

H1. Residential – Large Lot Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H1.1. Zone description

The Residential – Large Lot Zone provides for large lot residential development on the periphery of urban areas. Large lot development is managed to address one or more of the following factors:

- it is in keeping with the area’s landscape qualities; or
- the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or
- there may be physical limitations to more intensive development such as servicing, topography, ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

To manage existing or potential adverse effects, larger than standard site sizes are required and building coverage and impervious surface areas are restricted.

H1.2. Objectives

- (1) Development maintains and is in keeping with the area’s spacious landscape character, landscape qualities and natural features.
- (2) Development maintains the amenity of adjoining sites.
- (3) Development is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.
- (4) Non-residential activities provide for the community’s social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H1.3. Policies

- (1) Require large minimum site sizes and limit the scale and intensity of development to ensure that:
 - (a) sites are able to accommodate on-site wastewater treatment and disposal;
 - (b) development will be in keeping with any landscape qualities or natural features; and
 - (c) development will not exacerbate any physical limitations such as land instability.
- (2) Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and be in keeping with the spacious landscape character of the area.

- (3) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
- (4) Encourage accommodation to have useable and accessible outdoor living space.
- (5) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (6) Enable non-residential activities that:
 - (a) support the social and economic well-being of the community; and
 - (b) are compatible with the scale and intensity of development anticipated within the zone; and
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

H1.4. Activity table

Table H1.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Large Lot Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H1.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	One dwelling per site	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A4)	Minor dwellings	RD	Standard H1.6.3 Minor dwellings; Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A5)	More than one dwelling per site (other than a minor dwelling in Rule H1.4.1(A4))	D	

(A6)	Home occupations	P	Standard H1.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H1.6.2	D	
(A8)	Integrated Residential Development	D	
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	D	
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	D	
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	RD	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	D	
Commerce			
(A15)	Dairies up to 100m ² gross floor area per site	D	
(A16)	Restaurants and cafe up to 100m ² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A19)	Care centres accommodating greater than 10 people per site	D	

	excluding staff		
(A20)	Community facilities	D	
(A21)	Education facilities	D	
(A22)	Tertiary education facilities	D	
(A23)	Emergency services adjoining an arterial road	D	
(A24)	Healthcare facilities	NC	
(A25)	Veterinary clinics	D	
(A26)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A27)	Marae complex	D	
Development			
(A28)	Demolition of buildings	P	
(A29)	Internal and external alterations to buildings	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A30)	Accessory buildings	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A31)	Additions to an existing dwelling	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A32)	New buildings and additions to buildings		The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate

H1.5. Notification

- (1) Any application for resource consent for an activity listed in Table H1.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H1.6. Standards

H1.6.1. Activities listed in Table H1.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H1.4.1 Activity table must comply with the standards listed in the column in Table H1.4.1 called Standards to be complied with.

H1.6.2. Home occupations

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

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

Minor dwellings

Purpose:

- to provide accommodation that is limited in size and secondary to the principal dwelling on a site; and
- to ensure that sufficient outdoor living space is provided for the minor dwelling; and
- to ensure there is no more than one minor dwelling on each site.

(1) A minor dwelling must not exceed a floor area of 65m² excluding decks and garaging.

(2) A minor dwelling must have an outdoor living space that is:

- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
- (b) at least 1.8m in depth; and
- (c) directly accessible from the minor dwelling.

(3) There must be no more than one minor dwelling per site.

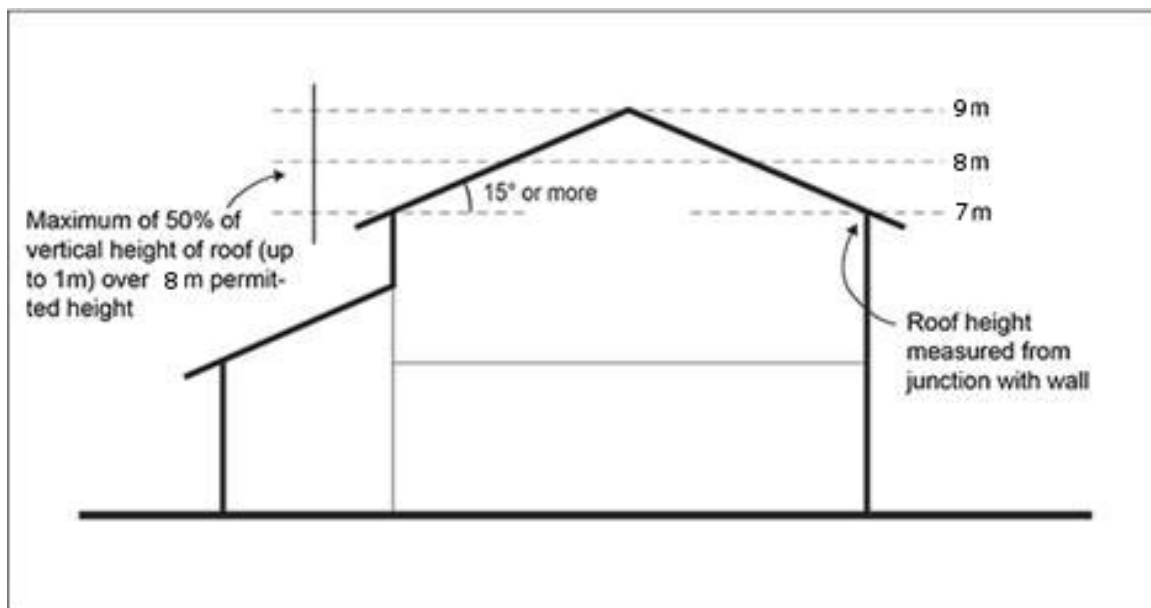
H1.6.3. Building height

Purpose: to manage the height of buildings to:

- maintain and complement the spacious landscape character of predominantly one to two storeys and any landscape qualities and natural features; and
- minimise visual dominance effects; and
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

(1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more. This is shown in Figure H1.6.4.1 Building height in the Residential – Large Lot Zone.

Figure H1.6.4.1 Building height in the Residential – Large Lot Zone



H1.6.4. Yards

Purpose:

- to maintain the spacious landscape character of the zone; and
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H1.6.5.1 Yards below.

Table H1.6.5.1 Yards

Yard	Minimum depth
Front	10m
Side	6m
Rear	6m
Riparian	10m from the edge of permanent and intermittent streams
Lakeside	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

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AKL-000188] ¹

¹ [ENV-2016-AKL-000188: John Robert Lenihan]

H1.6.5. Maximum impervious area

Purpose:

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

(1) The maximum impervious area must not exceed 35 per cent of the site area or 1400m², whichever is the lesser.

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

H1.6.6. Building coverage

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

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

H1.7. Assessment – controlled activities

There are no controlled activities in this zone.

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 per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; and visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors:
 - (a) the effects on wastewater capacity; and
 - (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) design of parking and access; and

- (iv) noise, lighting and hours of operation.
- (2) for minor dwellings:
 - (a) the effects on the landscaped character of the zone; and
 - (b) the effects on wastewater capacity.
- (3) for buildings that do not comply with Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; and Standard H1.6.7 Building coverage:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the landscape character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.

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 per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; and visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors:
 - (a) wastewater capacity:
 - (i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.
 - (b) building intensity, scale, location, form and appearance:
 - (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential

amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

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

(d) design of parking and access:

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

(e) noise, lighting and hours of operation:

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

(2) for minor dwellings:

- (a) refer to Policy H1.3(1);
- (b) refer to Policy H1.3(2); and
- (c) refer to Policy H1.3(4).

(3) for building height:

- (a) refer to Policy H1.3(1);
- (b) refer to Policy H1.3(2); and
- (c) refer to Policy H1.3(3).

(4) for yards:

- (a) refer to Policy H1.3(1);
- (b) refer to Policy H1.3(2); and
- (c) refer to Policy H1.3(3).

(5) for maximum impervious areas:

- (a) refer to Policy H1.3(5).

(6) For building coverage:

- (a) refer to Policy H1.3(1);

(b) refer to Policy H1.3(2); and

(c) refer to Policy H1.3(3).

H1.9. Special information requirements

There are no special information requirements in this zone.

H2. Residential – Rural and Coastal Settlement Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H2.1. Zone description

The Residential – Rural and Coastal Settlement Zone applies to rural and coastal settlements in a variety of environments including high-quality landscape areas and coastal areas. Some settlements rely on on-site wastewater disposal and treatment and water supply, while others are serviced relying on reticulated community wastewater facilities and water supply. Due to factors including servicing, infrastructure and accessibility constraints and, in some cases their sensitive character, growth needs to be managed accordingly.

The zone limits lot sizes and/or development to avoid, remedy or mitigate existing or potential adverse effects on water and land and to maintain rural and coastal character. Non-residential uses of a scale and intensity that serve the local population are provided for.

H2.2. Objectives

- (1) Development maintains and is in keeping with the area’s rural and coastal character, landscape qualities and natural features.
- (2) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (3) Development in rural and coastal settlements is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.
- (4) Non-residential activities provide for the community’s social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H2.3. Policies

- (1) Require minimum site sizes and limit the scale and intensity of development for un-serviced sites to ensure that:
 - (a) sites are able to accommodate on-site wastewater treatment and disposal; and
 - (b) development will be in keeping with any landscape qualities or natural features; and
 - (c) development will not exacerbate any physical limitations such as land instability.
- (2) For serviced sites, the scale and intensity of development, including minimum site sizes, ensures that:
 - (a) development will be in keeping with any landscapes qualities or natural features; and

- (b) development will not exacerbate any physical limitations such as land instability.
- (3) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to immediate neighbours.
- (4) Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and complement the rural and coastal built character of the area.
- (5) Encourage accommodation to have useable and accessible outdoor living space.
- (6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (7) Enable non-residential activities that:
 - (a) support the social and economic well-being of the community; and
 - (b) are in keeping with the scale and intensity of development anticipated within the zone; and
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

H2.4. Activity table

Table H2.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Rural and Coastal Settlement Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H2.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	One dwelling per site	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls

(A4)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	RD	Standard H2.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A5)	Minor dwellings	RD	Standard H2.6.4 Minor dwellings; Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A6)	More than one dwelling per site (other than the conversion of a principal dwelling in Rule H2.4.1(A4) or a minor dwelling in Rule H2.4.1(A5))	NC	
(A7)	Home occupations	P	Standard H2.6.2 Home occupations
(A8)	Home occupations that do not meet Standard H2.6.2	D	
(A9)	Integrated Residential Development	D	
(A10)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A11)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	D	
(A12)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A13)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	D	
(A14)	Visitor accommodation	RD	Standard H2.6.5 Building height;

	accommodating up to 10 people per site inclusive of staff and visitors		Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A15)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	D	
Commerce			
(A16)	Dairies up to 100m ² gross floor area per site	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A17)	Restaurants and cafes up to 100m ² gross floor area per site	D	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A18)	Service stations on arterial roads	D	
Community			
(A19)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A20)	Care centres not provided for above accommodating greater than 10 people per site excluding staff	D	
(A21)	Community facilities	D	
(A22)	Education facilities	D	
(A23)	Tertiary education facilities	D	
(A24)	Emergency services adjoining an arterial road	D	
(A25)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7

			Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A26)	Healthcare facilities greater than 200m ² gross floor area per site	NC	
(A27)	Veterinary clinics	D	
Rural			
(A28)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A29)	Marae complex	D	
Development			
(A30)	Demolition of buildings	P	
(A31)	Internal and external alterations to buildings	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A32)	Accessory buildings	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage
(A33)	Additions to an existing dwelling	P	Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; Standard H2.6.10 Side and rear fences and walls
(A34)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	

H2.5. Notification

- (1) Any application for resource consent for an activity listed in Table H2.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H2.6. Standards

H2.6.1. Activities listed in Table H2.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H2.4.1 Activity table must comply with the standards listed in the column in Table H2.4.1 Activity table called Standards to be complied with.

H2.6.2. Home occupations

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

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or

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

H2.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

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

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

H2.6.4. Minor dwellings

Purpose:

- to provide accommodation that is limited in size and secondary to the principal dwelling on a site; and
- to ensure that sufficient outdoor living space is provided for the minor dwelling; and
- to ensure there is no more than one minor dwelling on each site.

(1) A minor dwelling must not exceed a floor area of 65m² excluding decks and garaging.

(2) A minor dwelling must have an outdoor living space that is:

- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
- (b) least 1.8m in depth; and
- (c) directly accessible from the minor dwelling.

(3) There must be no more than one minor dwelling per site.

H2.6.5. Building height

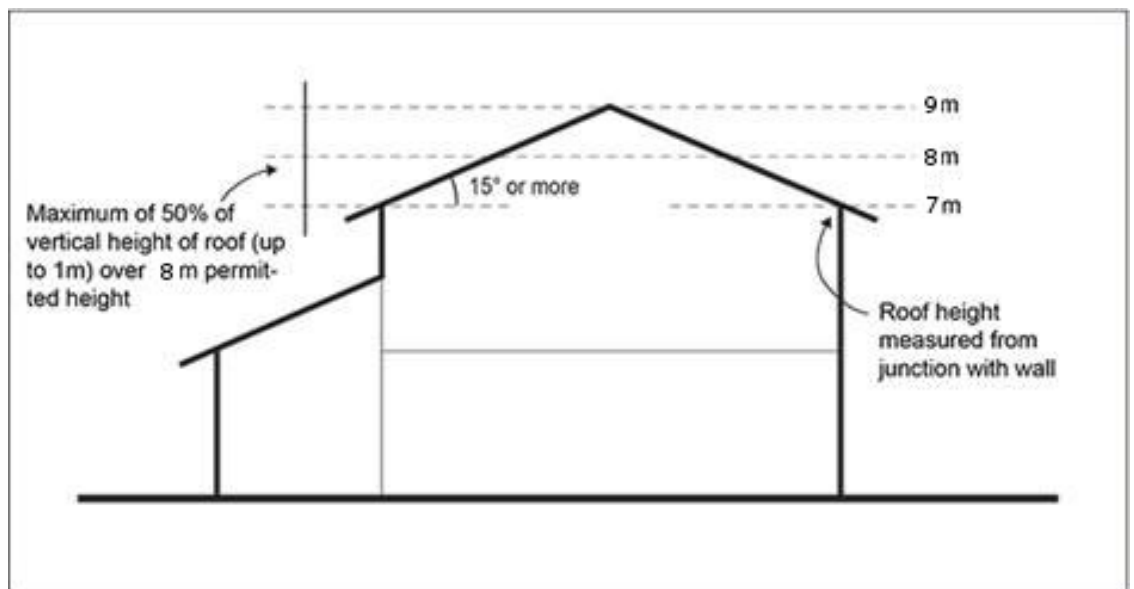
Purpose: to manage the height of buildings to:

- maintain and complement the rural and coastal built character of predominantly one to two storeys and any landscape qualities and natural features; and
- minimise visual dominance effects; and

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

(1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H2.6.5.1 Building height in the Residential – Rural and Coastal Settlement Zone below.

Figure H2.6.5.1 Building height in the Residential – Rural and Coastal Settlement Zone

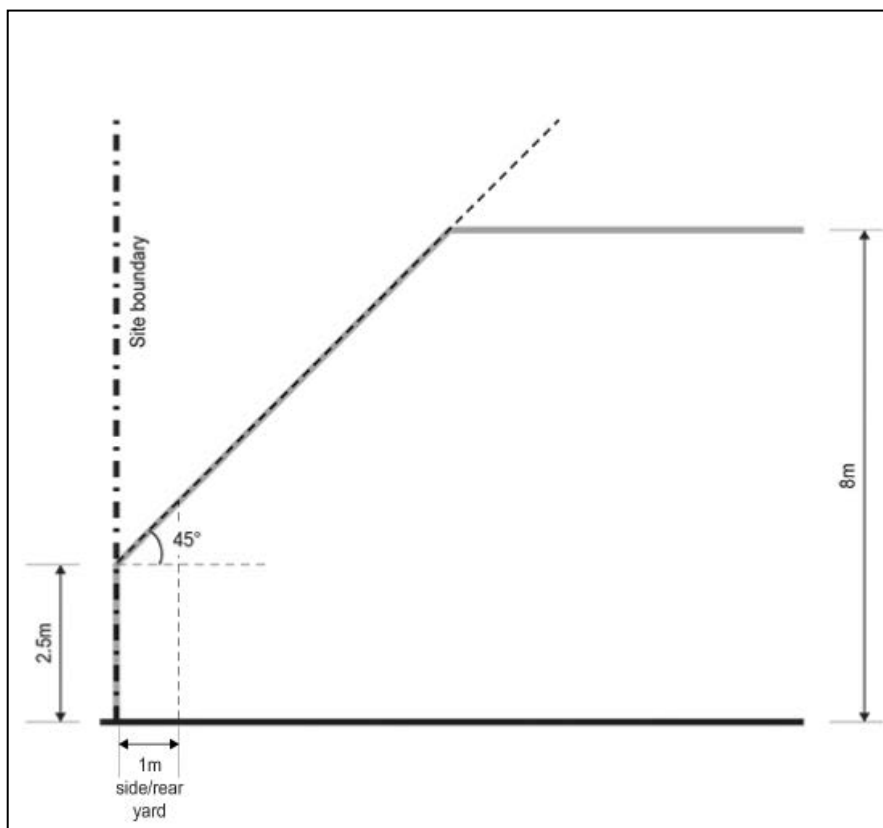


H2.6.6. Height in relation to boundary

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

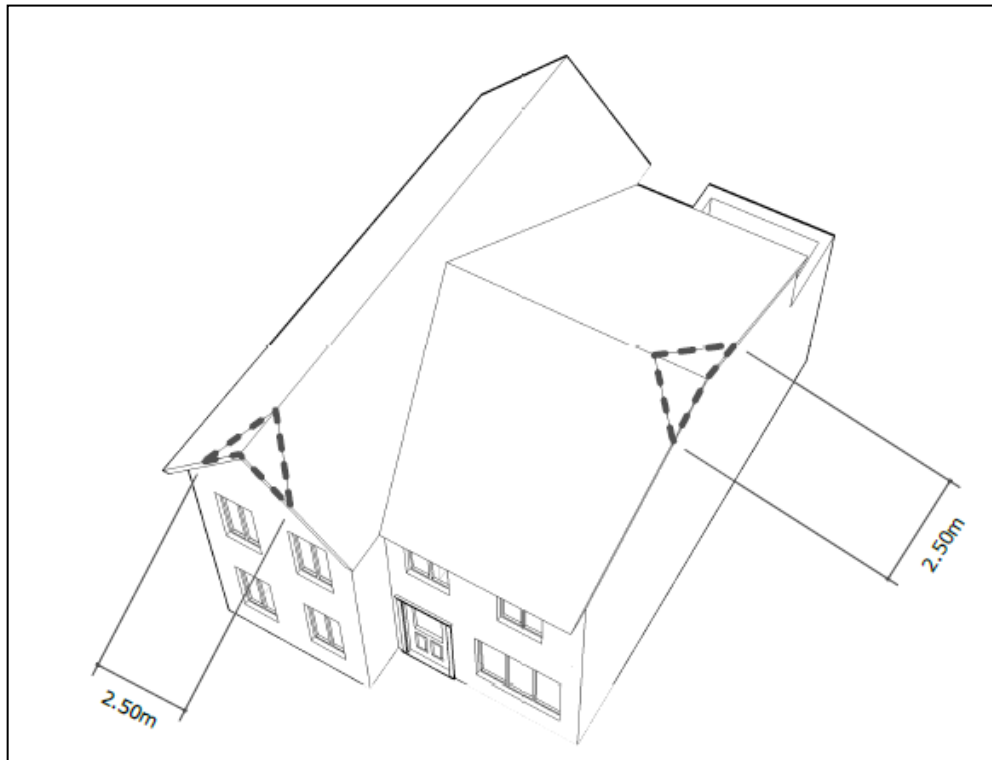
(1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H2.6.6.1 Height in relation to boundary below.

