 110]: Theme 13

DRAFT – SUBJECT TO ENDORSEMENT

- 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.

(11) 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 H12.6.7.1 and Figure H12.6.7.1 below;

H12.6.8 Outlook Space

...

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

- (p) a principal living room of a dwelling, or unit in an integrated residential development or main living and dining area within a boarding house or ~~supported residential care~~ visitor accommodation must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
- (q) all other habitable rooms of a dwelling, or unit in an integrated residential development or a bedroom within a boarding house or ~~supported residential care unit~~ visitor accommodation must have an outlook space with a minimum dimension of 3m in depth and 3m in width.

...

(8) Outlook spaces required from different rooms within the same building dwelling or different rooms within the same unit in an integrated residential development, visitor accommodation or boarding house may overlap.

...

(10) Outlook spaces must:

...

- (c) not extend over an outlook spaces or outdoor living space required by another dwelling, or unit in an integrated residential development, visitor accommodation or boarding house.

...

H13. Business – Mixed Use Zone

Comment [s32 111]: Theme 13

Comment [s32 112]: Theme 3

Comment [s32 113]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

H.13.6 STANDARDS

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

...

H13.6.1. 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 visual dominance effects;

...

H13.6.2. 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 nearby sites;~~ manage shadowing effects of building height on to public open space, excluding streets and nearby sites;
- manage visual dominance effects on neighbouring zones where lower height limits apply.

...

H13.6.7. 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:

(r) 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;

...

H13.6.9 Outlook space

...

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

(s) a principal living room of a dwelling, or unit in an integrated residential development or main living and dining area within a boarding house or ~~supported residential care~~ visitor accommodation must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and

Comment [s32 114]: Theme 13

Comment [s32 115]: Theme 13

Comment [s32 116]: Theme 3

Comment [s32 117]: Theme 10

DRAFT – SUBJECT TO ENDORSEMENT

(t) all other habitable rooms of a dwelling, or unit in an integrated residential development or a bedroom within a boarding house or ~~supported residential care unit~~ visitor accommodation must have an outlook space with a minimum dimension of 3m in depth and 3m in width.

...

(8) Outlook spaces required from different rooms within the same ~~building~~ dwelling or different rooms within the same unit in an integrated residential development, visitor accommodation or boarding house may overlap.

...

(10) Outlook spaces must:

...

(c) not extend over an outlook spaces or outdoor living space required by another dwelling, or unit in an integrated residential development, visitor accommodation or boarding house.

...

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

...

H14.6.1. 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;

Comment [s32 118]: Theme 13

...

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

Comment [s32 119]: Theme 13

DRAFT – SUBJECT TO ENDORSEMENT

- 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.

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

Comment [s32 120]: Theme 3

- (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;
- manage visual dominance effects; and

Comment [s32 121]: Theme 13

...

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.

Comment [s32 122]: Theme 13

...

H15.6.6. Wind

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

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

Comment [s32 123]: Theme 3

DRAFT – SUBJECT TO ENDORSEMENT

- (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;

...

H15.6.7 Outlook space

Comment [s32 124]: Theme 10

...

- (3) 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~~ visitor accommodation must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
- (b) all other habitable rooms ~~of a dwelling~~ or a bedroom within visitor accommodation or 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.

...

- (8) Outlook spaces required from different rooms within the same ~~building unit~~ in visitor accommodation or a boarding house may overlap.

...

- (10) Outlook spaces must:

...

- (b) not extend over an outlook spaces or outdoor living space required by another unit in visitor accommodation or a boarding house ~~dwelling~~.

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.~~

Comment [s32 125]: Theme 18

...

H17. Business – Light Industry Zone

...

DRAFT – SUBJECT TO ENDORSEMENT

H17.6 STANDARDS

...

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.~~

...

Comment [s32 126]: Theme 18

DRAFT – SUBJECT TO ENDORSEMENT

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)	Jetties and boat ramps	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>

Comment [s32 127]: Theme 1

....

DRAFT – SUBJECT TO ENDORSEMENT

H29 Special Purpose School Zone

....

H29.6. Standards

....

H29.6.2 Building height

- (1) Buildings must not be greater than the height specified in Table **Error! Reference source not found..1 Building height** unless Standard **Error! Reference source not found.** applies.

Table Error! Reference source not found..1 Building height

Building location	Maximum building height
Buildings (excluding floodlights) Less 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
Buildings (excluding floodlights) Greater 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

Comment [s32 128]: Theme 2

Comment [s32 129]: Theme 2

1.