Figure H2.6.6.1 Height in relation to boundary



- (2) Standard H2.6.6(1) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (3) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (4) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H2.6.6.2 Exceptions for gable ends and dormers below.

Figure H2.6.6.2 Exceptions for gable ends and dormers



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

H2.6.7. Yards

Purpose:

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

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H2.6.7.1 Yards below.

Table H2.6.7.1 Yards

Yard	Minimum depth
Front	5m
Side	1m
Rear	1m

Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	20m, or as otherwise specified in Appendix 6 Coastal protection yard

H2.6.8. Maximum impervious area

Purpose:

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

(1) The maximum impervious area must not exceed 35 per cent of site area or 1400m², whichever is the lesser.

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

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 200m², whichever is the lesser.

H2.6.10. Side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a side or rear boundary or within a side or rear yard to a height sufficient to:

- provide privacy; and
- minimise visual dominance effects to immediate neighbours and the street.

(1) Fences or walls or a combination of these structures (whether separate or joined together) on a side or rear boundary or within a side or rear yard must not exceed a height of 2m above ground level.

H2.7. Assessment – controlled activities

There are no controlled activities in this section.

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 per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:
 - (a) the effects on wastewater capacity; and
 - (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) design of parking and access; and
 - (iv) noise, lighting and hours of operation.
- (2) for minor dwellings:
 - (a) the effects on the rural and coastal character of the zone; and
 - (b) the effects on wastewater capacity.
- (3) for the conversion of a primary dwelling existing as at 30 September 2013 into a maximum of two dwellings:
 - (a) the effects on wastewater capacity.
- (4) for buildings that do not comply with Standard H2.6.5 Building height; Standard H2.6.6 Height in relation to boundary; Standard H2.6.7 Yards; Standard H2.6.8 Maximum impervious areas; Standard H2.6.9 Building coverage; and Standard H2.6.10 Side and rear fences and walls:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the rural and coastal character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;

- (h) any other matters specifically listed for the standard; and
- (i) where more than one standard will be infringed, the effects of all infringements.

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 per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:

- (a) wastewater capacity:

- (i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.

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

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

- (c) traffic:

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

- (d) design of parking and access:

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

- (e) noise, lighting and hours of operation:

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

- (2) for minor dwellings:

- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(5).
- (1) for the conversion of a primary dwelling existing as at 30 September 2013 into a maximum of two dwellings:
- (a) refer to Policy H2.3(1); and
 - (b) refer to Policy H2.3(2).
- (2) for building height:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(4).
- (3) for height in relation to boundary:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(4).
- (4) for yards:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and
 - (d) refer to Policy H2.3(4).
- (5) for maximum impervious areas:
- (e) refer to Policy H2.3(6).
- (6) for building coverage:
- (a) refer to Policy H2.3(1);
 - (b) refer to Policy H2.3(2);
 - (c) refer to Policy H2.3(3); and

(d) refer to Policy H2.3(4).

(7) for side and rear fences and walls:

(a) refer to Policy H2.3(1);

(b) refer to Policy H2.3(2);

(c) refer to Policy H2.3(3); and

(d) refer to Policy H2.3(4).

H2.9. Special information requirements

There are no special information requirements in this zone.

H3. Residential – Single House Zone

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated] – Addition sought

[ENV-2016-AKL-000243: K Vernon] – Addition sought

[CIV-2016-404-002333: Franco Belgioro-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[CIV-2016-404-002328: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated] – Addition sought

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[CIV-2016-404-002326: Character Coalition Incorporated and Auckland 2040 Incorporated] – Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[ENV-2016-AKL-000236: Housing New Zealand Corporation] – Addition sought

H3.1. Zone description

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

To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.

H3.2. Objectives

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

H3.3. Policies

- (1) Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.
- (2) Require development to:

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

H3.4. Activity table

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

Table H3.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	

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

[ENV-2016-AKL-000230]¹

[ENV-2016-AKL-000236]²

[ENV-2016-AKL-000243]³

¹ [ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

² [ENV-2016-AKL-000236: Housing New Zealand Corporation] – Addition sought

³ [ENV-2016-AKL-000243: K Vernon]

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

(A20)	Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H3.6.5	D	
Community			
(A21)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; and Standard H3.6.12 Front, side and rear fences and walls
(A22)	Care centres accommodating greater than 10 people per site excluding staff	D	
(A23)	Community facilities	D	
(A24)	Education facilities	D	
(A25)	Tertiary education facilities	D	
(A26)	Emergency services adjoining an arterial road	D	
(A27)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; and Standard H3.6.12 Front, side and rear fences and walls
(A28)	Healthcare facilities greater than 200m ² gross floor area per site	NC	
(A29)	Veterinary clinics	D	
Rural			
(A30)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A31)	Marae complex	D	
Development			
(A32)	Demolition of buildings	P	
(A33)	Internal and external alterations to buildings	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation

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

H3.5. Notification

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000243: K Vernon]

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) A integrated residential development which complies with all of the standards listed in Table H3.4.1 Activity table; or
 - (b) development which does not comply with H3.6.12 (1a) Front, side and rear fences and walls
- (2) Any application for resource consent for an activity listed in Table H3.4.1 Activity table and which is not listed in H3.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H3.6. Standards

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

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

H3.6.2. Home occupations

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

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or

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

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

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

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

H3.6.4. Minor dwellings

Purpose:

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

H3.6.5. Offices within the Centre Fringe Office Control as identified on the planning maps

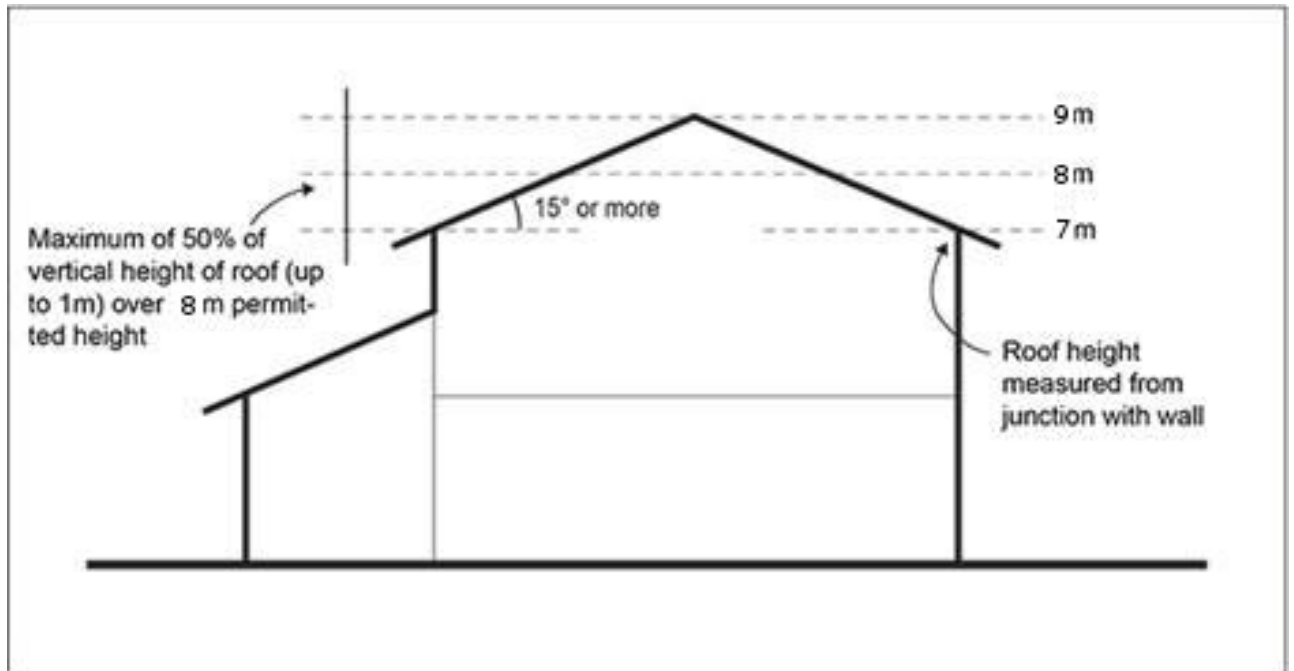
- (1) Offices must be located in existing buildings.

H3.6.6. Building height

Purpose: to manage the height of buildings to:

- Achieve the planned suburban built character of predominantly one to two storeys;
 - minimise visual dominance effects;
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H3.6.6.1 Building height in the Residential – Single House Zone below.

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

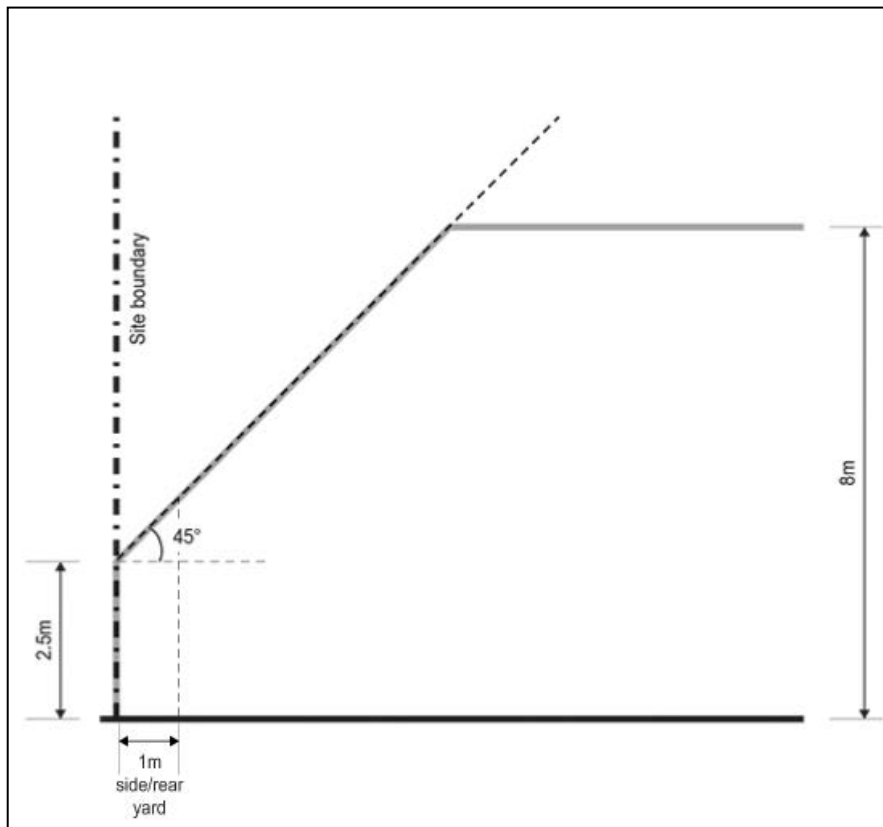


H3.6.7. Height in relation to boundary

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

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

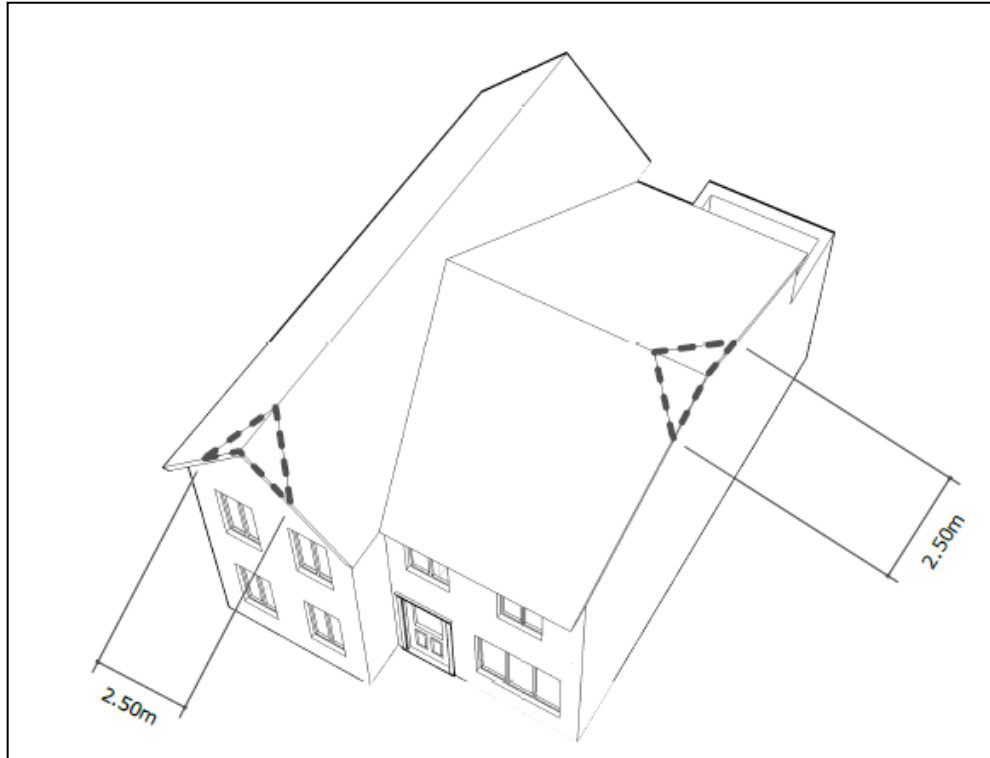
Figure H3.6.7.1 Height in relation to boundary



- (2) Standard H3.6.7(1) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business - Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone.
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space - Community Zone exceeding 2000m².
- (3) Standard H3.6.7(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m² in area and no greater than 1m in height; and

- (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H3.6.7.2 Exceptions for gable ends and dormers below .

Figure H3.6.7.2: Exceptions for gable ends and dormers



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

H3.6.8. Yards

Purpose:

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

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H3.6.8.1 Yards below.

Table H3.6.8.1 Yards

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

- (2) Standard H3.8.6(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H3.6.9. Maximum impervious area

Purpose:

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

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

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

H3.6.10. Building coverage

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

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

H3.6.11. Landscaped area

Purpose:

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

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.
- (2) At least 50 per cent of the area of the front yard must comprise landscaped area.

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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

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

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

(a) Within the front yard, either:

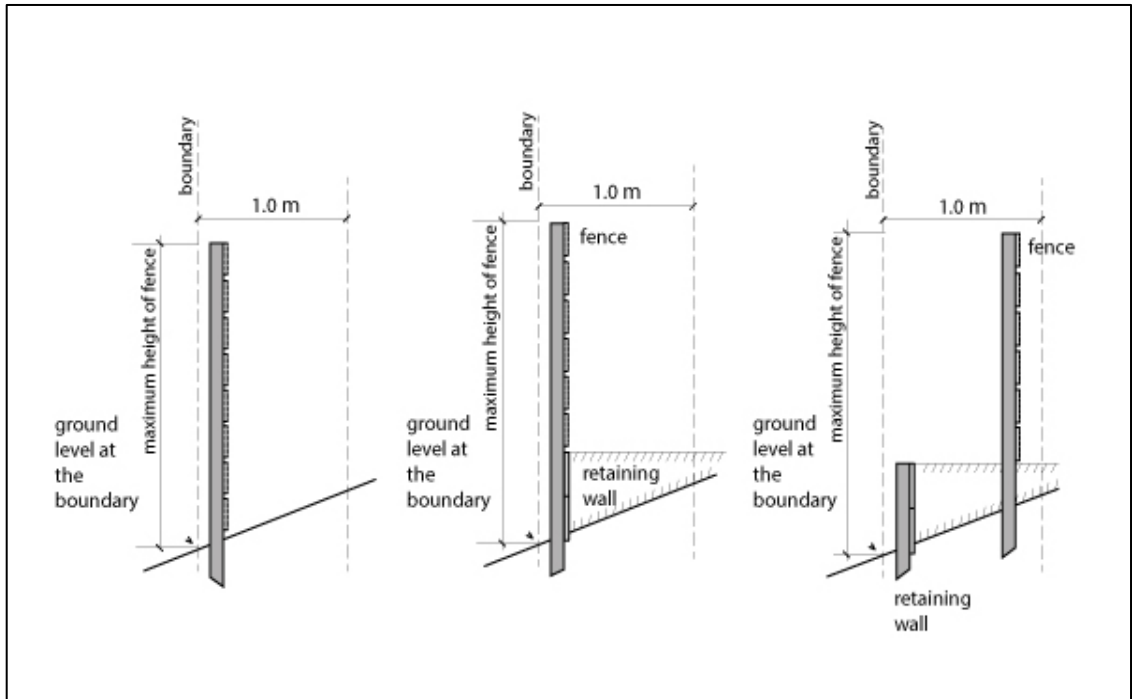
- (i) 1.2m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open.

(b) Within the side and rear yards: 2m.

[ENV-2016-AKL-000243: K Vernon]

[ENV-2016-AKL-000236: Housing New Zealand Corporation]

Figure H.3.6.12.1 Measurement of fence height



H3.7. Assessment – controlled activities

There are no controlled activities in this zone.

H3.8. Assessment – restricted discretionary activities

H3.8.1. Matters of discretion

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated] – Addition sought

[ENV-2016-AKL-000236: Housing New Zealand Corporation] – Addition sought

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

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

H3.8.2. Assessment criteria

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated] – Addition sought

[ENV-2016-AKL-000236: Housing New Zealand Corporation] – Addition sought

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

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

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

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

(b) traffic:

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

(c) design of parking and access:

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

(d) noise, lighting and hours of operation:

(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries; and
- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for building height:

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

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

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

(3) for height in relation to boundary:

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

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

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

(4) for yards:

- (a) refer to Policy H3.3(1);
 - (b) refer to Policy H3.3(2);
 - (c) refer to Policy H3.3(4); and
 - (d) refer to Policy H3.3(5).
- (5) for maximum impervious areas:
- (a) refer to Policy H3.3(6).
- (6) for building coverage:
- (a) refer to Policy H3.3(1);
 - (b) refer to Policy H3.3(2); and
 - (c) refer to Policy H3.3(4).
- (7) for landscaped area:
- (a) refer to Policy H3.3(1);
 - (b) refer to Policy H3.3(2); and
 - (c) refer to Policy H3.3(4).
- (8) for front, side and rear fences and walls:
- (a) refer to Policy H3.3(1);
 - (b) refer to Policy H3.3(2);
 - (c) refer to Policy H3.3(3); and
 - (d) refer to Policy H3.3(4).

H3.9. Special information requirements

There are no special information requirements in this zone.

H4. Residential – Mixed Housing Suburban Zone

[CIV-2016-404-002308: The Auckland Presbyterian Hospital Trustees Inc] – Addition sought

[CIV-2016-404-002313: Arena Living Limited] – Addition sought

[CIV-2016-404-002333: Franco Belgiorno-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[CIV-2016-404-002326: Character Coalition Incorporated and Auckland 2040 Incorporated]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[ENV-2016-AKL-000197: Robert Adams] – Addition sought

[ENV-2016-AKL-000235: Mahi Properties Limited] – Addition sought

[ENV-2016-AKL-000243: K Vernon] – Addition sought

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H4.1. Zone description

The Residential – Mixed Housing Suburban Zone is the most widespread residential zone covering many established suburbs and some greenfields areas. Much of the existing development in the zone is characterised by one or two storey, mainly stand-alone buildings, set back from site boundaries with landscaped gardens.

The zone enables intensification, while retaining a suburban built character.

Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice. The height of permitted buildings is the main difference between this zone and the Residential – Mixed Housing Urban Zone which generally provides for three storey predominately attached dwellings.

[ENV-2016-AKL-000197]¹

[ENV-2016-AKL-000230]²

[ENV-2016-AKL-000236]³

[ENV-2016-AKL-000242]⁴

Up to two dwellings are permitted as of right subject to compliance with the standards.

This is to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site.

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

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

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

H4.2. Objectives

- (1) Housing capacity, intensity and choice in the zone is increased.
- (2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).

[ENV-2016-AKL-000197: Robert Adams]¹

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]²

[ENV-2016-AKL-000236: Housing New Zealand Corporation]³

[ENV-2016-AKL-000242: Ron and Hannah Dunlop Family Trusts]⁴

- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H4.3. Policies

- (1) Enable a variety of housing types including integrated residential development such as retirement villages.
- (2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:
 - (a) limiting the height, bulk and form of development;
 - (b) managing the design and appearance of multiple-unit residential development; and
 - (c) requiring sufficient setbacks and landscaped areas.

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
- (5) Require accommodation to be designed to:
 - (a) provide privacy and outlook; and
 - (b) be functional, have access to daylight and sunlight and provide the amenities necessary to meet the day-to-day needs of residents.
- (6) Encourage accommodation to have useable and accessible outdoor living space.
- (7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (8) Enable more efficient use of larger sites by providing for integrated residential development.

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

(9) Provide for non-residential activities that:

- (a) support the social and economic well-being of the community;
- (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
- (c) avoid, remedy or mitigate adverse effects on residential amenity; and
- (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.

H4.4. Activity table

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

Table H4.4.1 Activity table

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

[ENV-2016-AKL-000197]¹

[ENV-2016-AKL-000230]²

[ENV-2016-AKL-000236]³

[ENV-2016-AKL-000242]⁴

[ENV-2016-AKL-000197: Robert Adams]¹

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]²

[ENV-2016-AKL-000236: Housing New Zealand Corporation]³

[ENV-2016-AKL-000242: Ron and Hannah Dunlop Family Trusts]⁴

(A7)	Home occupations that do not meet Standard H4.6.2	D	
(A8)	Integrated Residential Development	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A14)	Visitor accommodation accommodating	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to

	greater than 10 people per site inclusive of staff and visitors		boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
Commerce			
(A15)	Dairies up to 100m ² gross floor area per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; and Standard H4.6.14 Front, side and rear fences and walls
(A16)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A20)	Community facilities	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A21)	Education facilities	D	
(A22)	Tertiary education facilities	D	
(A23)	Emergency services adjoining an arterial	D	

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

			H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size
[ENV-2016-AKL-000230] ² [ENV-2016-AKL-000235] ⁶	(A33)	Development which does not comply with H4.6.5 Height in relation to boundary	RD Standard H4.6.6 Alternative height in relation to boundary
	(A34)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate

H4.5. Notification

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

[ENV-2016-AKL-000197]¹
[ENV-2016-AKL-000230]²

(a) three or more dwellings per site that comply with all of the standards listed in Table H4.4.1 Activity table

(b) an integrated residential development that complies with all of the standards listed in Table H4.4.1 Activity table;

[ENV-2016-AKL-000230]²
[ENV-2016-AKL-000243]⁵

(c) development which does not comply with Standard H4.6.5 Height in relation to boundary, but complies with Standard H4.6.6 Alternative height in relation to boundary.

(d) development which does not comply with H4.6.14 (1a) Front, side and rear fences and walls; or

(e) development which does not comply with Standard H4.6.15 Minimum dwelling size.

(2) Any application for resource consent for an activity listed in Table H4.4.1 Activity table and which is not listed in H4.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

[ENV-2016-AKL-000197: Robert Adams]¹

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]²

[ENV-2016-AKL-000236: Housing New Zealand Corporation]³

[ENV-2016-AKL-000242: Ron and Hannah Dunlop Family Trusts]⁴

[ENV-2016-AKL-000243: K Vernon]⁵

[ENV-2016-AKL-000235: Mahi Properties Limited]⁶

H4.6. Standards

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

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

H4.6.2. Home occupations

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

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

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

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

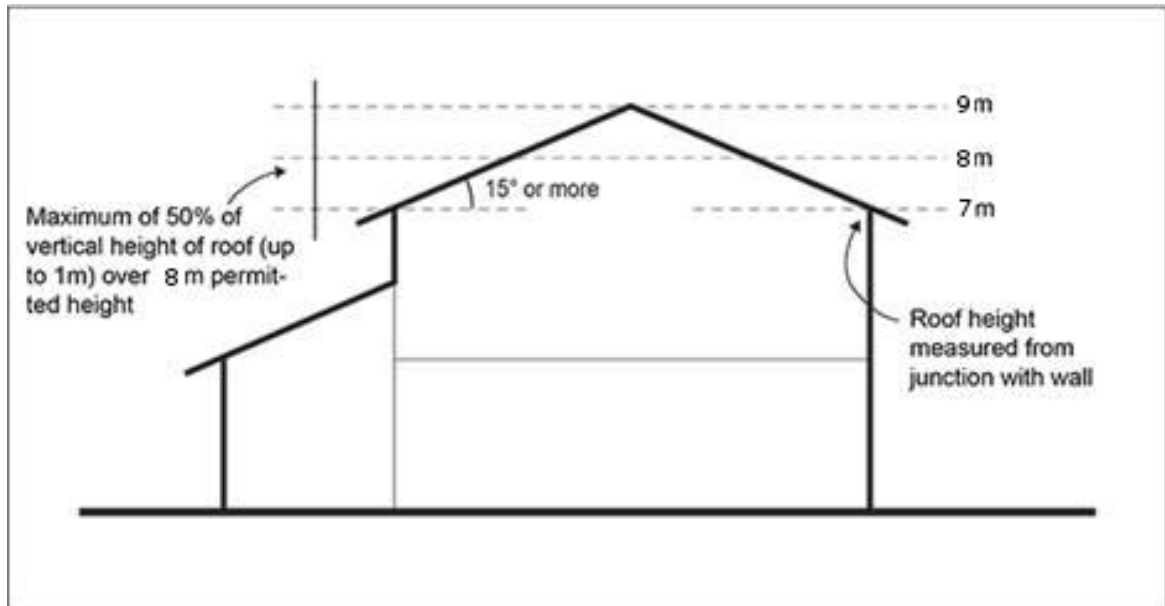
- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least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

H4.6.4. Building height

Purpose: to manage the height of buildings to:

- achieve the planned suburban built character of predominantly one to two storeys;
 - minimise visual dominance effects;
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone below.

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

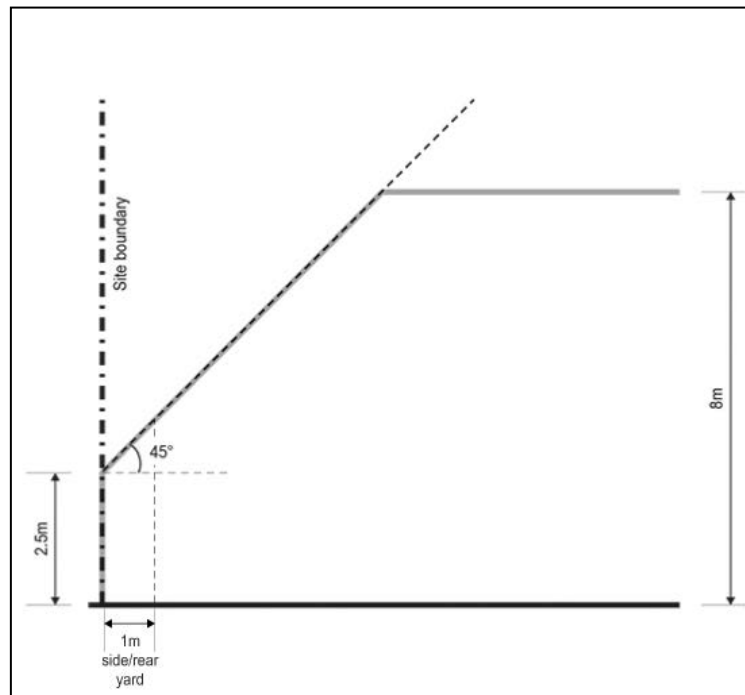


H4.6.5. Height in relation to boundary

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

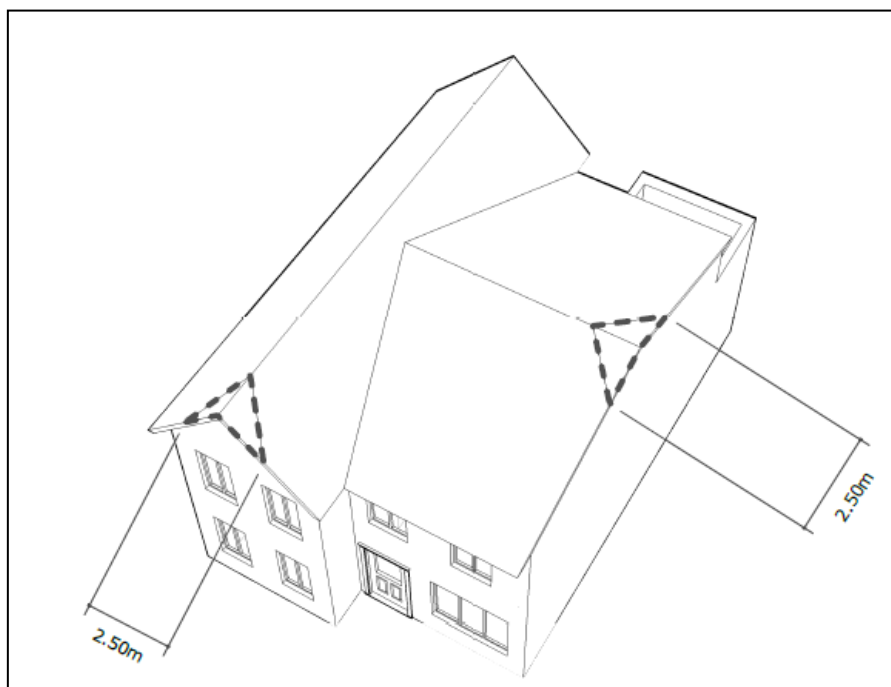
- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H4.6.5.1 Height in relation to boundary below.

Figure H4.6.5.1 Height in relation to boundary



- (2) Standard H4.6.5(1) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (3) Standard H4.6.5(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (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 as shown in Figure H4.6.5.2 Exceptions for gable ends and dormers below.

Figure H4.6.5.2 Exceptions for gable ends and dormers



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

H4.6.6. Alternative height in relation to boundary

[ENV-2016-AKL-000235: Mahi Properties Limited] – Addition sought

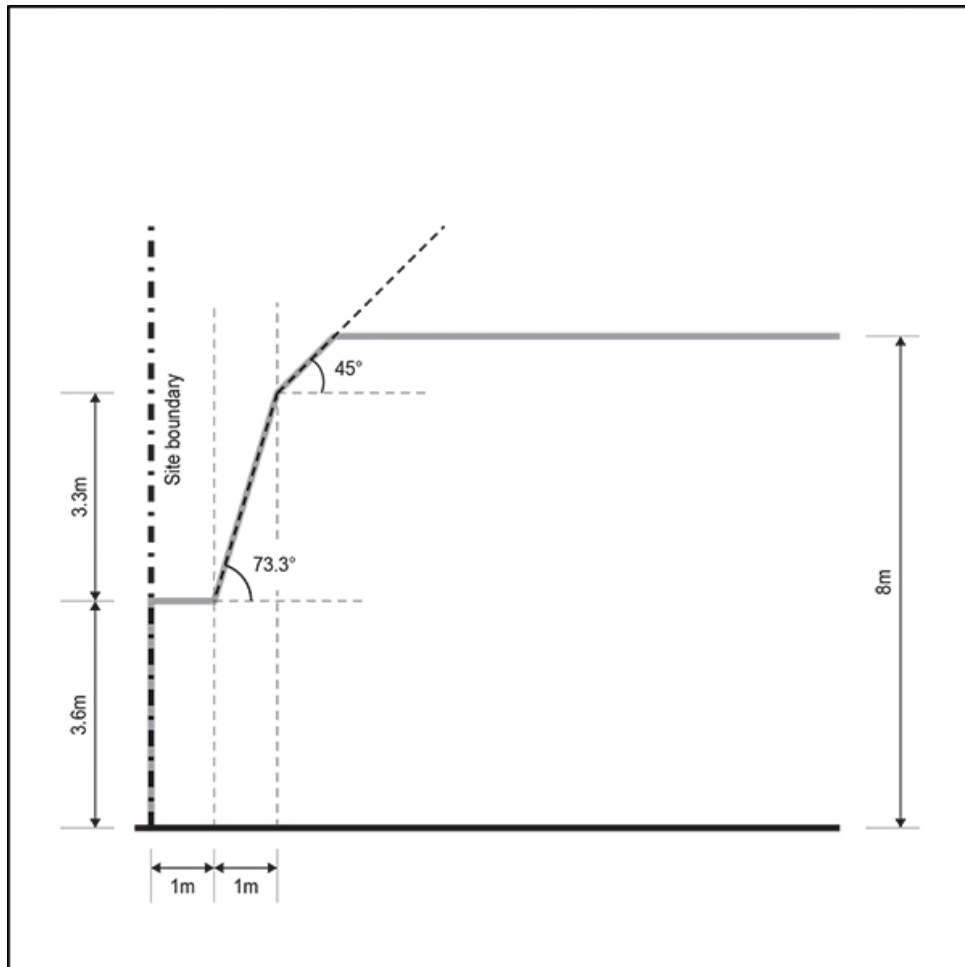
[ENV-2016-AKL-000235: Mahi Properties Limited]

Purpose: to enable the efficient use of the site by providing design flexibility at the first floor of a dwelling close to the street frontage, while maintaining a reasonable level of sunlight access and minimising visual dominance effects to immediate neighbours.