- (2) Floodlights must comply with the following:
 - (u) poles must not exceed 16m in height;
 - (v) 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
 - (w) the pole must be recessive in colour.

.....

DRAFT – SUBJECT TO ENDORSEMENT

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.

Comment [s32 130]: Theme 3

- (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.

Table H20.6.3.X Minimum yards setback requirement

Yard	Minimum depth
Front, side and rear yards for sites with a net site area of less than 4000m ²	3m
Front, side and rear yards for sites with a net site area greater than 4000m ²	10m
Riparian yard	20m from the edge of permanent and intermittent streams

.....

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;
- (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;

Comment [s32 131]: Theme 4

.....

DRAFT – SUBJECT TO ENDORSEMENT

H2. H21. Rural – Waitakere Ranges Zone

...

H2.1.1. 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.

Comment [s32132]: Theme 3

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

Table H21.6.3.X Minimum yards setback requirement

Yard	Minimum depth
<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>
<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</u> <u>Coastal protection yard</u>	<u>50m</u>

DRAFT – SUBJECT TO ENDORSEMENT

H2.2. 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.

Comment [A133]: Business Theme 14

Comment [A134]: Business Theme 14

Comment [A135]: Definitions Theme 1

DRAFT – SUBJECT TO ENDORSEMENT

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

Type of structure	Qualifying dimension or standard <u>(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 <u>in 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 width at any point exceeding 1.2m
Grandstands, stadia or other structures that provide seating or standing accommodation (whether or not open or covered or enclosed)	Over 1m high <u>in height</u>
Retaining walls or breastwork	Over 1.5m high <u>in height</u> or located within 1.5m of the boundary of a road or public place
Satellite dishes	Over 1m diameter
Stacks or heaps of materials	Over 2m high <u>in height</u> and In existence for more than one month
Free-standing signs	Over 1.5m high <u>in height</u>
Swimming pools, or tanks, including retention tanks, spa pools, swirl pools, plunge pools or hot tubs	Over 1m high <u>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>	Over 1m <u>in height from ground level, inclusive of the height of any supporting structure or</u>

DRAFT – SUBJECT TO ENDORSEMENT

	<u>More than 25,000l capacity, where any part of the tank is 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
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 that are in a reserve or camping ground</u>	<u>Over 1.5m in height and 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.

DRAFT – SUBJECT TO ENDORSEMENT

...

F

...

Floor area ratio

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

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

In calculating floor area ratio, the net site area:

- excludes any part of the 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.

Comment [A136]: Residential Theme 4

...

Food and beverage

Comment [A137]: Definitions Theme 2

~~Sites where the primary business is~~ Premises 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

Comment [A138]: Residential Theme 5

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.

G

...

DRAFT – SUBJECT TO ENDORSEMENT

Gross floor area

Comment [A139]: Definitions Theme 3

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

(2) ...

(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

Comment [A140]: Definitions Theme 4

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) ornamental pools; ~~not exceeding 25 per cent coverage of the landscaped area;~~
- (2) 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) 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) 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.

...

M

Mean street level

Comment [A141]: Business Theme 15

...

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

DRAFT – SUBJECT TO ENDORSEMENT

(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

Comment [A142]: Definitions Theme 5

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

Excludes:

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

Net site area

Comment [A143]: Residential Theme 4

The total area of a site excluding:

- any area subject to a road widening designation;
- any part of an entrance strip;
- any legal right of way; ~~and~~
- any access site; and
- any vehicle access way.

...

P

...

Pedestrian circulation space

Comment [A144]: Business Theme 16

Pedestrian circulation space applies to a covered public area which:

- a. contains a minimum horizontal measurement of 5m; and

DRAFT – SUBJECT TO ENDORSEMENT

- 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.

...

Private way

Comment [A145]: Residential Theme 4

Has the same meaning as s315(1) of the Local Government Act 1974.

...

S

...

Site

Comment [A146]: Definitions Theme 6

Any area of land which ...

...

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

...

T

...

Through site

Comment [A147]: Definitions Theme 6

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

Refer to Figure J1.4.8 Site.

...

DRAFT – SUBJECT TO ENDORSEMENT

V

Vehicle access way

Any land (outside of buildings) used, or intended to be used, for vehicle access and which serves more than one dwelling.

...

W

...

Workers' accommodation

A dwelling for people whose duties require them to live onsite, 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.

Includes:

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

Comment [A148]: Residential: Theme 4

Comment [A149]: Definitions Theme 7