- (1) This standard is an alternative to the permitted Standard H4.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.
- (2) Buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back one metre and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then one metre for every additional metre in height (45 degrees) as shown in Figure H4.6.6.1 Alternative height in relation to boundary below.

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

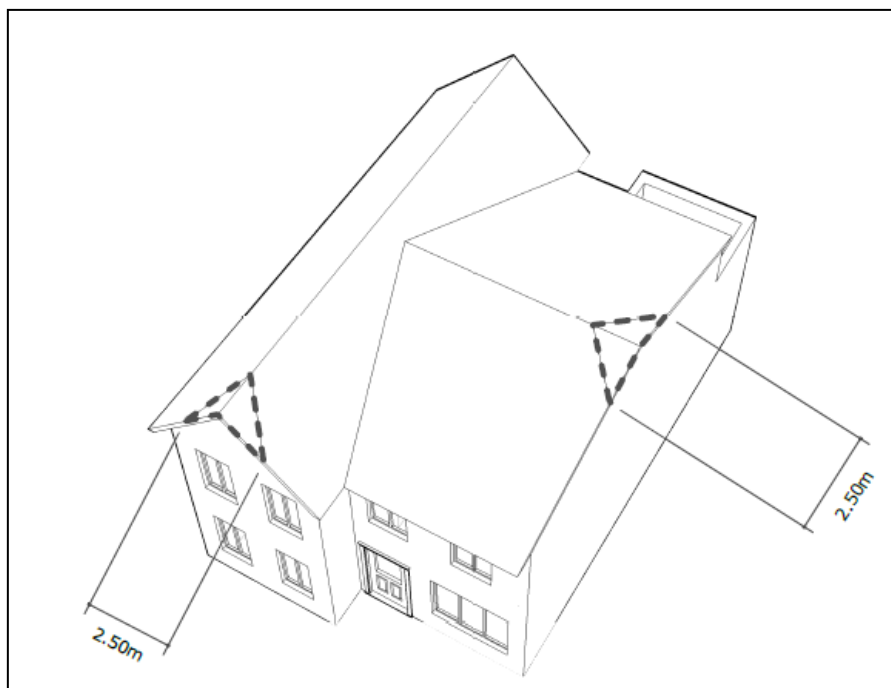
Figure H4.6.6.1 Alternative height in relation to boundary



- (3) Standard H4.6.6(2) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (4) Standard H4.6.6(2) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site.

- (6) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m^2 in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.6.2 Exceptions for gable ends and dormers below.

Figure H4.6.6.2 Exceptions for gable ends and dormers



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

H4.6.7. Yards

Purpose:

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

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

Table H4.6.7.1 Yards

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

- (2) Standard H4.6.7(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H4.6.8. Maximum impervious area

Purpose:

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

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

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

H4.6.9. Building coverage

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

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

H4.6.10. Landscaped area

Purpose:

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

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.
- (2) At least 50 per cent of the area of the front yard must comprise landscaped area.

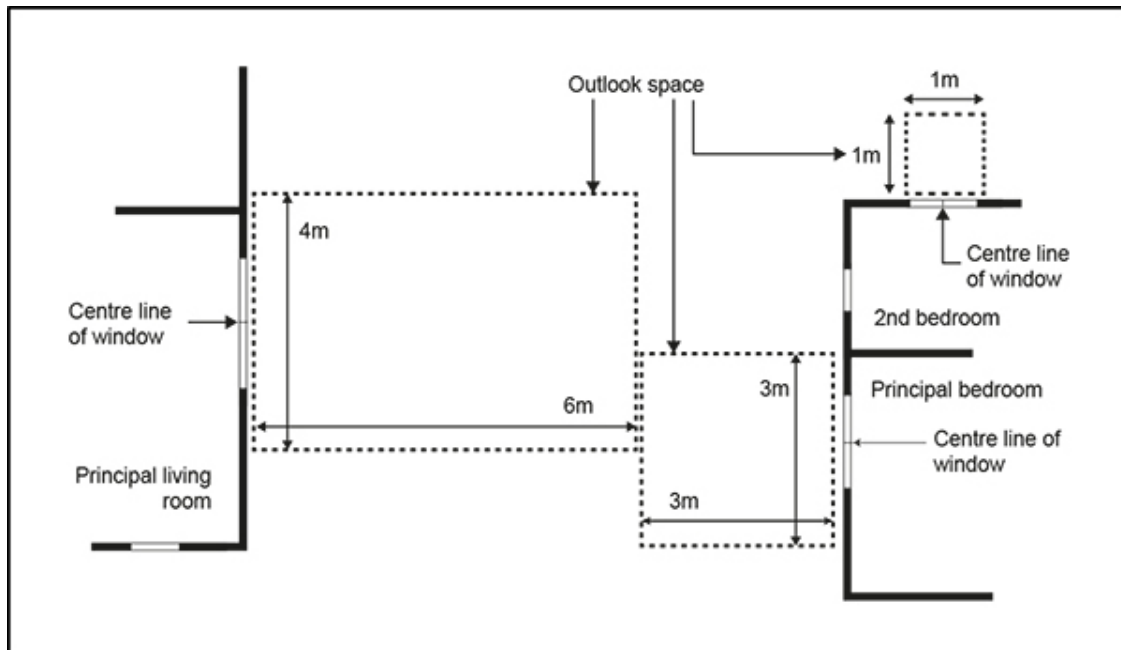
H4.6.11. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
 - (2) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width;
 - (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
 - (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
 - (3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
 - (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
 - (6) Outlook spaces may be within the site, over a public street, or other public open space.
 - (7) Outlook spaces required from different rooms within the same building may overlap.
 - (8) Outlook spaces may overlap where they are on the same wall plane.
 - (9) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;

- (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in Standard H4.6.11(6) above; and
- (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H4.6.11.1 Required outlook space



H4.6.12. Daylight

Purpose:

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

(1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses. That part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window (refer to Table H4.6.12.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H4.6.12.1 Required setbacks for daylight and Figure H4.6.12.2 Required setbacks for daylight below). The arc may be swung to within 35 degrees of

the plane of the wall containing the window as shown in Figure H4.6.12.2
Required setbacks for daylight below.

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

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

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the-defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m

Figure H4.6.12.1 Required setbacks for daylight

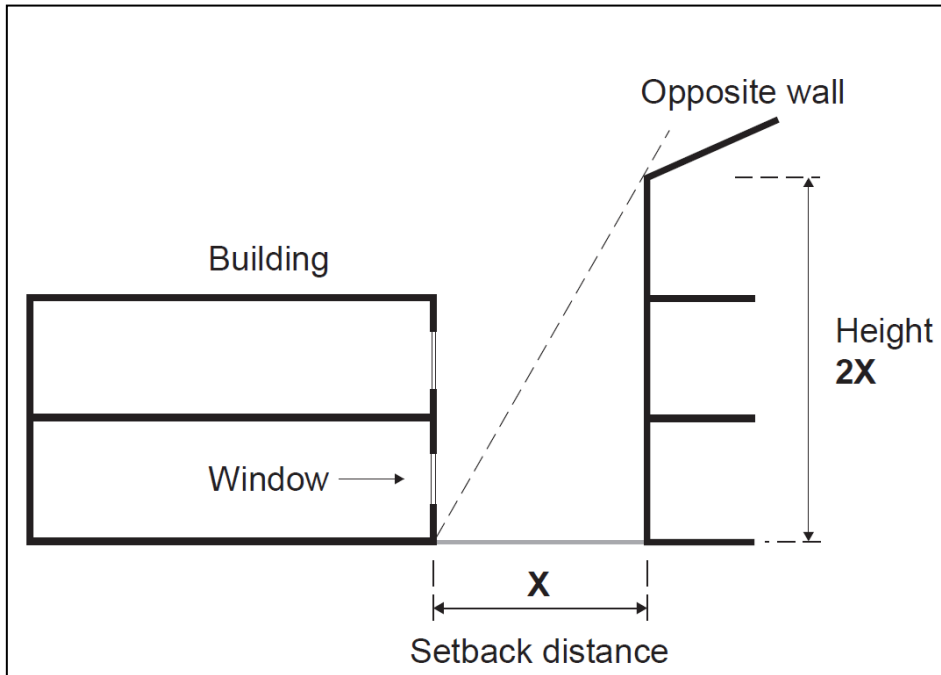
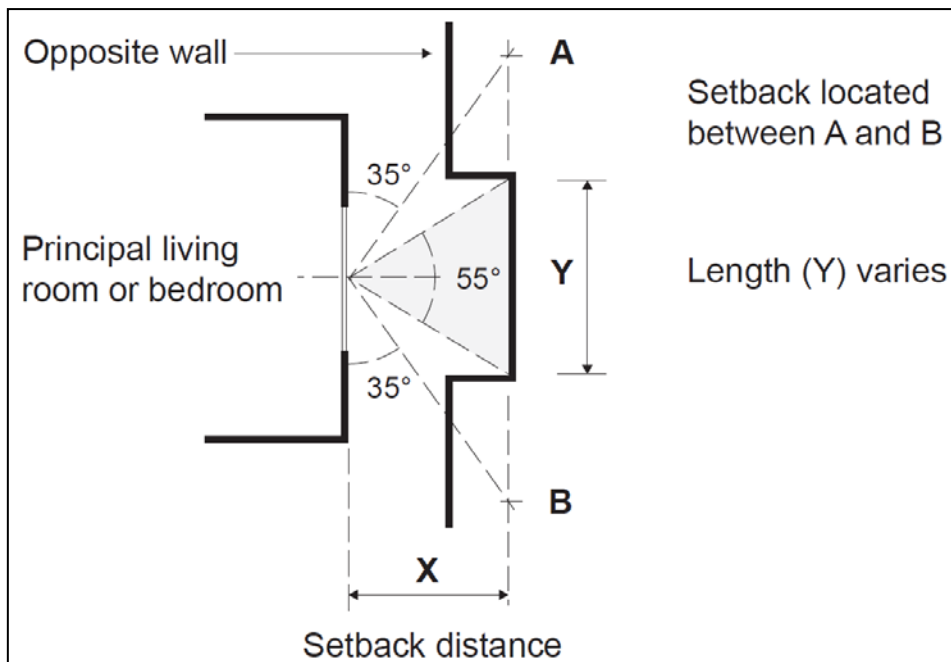


Figure H4.6.12.2 Required setbacks for daylight

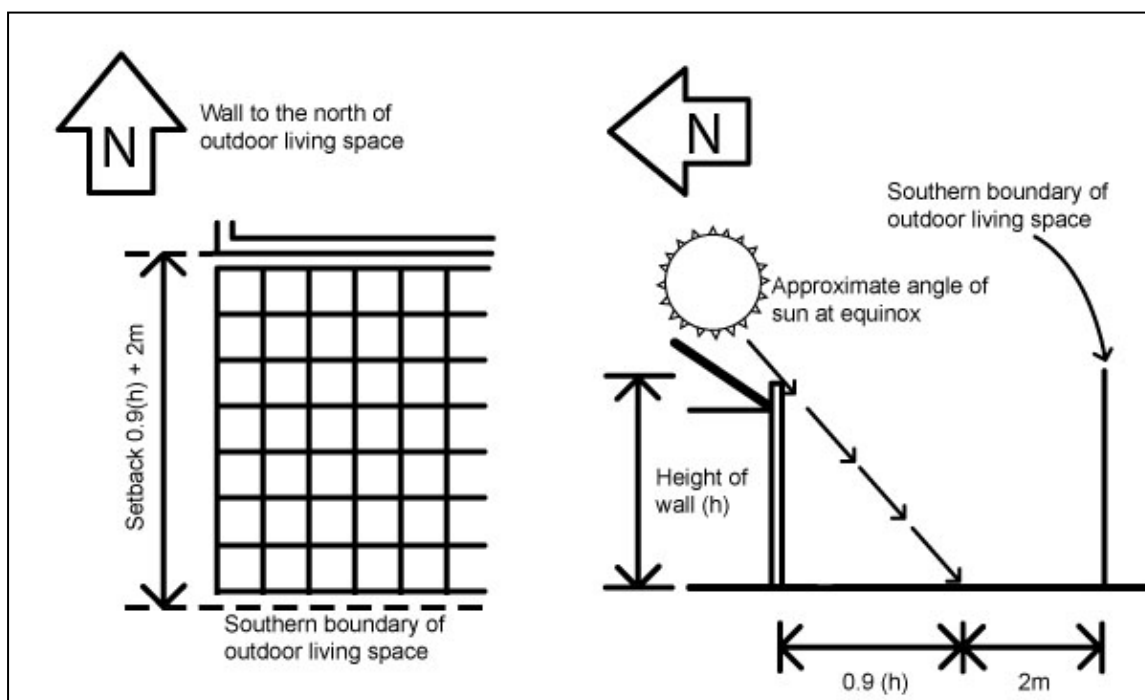


H4.6.13. Outdoor living space

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is 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:
 - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
 - (a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house.
- (3) Where outdoor living space required by Standard H4.6.13(1) or Standard H4.6.13(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least $2m + 0.9(h)$, where (h) is the height of the wall or building as shown in the Figure H4.6.13.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H4.6.13.1 Location of outdoor living space



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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000243: K Vernon]

[ENV-2016-AKL-000236: Housing New Zealand Corporation]

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

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

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

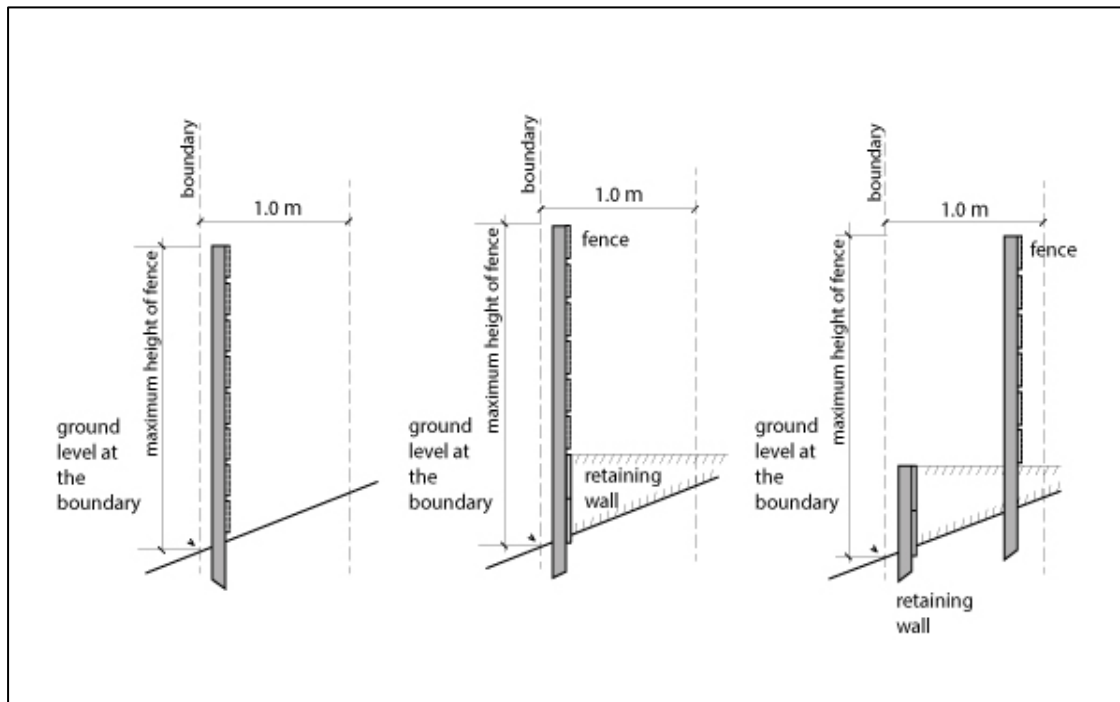
(a) Within the front yard, either:

- (i) 1.2m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open.

(b) Within the side and rear yards: 2m.

Figure H.4.6.14.1 Measurement of fence height

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]



H4.6.15. Minimum dwelling size

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000243: K Vernon]

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

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H4.7. Assessment – controlled activities

There are no controlled activities in this zone.

H4.8. Assessment – restricted discretionary activities

H4.8.1. Matters of discretion

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

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

greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

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

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

(b) Infrastructure and servicing.

[ENV-2016-AKL-000237: Housing New Zealand Corporation] – Addition sought

[ENV-2016-AKL-000242: Ron and Hannah Dunlop Family Trusts]
[ENV-2016-AKL-000197: Robert Adams]

(2) for three or more dwellings per site:

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

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

(b) all of the following standards:

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

(c) Infrastructure and servicing.

(3) for integrated residential development:

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

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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000237: Housing New Zealand Corporation]

(b) all of the following standards:

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

[ENV-2016-AKL-000237: Housing New Zealand Corporation]

(c) Infrastructure and servicing.

(4) for buildings that do not comply with Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size:

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

(5) For buildings that use the Standard H4.6.6 Alternative height in relation to boundary:

- (a) Daylight and sunlight access and visual dominance effects.
- (b) Attractiveness and safety of the street.

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[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

(a) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

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

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

(c) traffic:

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

(d) design of parking and access:

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

(e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries;
- screening or other design features; and
- controlling the hours of operation and operational measures.

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

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

- (i) Standard H4.6.8 Maximum impervious areas;

[ENV-2016-AKL-000237: Housing
New Zealand Corporation]

[ENV-2016-AKL-000242:
Ron and Hannah Dunlop
Family Trusts]
[ENV-2016-AKL-000197:
Robert Adams]
[ENV-2016-AKL-000230:
Ryman Healthcare
Limited and the
Retirement Villages
Association of New

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

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

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

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

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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated] (f) refer to Policy H4.3(5);

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

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

(i) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(3) for integrated residential development:

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

- (i) Standard H4.6.8 Maximum impervious areas;
- (ii) Standard H4.6.9 Building coverage;
- (iii) Standard H4.6.10 Landscaped area;
- (iv) Standard H4.6.11 Outlook space;
- (v) Standard H4.6.12 Daylight;
- (vi) Standard H4.6.13 Outdoor living space; and

(vii) Standard H4.6.14 Front, side and rear fences and walls; and

(viii) Standard H4.6.15 Minimum dwelling size.

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

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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

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

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

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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

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

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

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[ENV-2016-AKL-000237: Housing New Zealand Corporation]

(k) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(4) for building height:

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

(b) refer to Policy H4.3(4); and

(c) refer to Policy H4.3(5).

(5) for height in relation to boundary:

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

(b) refer to Policy H4.3(4); and

(c) refer to Policy H4.3(5).

(6) for alternative height in relation to boundary:

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

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

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

(d) refer to Policy H4.3(5).

(7) for yards:

(a) refer to Policy H4.3(2); and

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

(8) for maximum impervious areas:

(c) refer to Policy H4.3(7).

(9) for building coverage:

- (a) refer to Policy H4.3(2); and
- (b) refer to Policy H4.3(4).

(10) for landscaped area:

- (a) refer to Policy H4.3(2);
- (b) refer to Policy H4.3(4);
- (c) refer to Policy H4.3(5); and
- (d) refer to Policy H4.3(6).

(11) for outlook space:

- (a) refer to Policy H4.3(2);
- (b) refer to Policy H4.3(4);
- (c) refer to Policy H4.3(5); and
- (d) refer to Policy H4.3(6);

(12) for daylight:

- (a) refer to Policy H4.3(2);
- (b) refer to Policy H4.3(4); and
- (c) refer to Policy H4.3(5).

(13) for outdoor living space:

- (a) refer to Policy H4.3(2);
- (b) refer to Policy H4.3(4);
- (c) refer to Policy H4.3(5); and
- (d) refer to Policy H4.3(6).

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

- (a) refer to Policy H4.3(2);
- (b) refer to Policy H4.3(3); and
- (c) refer to Policy H4.3(4).

(15) For minimum dwelling size:

- (a) Policy H4.3(5)

H4.9. Special information requirements

There are no special information requirements in this zone.

H5. Residential – Mixed Housing Urban Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[CIV-2016-404-002333: Franco Belgiorno-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[CIV-2016-404-002326: Character Coalition Incorporated and Auckland 2040 Incorporated]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[ENV-2016-AKL-000197: Robert Adams] – Addition sought

[ENV-2016-AKL-000235: Mahi Properties Limited] – Addition sought

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H5.1. Zone description

The Residential – Mixed Housing Urban Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for.

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

[ENV-2016-AKL-000197]¹ | Up to two dwellings are permitted as of right subject to compliance with the standards.
 [ENV-2016-AKL-000236]² | This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site.
 [ENV-2016-AKL-000230]³ | Resource consent is required for three or more dwellings and for other specified buildings in order to:

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

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

H5.2. Objectives

- (1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.
- (2) Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.

¹[ENV-2016-AKL-000197: Robert Adams]

²[ENV-2016-AKL-000236: Housing New Zealand Corporation]

³[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H5.3. Policies

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

- (1) Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.
- (2) Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

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- (5) Require accommodation to be designed to:
 - (a) provide privacy and outlook; and
 - (b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.
- (6) Encourage accommodation to have useable and accessible outdoor living space.
- (7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (8) Provide for non-residential activities that:
 - (a) support the social and economic well-being of the community;
 - (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and

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

(9) Enable more efficient use of larger sites by providing for integrated residential development.

H5.4. Activity table

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

Table H5.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	Up to two dwellings per site	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls
(A4)	Three or more dwellings per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A5)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H5.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A6)	Home occupations	P	Standard H5.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H5.6.2	D	
(A8)	Integrated residential development	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards

[ENV-2016-AKL-000197]¹[ENV-2016-AKL-000236]²[ENV-2016-AKL-000230]³¹ [ENV-2016-AKL-000197: Robert Adams]² [ENV-2016-AKL-000236: Housing New Zealand Corporation]³ [ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
Commerce			

(A15)	Dairies up to 100m ² gross floor area per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; and Standard H5.6.15 Front, side and rear fences and walls
(A16)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A20)	Community facilities	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A21)	Education facilities	D	
(A22)	Tertiary education facilities	D	
(A23)	Emergency services adjoining an arterial road	D	
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8

			Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A25)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A26)	Veterinary clinics	D	
Rural			
(A27)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A28)	Marae complex	D	
Development			
(A29)	Demolition of buildings	P	
(A30)	Internal and external alterations to buildings	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size
(A31)	Accessory buildings	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage
(A32)	Additions to an existing dwelling	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size

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(A33)	Development which does not comply with H5.6.5. Height in relation to boundary	RD	H5.6.6 Alternative height in relation to boundary
(A34)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	

H5.5. Notification

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

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(a) three or more dwellings per site that comply with all of the standards listed in Table H5.4.1 Activity table;

(b) an integrated residential development that complies with all of the standards listed in Table H5.4.1 Activity table;

(c) development which does not comply with H5.6.5 Height in relation to boundary, but complies with H5.6.6 Alternative height in relation to boundary;

(d) development which does not comply with H5.6.15 (1a) Front, side and rear fences and walls; and

(e) development which does not comply with H5.6.16 Minimum dwelling size.

[ENV-2016-AKL-000230:

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[ENV-2016-AKL-000243: K
Vernon]

(2) Any application for resource consent for an activity listed in Table H5.4.1 Activity table and which is not listed in H5.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H5.6. Standards

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

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

¹ [ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

² [ENV-2016-AKL-000235: Mahi Properties Limited]

H5.6.2. Home occupations

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

- (1) A home occupation must comply with all the following standards:
 - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

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

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

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:

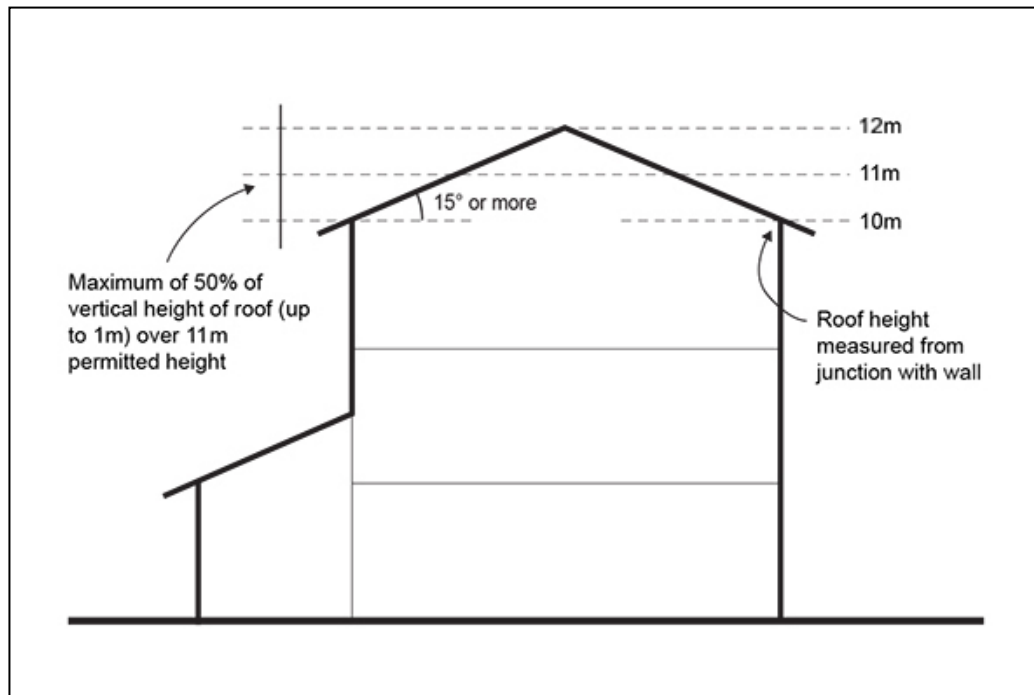
- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
- (b) at least 1.8m in depth; and
- (c) directly accessible from the dwelling.

H5.6.4. Building height

Purpose: to manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
 - minimise visual dominance effects;
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone below.

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

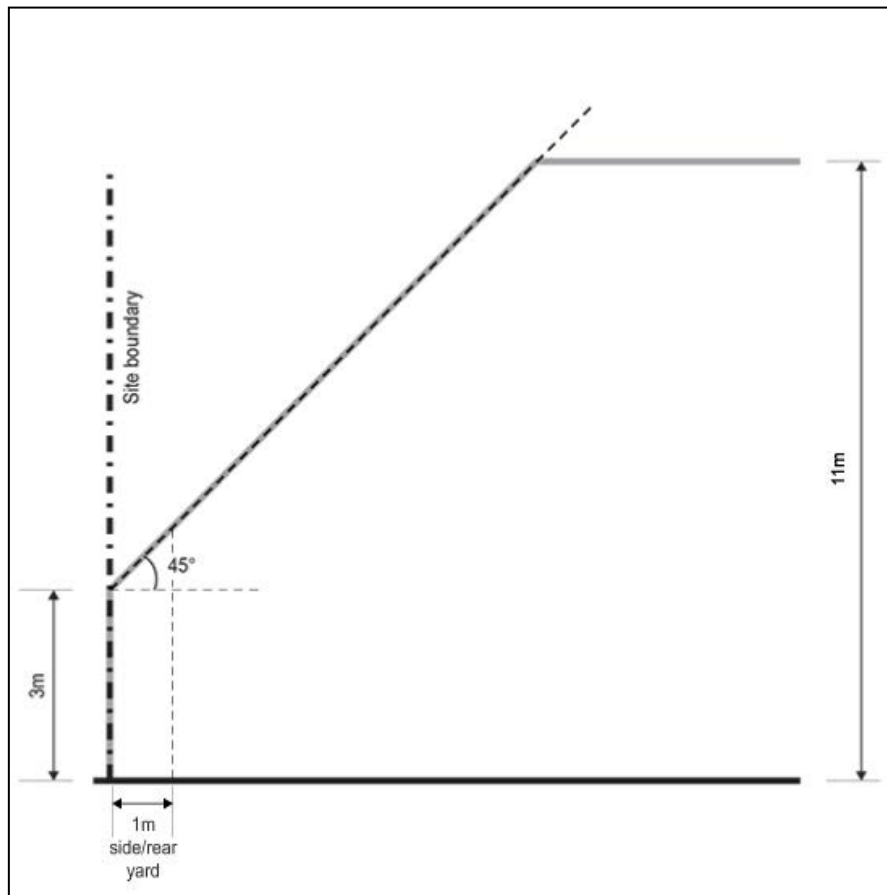


H5.6.5. Height in relation to boundary

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

- (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.

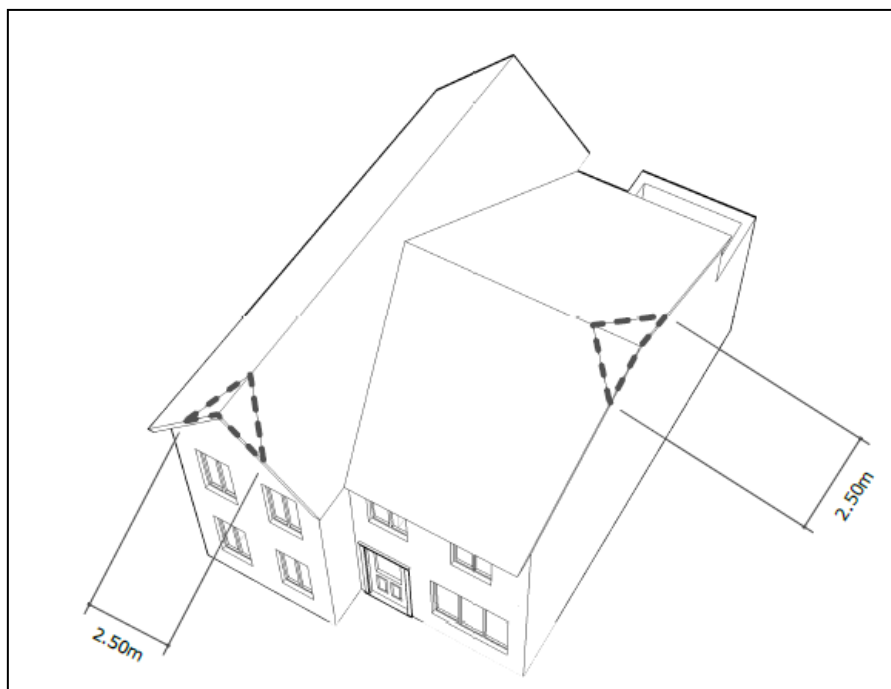
Figure H5.6.5.1 Height in relation to boundary



- (2) Standard H5.6.5(1) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (3) Standard H5.6.5(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

- (a) no greater than 1.5m² in area and no greater than 1m in height; and
- (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.5.2 Exceptions for gable ends and dormers below.

Figure H5.6.5.2 Exceptions for gable ends and dormers



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

H5.6.6. Alternative height in relation to boundary

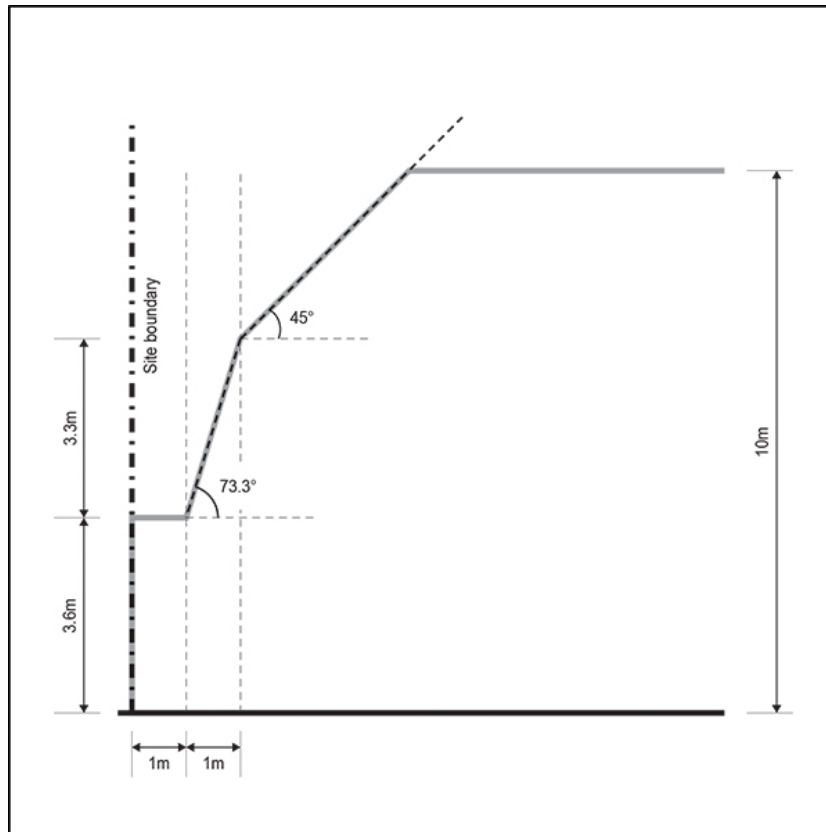
[ENV-2016-AKL-000235: Mahi Properties Limited]

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 visual dominance effects to immediate neighbours.

- (1) This standard is an alternative to the permitted Standard H5.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.
- (2) Any buildings or parts of buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees) as shown in Figure H5.6.6.1 Alternative height in relation to boundary below.

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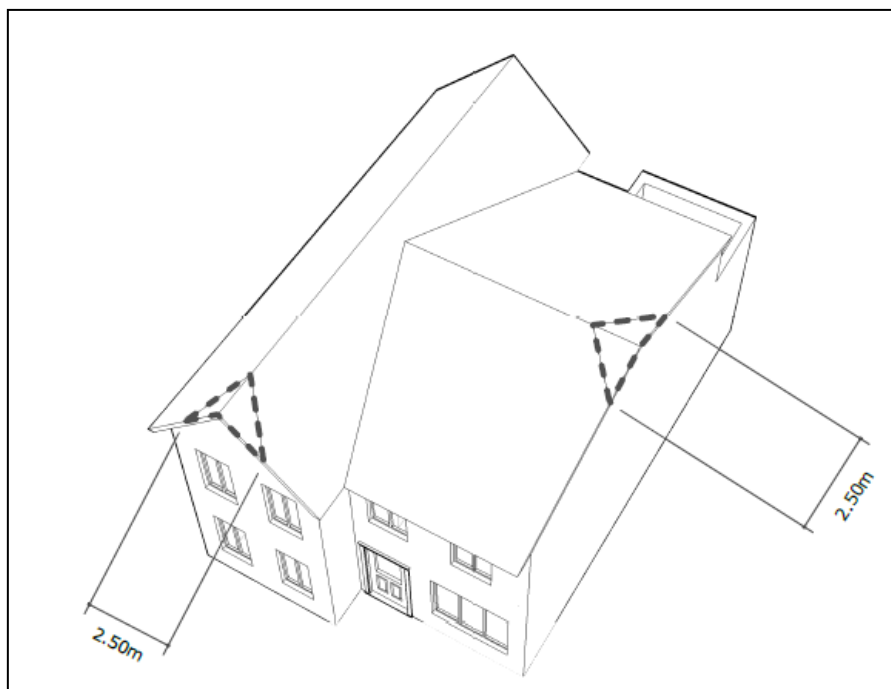
Figure H5.6.6.1 Alternative height in relation to boundary



- (3) Standard H5.6.6(1) above does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (4) Standard H5.6.6(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (6) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

- (a) no greater than 1.5m² in area and no greater than 1m in height; and
- (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.6.2 Exceptions for gable ends and dormers below.

Figure H5.6.6.2 Exceptions for gable ends and dormers



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

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

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

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- (1) Where a site in the Residential – Mixed Housing Urban Zone adjoins:
 - (a) a site in the Residential – Single House Zone; or
 - (b) a site in the Residential – Mixed Housing Suburban Zone; or
 - (c) sites less than 2,000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open – Space Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone;

then buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along the boundary

of the site in the Residential – Mixed Housing Urban Zone with the zone listed in Standard H5.6.7(1)(a) – (c) above.

H5.6.8. Yards

Purpose:

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

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

Table H5.6.8.1 Yards

Yard	Minimum depth
Front	2.5m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

(2) Standard H5.6.8(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H5.6.9. Maximum impervious area

Purpose:

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

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

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

H5.6.10. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.

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

H5.6.11. Landscaped area

Purpose:

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

- (1) The minimum landscaped area must be at least 35 per cent of the net site area.

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

H5.6.12. Outlook space

Purpose:

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

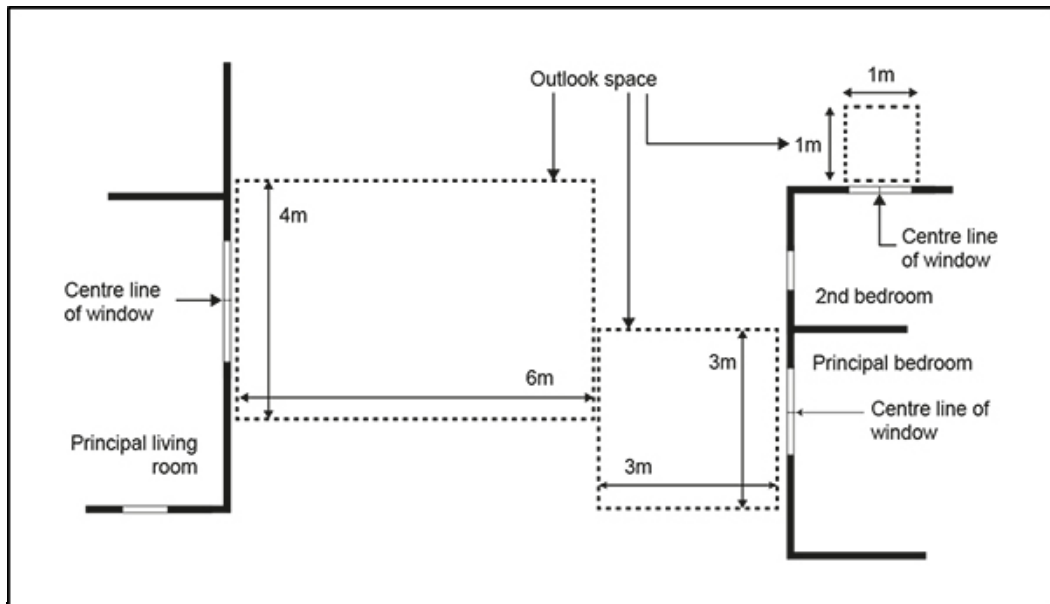
- (1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

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

- (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
- (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
- (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.

- (3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (6) Outlook spaces may be within the site, over a public street, or other public open space.
- (7) Outlook spaces required from different rooms within the same building may overlap.
- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:
 - (a) be clear and unobstructed by buildings; and
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H5.6.12(6) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H5.6.12.1 Required outlook space



H5.6.13. Daylight

Purpose:

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

- in combination with the outlook standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window (refer to Table H5.6.13.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H5.6.13.1 Required setbacks for daylight and Figure H5.6.13.2 Required setbacks for daylight below). The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H5.6.13.2 Required setbacks for daylight below.
 - (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H5.6.13(1) above will apply to the largest window.
 - (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
 - (4) Standard H5.6.13(1), (2) and (3) does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table H5.6.13.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

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

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
6.0m	12.0m	6.0m

Figure H5.6.13.1 Required setbacks for daylight

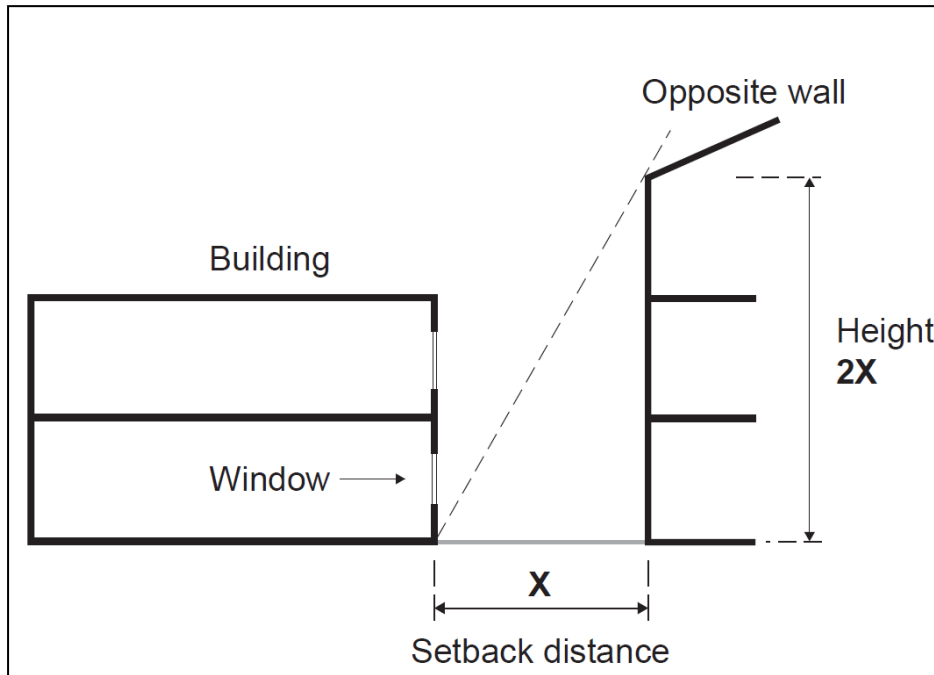
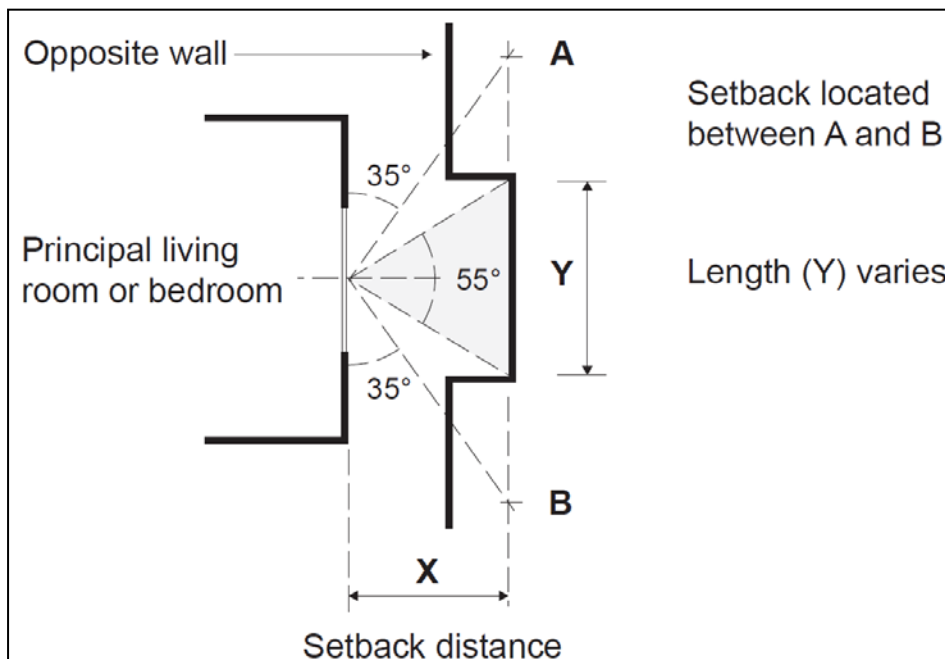


Figure H5.6.13.2 Required setbacks for daylight

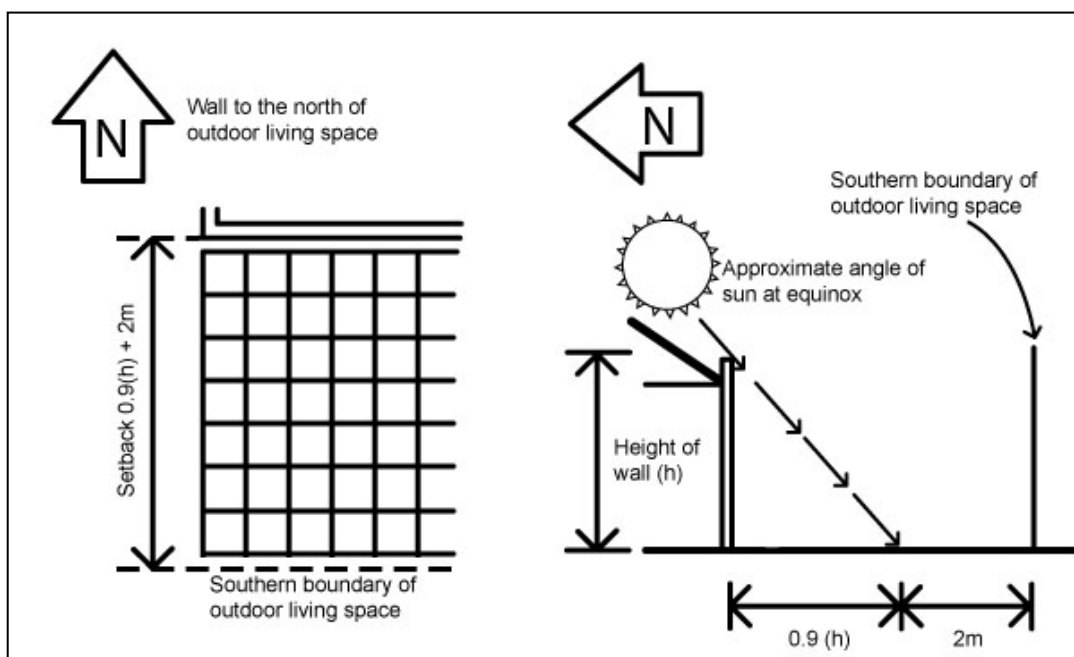


H5.6.14. Outdoor living space

Purpose: to provide dwellings, 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:
 - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
 - (a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house.
 - (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.
- (3) Where outdoor living space required by Standard H5.6.14(1) or Standard H5.6.14(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H5.6.14.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H5.6.14.1 Location of outdoor living space



H5.6.15. Front, side and rear fences and walls

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000243: K Vernon]

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

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

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

(a) Within the front yard, either:

- (i) 1.2m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open.

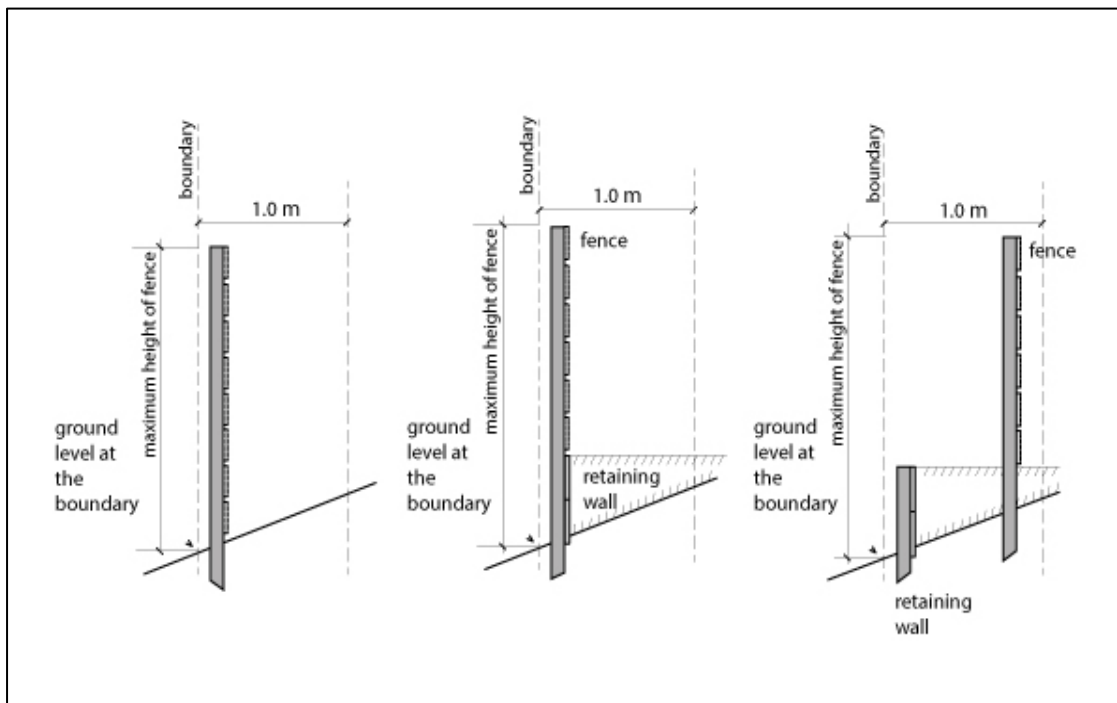
[ENV-2016-AKL-000236: Housing New Zealand Corporation]

(b) Within the side and rear yards: 2m.

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

Figure H.5.6.15.1 Measurement of fence height

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]



H5.6.16. Minimum dwelling size

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000243: K Vernon]

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

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H5.7. Assessment – controlled activities

There are no controlled activities in this zone.

H5.8. Assessment – restricted discretionary activities

H5.8.1. Matters of discretion

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

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation

accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

[ENV-2016-AKL-000237: Housing New Zealand Corporation] – Addition sought

- (a) infrastructure and servicing
- (b) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) design of parking and access; and
 - (iv) noise, lighting and hours of operation.

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000197: Robert Adams]

- (2) for three or more dwellings per site:
 - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) design of parking and access.

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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000237: Housing New Zealand Corporation]

- (c) Infrastructure and servicing
- (3) for integrated residential development:
 - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;

- (iii) design of parking and access; and
- (iv) noise, lighting and hours of operation.

(b) all of the following standards:

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

[ENV-2016-AKL-000237: Housing

New Zealand Corporation]

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

(c) Infrastructure and servicing

(4) for buildings that do not comply with Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size:

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

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(5) For buildings that use the Standard H5.6.6 Alternative height in relation to boundary:

- (a) Daylight and sunlight access and visual dominance effects; and
- (b) Attractiveness and safety of the street.

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

[ENV-2016-AKL-000237: Housing New Zealand Corporation] – Addition sought

(a) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

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

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

(c) traffic:

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

(d) design of parking and access:

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

(e) noise, lighting and hours of operation:

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

[ENV-2016-AKL-000197: Robert Adams]

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

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

- (i) Standard H5.6.9 Maximum impervious areas;
- (ii) Standard H5.6.10 Building coverage;
- (iii) Standard H5.6.11 Landscaped area;
- (iv) Standard H5.6.12 Outlook space;
- (v) Standard H5.6.13 Daylight;
- (vi) Standard H5.6.14 Outdoor living space;

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

- (vii) Standard H5.6.15 Front, side and rear fences and walls; and
- (viii) Standard H5.6.16 Minimum dwelling size.

(b) refer to Policy H5.3(1);

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

(d) refer to Policy H5.3(3);

(e) refer to Policy H5.3(4);

(f) refer to Policy H5.3(5);

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

(h) refer to Policy H5.3(7); and

(i) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(3) for integrated residential development:

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

- (i) Standard H5.6.9 Maximum impervious areas;
- (ii) Standard H5.6.10 Building coverage;
- (iii) Standard H5.6.11 Landscaped area;

[ENV-2016-AKL-000237: Housing New Zealand Corporation]

(iv) Standard H5.6.12 Outlook space;

(v) Standard H5.6.13 Daylight;

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

(vi) Standard H5.6.14 Outdoor living space;

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

(viii) Standard H5.6.16 Minimum dwelling size

(b) refer to Policy H5.3(1);

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

(d) refer to Policy H5.3(3);

(e) refer to Policy H5.3(4);

(f) refer to Policy H5.3(5);

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

(h) refer to Policy H5.3(7);

(i) refer to Policy H5.3(8);

(j) refer to Policy H5.3(9); and

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[ENV-2016-AKL-000237: Housing New Zealand Corporation]

(k) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(4) for building height:

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

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

(5) for height in relation to boundary:

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

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

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

(6) for alternative height in relation to boundary:

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

(b) refer to Policy H5.3(3)

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

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

(7) for height in relation to boundary adjoining lower intensity zones:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(8) for yards:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(9) for maximum impervious areas:

- (a) refer to Policy H5.3(7);

(10) for building coverage:

- (a) refer to Policy H5.3(2); and
- (b) refer to Policy H5.3(4);

(11) for landscaped area:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(12) for outlook space:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(13) for daylight:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(14) for outdoor living space:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4);
- (c) refer to Policy H5.3(5); and

(d) refer to Policy H5.3(6).

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

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

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

(c) refer to Policy H5.3(4).

[ENV-2016-AKL-000230: Ryman
Healthcare Limited and the
Retirement Villages
Association of New Zealand
Incorporated]

(16) For minimum dwelling size:

(a) Policy H5.3(5)

H5.9. Special information requirements

There are no special information requirements in this zone.

H6. Residential – Terrace Housing and Apartment Buildings Zone

[CIV-2016-404-002333: Franco Belgioro-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[CIV-2016-404-002326: Character Coalition Incorporated and Auckland 2040 Incorporated]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H6.1. Zone Description

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

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.

The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change.

Standards are applied to all buildings and resource consent is required for all dwellings and for other specified buildings and activities in order to:

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated

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

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

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

H6.2. Objectives

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

- (2) Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
- (3) Development provides quality on-site residential amenity for residents and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H6.3. Policies

- (1) Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.
- (2) Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:
 - (a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;
 - (b) supports public transport, social infrastructure and the vitality of the adjoining centre.
- (5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated

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- (6) Require accommodation to be designed to:
 - (a) provide privacy and outlook; and
 - (b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.

- (7) Encourage accommodation to have useable and accessible outdoor living space.
- (8) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (9) Provide for non-residential activities that:
- (a) support the social and economic well-being of the community;
 - (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.

H6.4. Activity table

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

Table H6.4.1 Activity table

[ENV-2016-AKL-000187: England & Spring Street Residents]

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	NC	
(A3)	Dwellings	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A4)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H6.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A5)	Home occupations	P	Standard H6.6.2 Home occupations
(A6)	Home occupations that do not meet Standard H6.6.2	D	
(A7)	Integrated residential development	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to

			boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A8)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls
(A9)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A10)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls
(A11)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A12)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A13)	Visitor accommodation accommodating greater than 10 people per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;

	inclusive of staff and visitors		Standard H6.6.9 Yards
Commerce			
(A14)	Dairies up to 100m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; and Standard H6.6.16 Front, side and rear fences and walls
(A15)	Restaurants and cafes up to 100m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; and Standard H6.6.16 Front, side and rear fences and walls
(A16)	Service stations on arterial roads	D	
(A17)	Offices within the Centre Fringe Office Control as identified on the planning maps	P	Standard H6.6.4 Offices within the Centre Fringe Office Control as identified on the planning maps
(A18)	Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H6.6.4	D	
Community			
(A19)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A20)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls

(A21)	Community facilities	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A22)	Education facilities	D	
(A23)	Tertiary education facilities	D	
(A24)	Emergency services adjoining an arterial road	D	
(A25)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A26)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A27)	Veterinary clinics	D	
Rural			
(A28)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A29)	Marae complex	D	
Development			
(A30)	Demolition of buildings	P	
(A31)	Internal and external alterations to buildings	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls, H6.6.17 Minimum dwelling size
(A32)	Accessory buildings	P	Standard H6.6.5 Building height; Standard

			H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage
(A33)	Additions to an existing dwelling	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls, H6.6.17 Minimum dwelling size.
(A34)	Development which does not comply with H6.6.6 Height in relation to boundary	RD	H6.6.7 Alternative height in relation to boundary
(A35)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	

H6.5. Notification

[ENV-2016-AKL-000187: England & Spring Street Residents] – Addition sought

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

- (a) dwellings that comply with all of the standards listed in Table H6.4.1 Activity table;
- (b) an integrated residential development that complies with all of the standards listed in Table H6.4.1 Activity table;
- (c) development which does not comply with H6.6.6 Height in relation to boundary, but complies with Rule 6.6.7 Alternative height in relation to boundary;
- (d) development which does not comply with H6.6.16 (1a) Front, side and rear fences and walls; or
- (e) development which does not comply with H6.6.17 Minimum dwelling size.

¹ [ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

- (2) Any application for resource consent for an activity listed in Table H6.4.1 Activity table and which is not listed in H6.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H6.6. Standards

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

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

H6.6.2. Home occupations

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

- (1) A home occupation must comply with all the following standards:
 - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:

- (i) goods produced on site; or
- (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
- (iii) goods ancillary and related to a service provided by the home occupation.

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

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

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

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

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

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

H6.6.5. Building height

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

- (1) Buildings must not exceed 16m in height.
- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.

H6.6.6. Height in relation to boundary

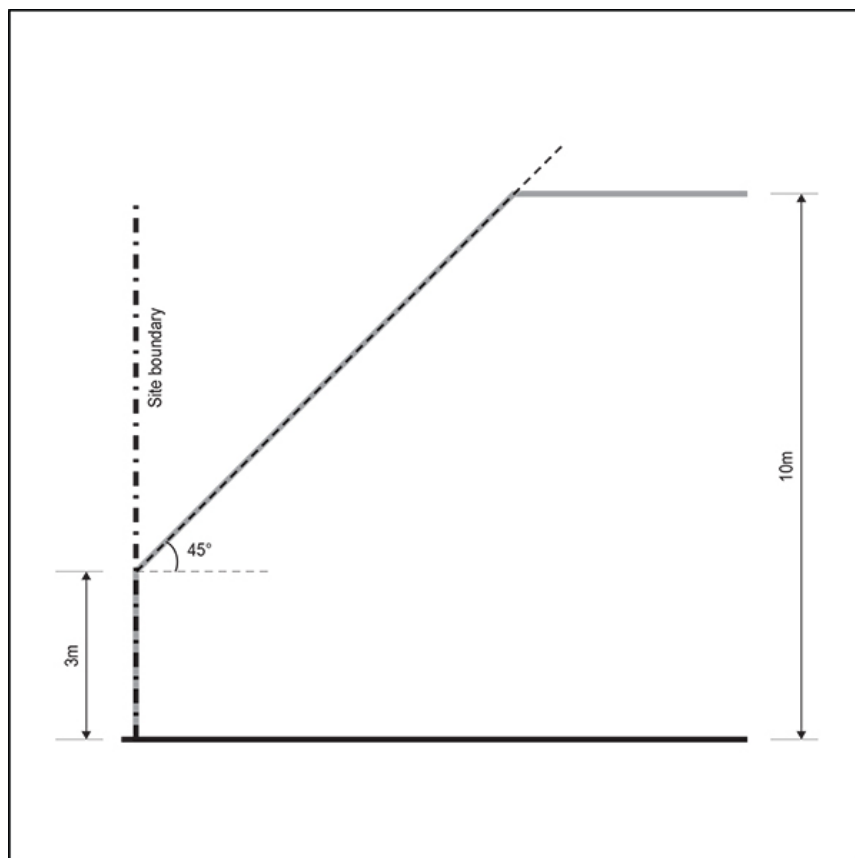
[ENV-2016-AKL-000187: England & Spring Street Residents] – Addition sought

Purpose: to minimise the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels.

- (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, buildings must not project beyond a 45-degree recession plane

measured from a point 3m vertically above ground level along the common boundary, as shown in Figure H6.6.6.1 Height in relation to boundary below.

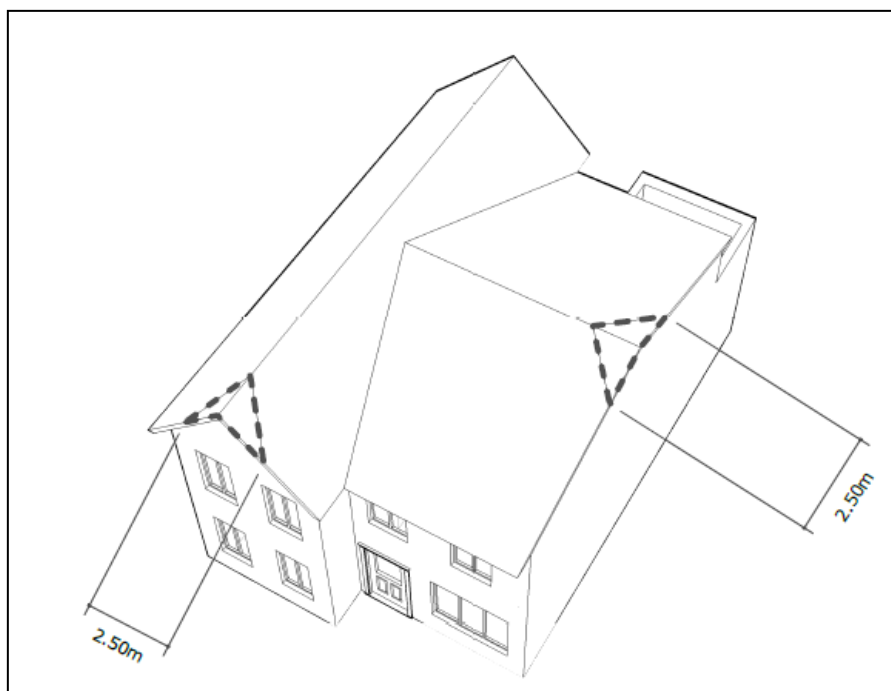
Figure H6.6.6.1 Height in relation to boundary



- (2) Standard H6.6.6(1) does not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².

- (3) Standard H6.6.6(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site, the control applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H6.6.6.2 Exceptions for gable ends and dormers below.

Figure H6.6.6.2 Exceptions for gable ends and dormers



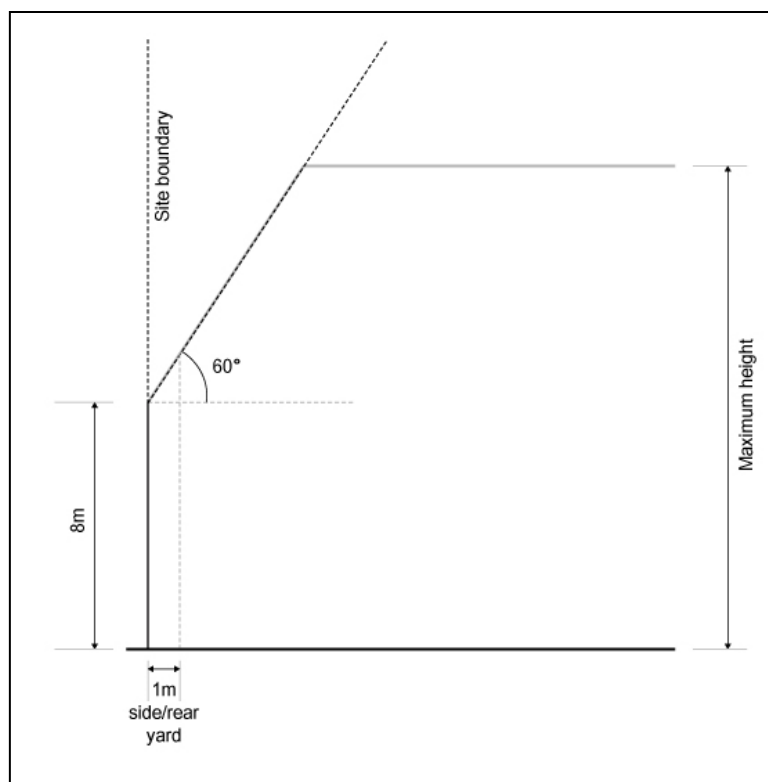
- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

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

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

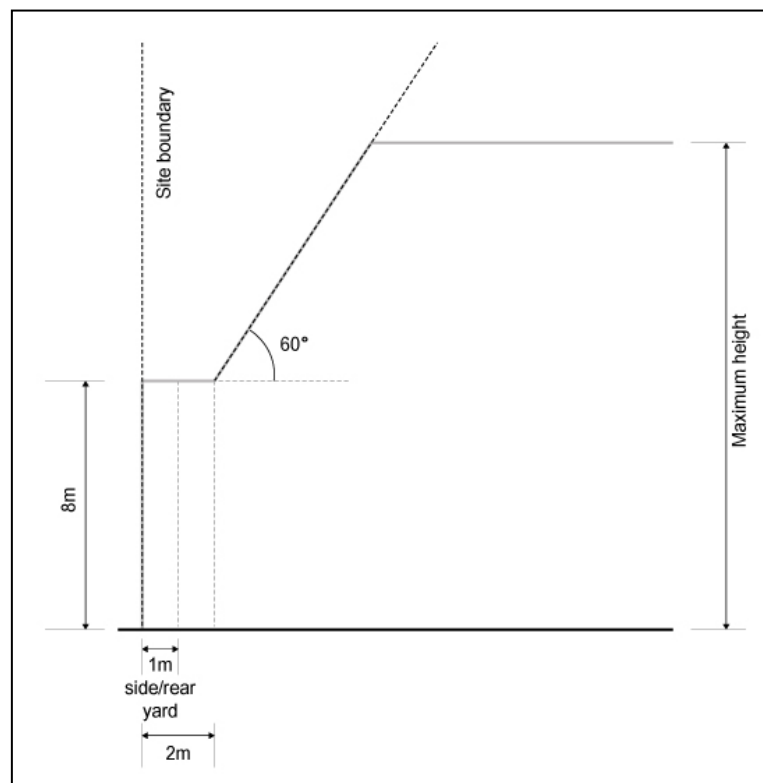
- (1) This standard is an alternative to the permitted Standard H6.6.6 Height in relation to boundary and applies to sites in the Terrace Housing and Apartment Buildings Zone that adjoin another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining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

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



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

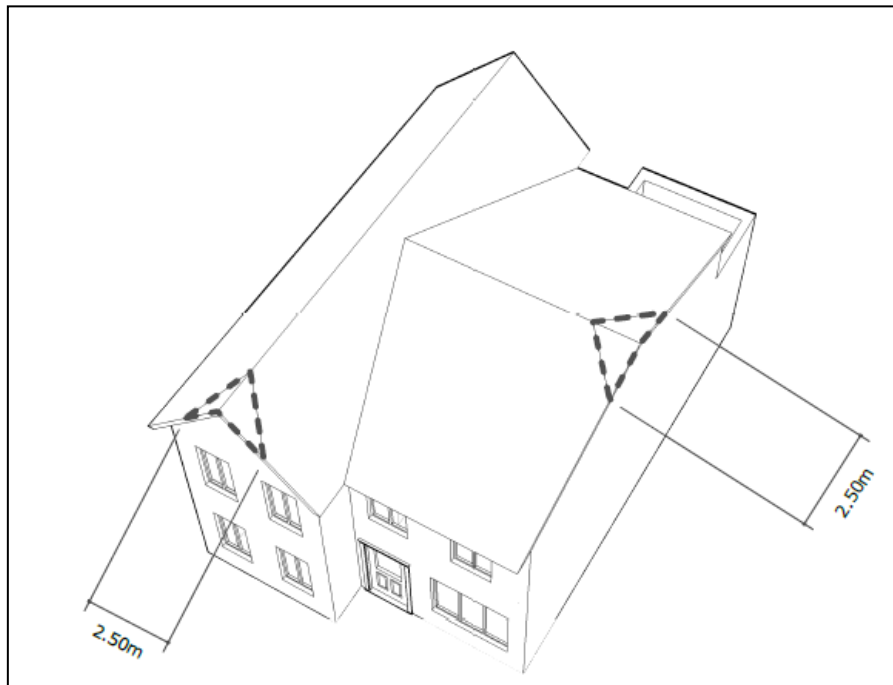
Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage



- (4) Standard H6.6.7(2) and (3) above do not apply to a boundary adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².

- (5) Standard H6.6.7(2) and (3) above do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (6) Where the boundary forms part of a legal right of way, entrance strip or access site, the control applies from the farthest boundary of that legal right of way, entrance strip or access site.
- (7) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m^2 in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof.

Figure H6.6.7.3 Exceptions for gable ends and dormers



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

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

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

[ENV-2016-AKL-000243: K Vernon]

(1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin:

- (a) a site in the Residential – Single House Zone; or
- (b) a site in the Residential – Mixed Housing Suburban Zone; or
- (c) sites less than 2000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone;

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

[ENV-2016-AKL-000243: K Vernon]

(2) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin sites in the Residential – Mixed Housing Urban Zone then Standard H5.6.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone or Standard H5.6.6 Alternative height in relation to boundary in the Residential – Mixed Housing Urban Zone applies to the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone that adjoins the Residential – Mixed Housing Urban Zone.

(3) The building setback must be a stepped profile and must not be a literal regression of the recession plane.

H6.6.9. Yards

Purpose:

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

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

Table H6.6.9.1 Yards

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

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

- (2) Standard H6.6.9(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H6.6.10. Maximum impervious area

Purpose:

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

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

H6.6.11. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.

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

H6.6.12. Landscaped area

Purpose:

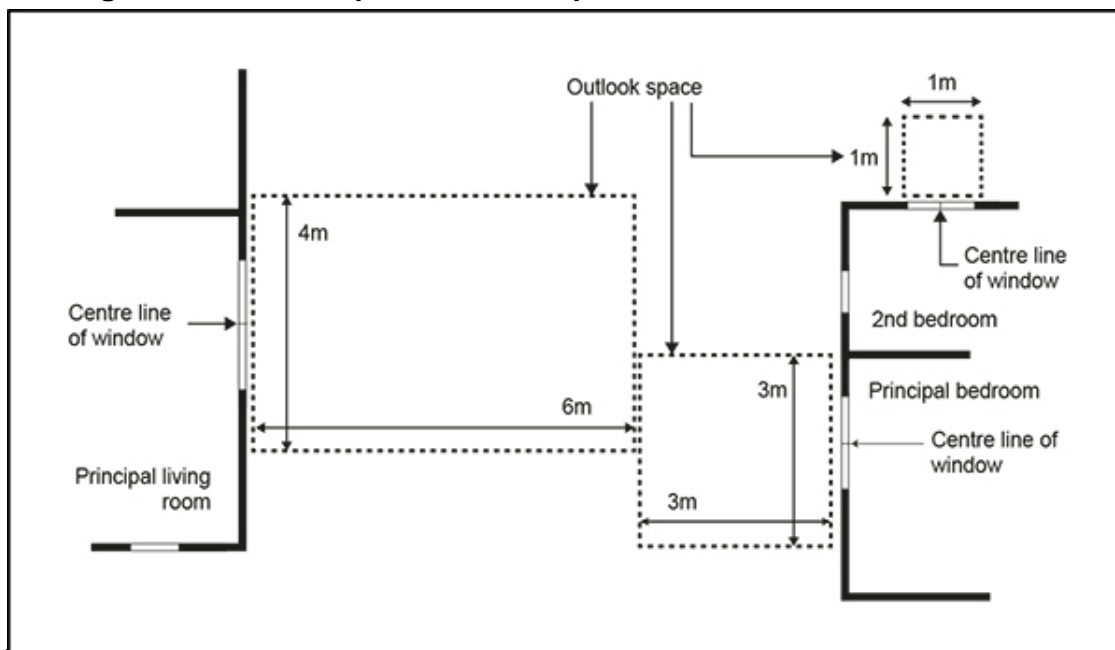
- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space; and
- to create a landscaped urban streetscape character within the zone.

- (1) The minimum landscaped area must be at least 30 per cent of the net site area.

H6.6.13. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites;
 - in combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
 - (2) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
 - (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
 - (3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
 - (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
 - (6) Outlook spaces may be within the site, over a public street, or other public open space.
 - (7) Outlook spaces required from different rooms within the same building may overlap.
 - (8) Outlook spaces may overlap where they are on the same wall plane.
 - (9) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H6.6.13.1 Required outlook space**H6.6.14. Daylight**

Purpose:

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

- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window (refer to Table H6.6.14.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H6.6.14.1 Required setbacks for daylight and Figure H6.6.14.2 Required setbacks for daylight below). The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H6.6.14.2 Required setbacks for daylight below.
- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H6.6.14(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.

- (4) Standard H6.6.14(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

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

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m
5.0m	10.0m	5.0m
5.5m	11.0m	5.5m
6.0m	12.0m	6.0m
7.0m	14.0m	7.0m
7.5m	15.0m	7.5m
8.0m	16.0m	8.0m
8.5m	17.0m	8.5m
9.0m	18.0m	9.0m
9.5m	19.0m	9.5m
10.0m	20.0m	10.0m
10.5m	21.0m	10.5m
11.0m	22.0m	11.0m
11.25m	22.5m	11.25m

Figure H6.6.14.1 Required setbacks for daylight

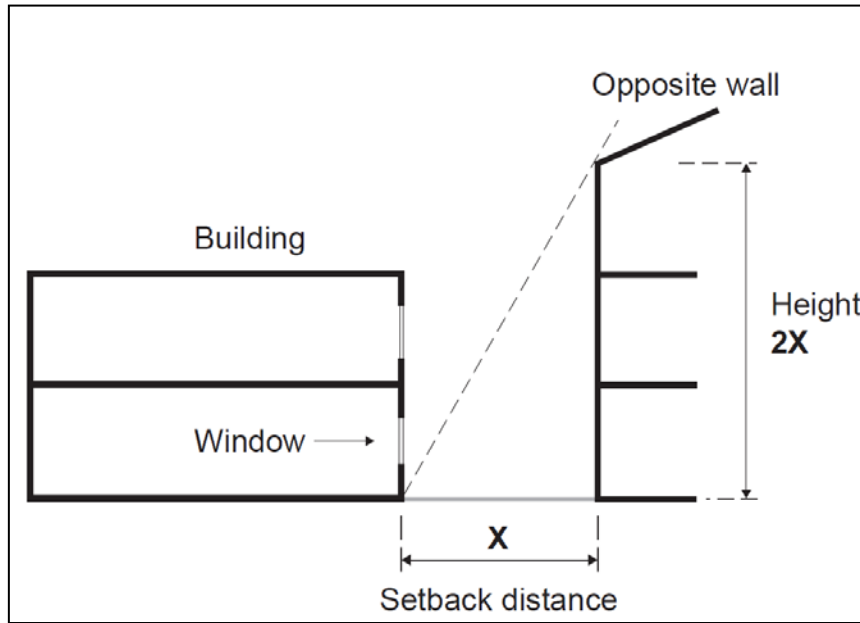
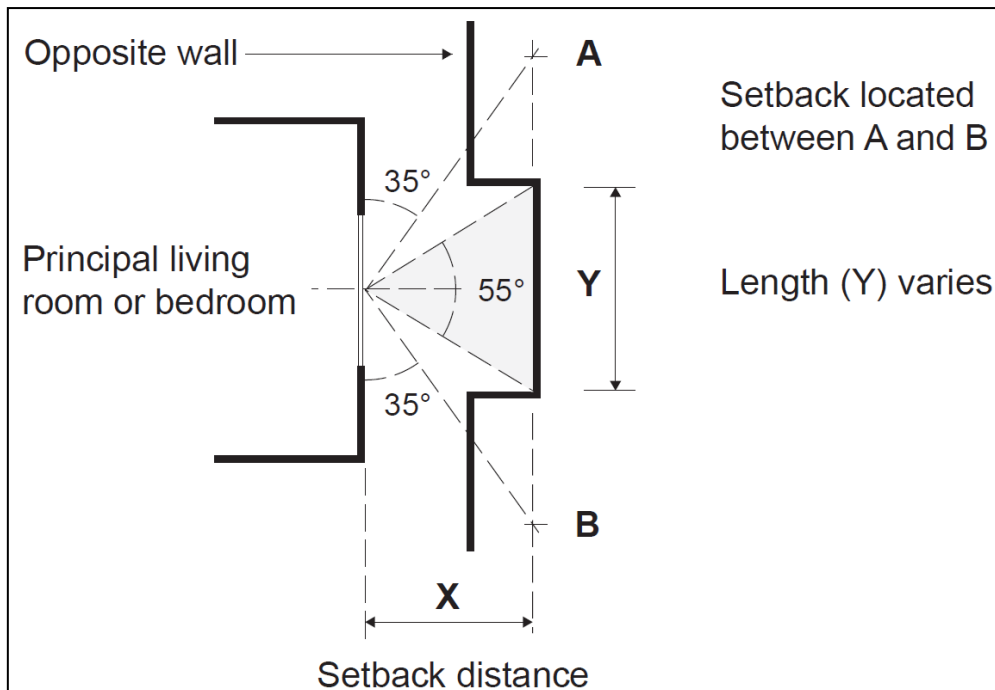


Figure H6.6.14.2 Required setbacks for daylight



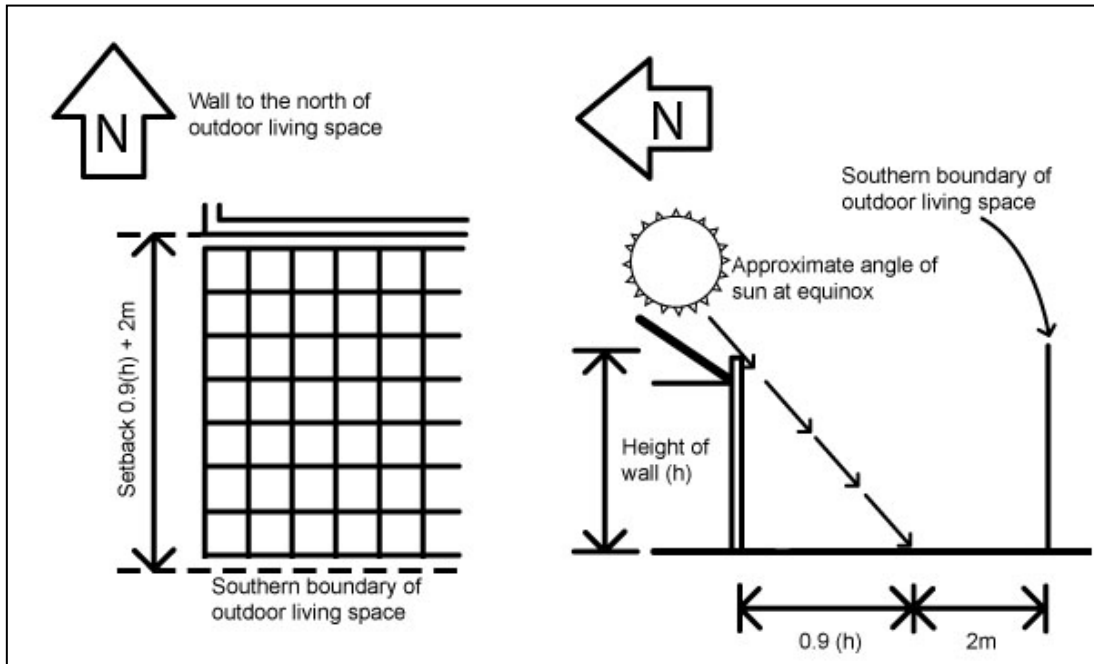
H6.6.15. Outdoor living space

Purpose: to provide dwellings, 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:

- (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
- (a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.
- (3) Where outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H6.6.15.1 Location of outdoor living space



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

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

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

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

- (a) Within the front yard, either:
 - (i) 1.2m in height, or
 - (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.2m for the remainder, or
 - (iii) 1.8m in height if the fence is at least 50 per cent visually open.

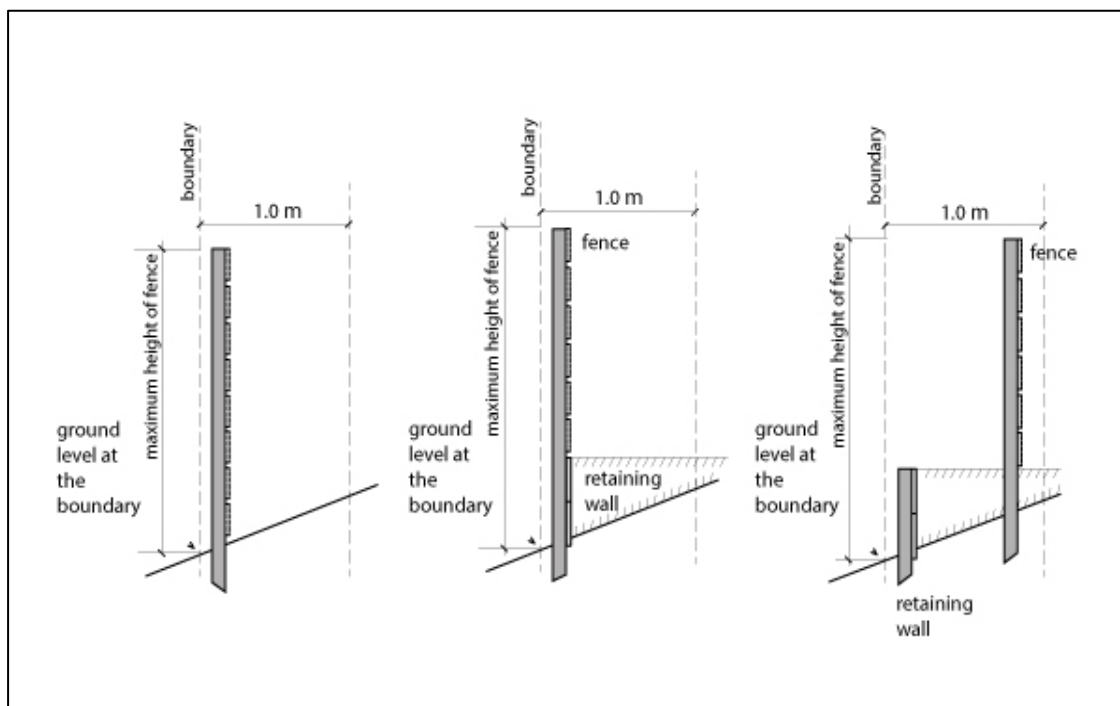
(b) Within the side and rear yards: 2m.

[ENV-2016-AKL-000236: Housing New Zealand Corporation]

[ENV-2016-AKL-000243: K Vernon]

Figure H.6.6.16.1 Measurement of fence height

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]



H6.6.17. Minimum dwelling size

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

[ENV-2016-AKL-000243: K Vernon]

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

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H6.7. Assessment – controlled activities

There are no controlled activities in this zone.

H6.8. Assessment – restricted discretionary activities

H6.8.1. Matters of discretion

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

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

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- (a) infrastructure and servicing;
- (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
- (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) design of parking and access; and
 - (iv) noise, lighting and hours of operation.
- (2) for dwellings:
- (a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:
- (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) design of parking and access.
- (b) all of the following standards:
- (i) Standard H6.6.10 Maximum impervious areas;
 - (ii) Standard H6.6.11 Building coverage;
 - (iii) Standard H6.6.12 Landscaped area;
 - (iv) Standard H6.6.13 Outlook space;
 - (v) Standard H6.6.14 Daylight;
 - (vi) Standard H6.6.15 Outdoor living space;
 - (vii) Standard H6.6.16 Front, side and rear fences and walls; and
 - (viii) Standard H6.6.17 Minimum dwelling size

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- (c) Infrastructure and servicing

- (3) for integrated residential development:

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

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

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

(b) all of the following standards:

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space;
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size

[ENV-2016-
AKL-000230]¹

[ENV-2016-
AKL-000237]²

(c) Infrastructure and servicing.

(4) for buildings that do not comply with Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size:

- (a) any policy which is relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- (d) the effects on the rural and coastal character of the zone;
- (e) the effects on the amenity of neighbouring sites;
- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and

¹ [ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

² [ENV-2016-AKL-000237: Housing New Zealand Corporation]

- (i) where more than one standard will be infringed, the effects of all infringements.

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

- (5) For buildings that use the Standard H6.6.6 Alternative height in relation to boundary:
 - (a) Daylight and sunlight access and visual dominance effects.
 - (b) Attractiveness and safety of the street.

H6.8.2. Assessment criteria

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

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

- (a) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

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

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

- (c) traffic:

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

- (d) design of parking and access:

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

- (e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries; and

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- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for dwellings:

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

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space; and
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size

(b) refer to Policy H6.3(1);

(c) refer to Policy H6.3(2);

(d) refer to Policy H6.3(3);

(e) refer to Policy H6.3(4);

(f) refer to Policy H6.3(5);

(g) refer to Policy H6.3(6);

(h) refer to Policy H6.3(7); and

(i) refer to Policy H6.3(8).

(j) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

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(3) for integrated residential development:

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

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;

- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space;
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size

[ENV-2016-AKL-000230: Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated]

- (b) refer to Policy H6.3(1);
- (c) refer to Policy H6.3(2);
- (d) refer to Policy H6.3(3);
- (e) refer to Policy H6.3(4);
- (f) refer to Policy H6.3(5);
- (g) refer to Policy H6.3(6);
- (h) refer to Policy H6.3(7);

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- (i) refer to Policy H6.3(8); and
- (j) infrastructure and servicing:

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- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(4) for building height:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4); and
- (d) refer to Policy H6.3(5).

(5) for height in relation to boundary:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4);
- (d) refer to Policy H6.3(5); and
- (e) refer to Policy H6.3(6).

(6) for alternative height in relation to boundary:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(3);
- (d) refer to Policy H6.3(4);
- (e) refer to Policy H6.3(5); and
- (f) refer to Policy H6.3(6).

(7) for height in relation to boundary adjoining lower density zones:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4);
- (d) refer to Policy H6.3(5); and
- (e) refer to Policy H6.3(6).

(8) for yards:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4); and
- (d) refer to Policy H6.3(5).

(9) for maximum impervious areas:

- (a) refer to Policy H6.3(8).

(10) for building coverage:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4);
- (d) refer to Policy H6.3(5); and
- (e) refer to Policy H6.3(6).

(11) for landscaped area:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4); and

(d) refer to Policy H6.3(5).

(12) for outlook space:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

(13) for daylight:

(a) refer to Policy H6.3(2);

(b) refer to Policy H6.3(4);

(c) refer to Policy H6.3(5); and

(d) refer to Policy H6.3(6).

(14) for outdoor living space:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(5);

(d) refer to Policy H6.3(6); and

(e) refer to Policy H6.3(7).

(15) For front, side and rear fences and walls:

(a) refer to Policy H6.3(2);

(b) refer to Policy H6.3(3);

(c) refer to Policy H6.3(5); and

(d) refer to Policy H6.3(6).

(16) For minimum dwelling size:

(a) Policy H6.3(6)

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Association of New Zealand
Incorporated]

H6.9. Special information requirements

There are no special information requirements in this zone.

H7. Open Space zones

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[CIV-2016-404-002333: Franco Belgiorino-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer. The Open Space - Community Zone is not affected by this appeal.

H7.1. Background

The majority of land zoned as open space is vested in the Council or is owned by the Crown. However some areas zoned open space are privately owned. While the open space zones generally provide for public use, some privately owned, or Crown-owned sites may restrict public use and access.

Five zones are used to manage activities on land zoned open space:

- Open Space – Conservation Zone;
- Open Space – Informal Recreation Zone;
- Open Space – Sports and Active Recreation Zone;
- Open Space – Civic Spaces Zone; and
- Open Space – Community Zone.

H7.2. Objectives – All Zones

In addition to the specific objectives that apply to each open space zone, the following objectives apply generally to open space areas.

- (1) Recreational needs are met through the provision of a range of quality open space areas that provide for both passive and active activities.
- (2) The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied or mitigated.

H7.3. Policies – General

In addition to the specific policies that apply to each open space zone, the following policies apply generally to open space areas.

- (1) Design, develop, manage and maintain open spaces to:
 - (a) provide for the needs of the wider community as well as the needs of the community in which they are located;
 - (b) achieve the objectives for the open space zone;
 - (c) use resources efficiently and where appropriate be adaptable and multifunctional;
 - (d) provide for people of differing ages and abilities;
 - (e) be safe and attractive to users; and
 - (f) where appropriate for the zone, reflect the natural, heritage and landscape values of the area.

- (2) Develop open spaces which reflect Mana Whenua values where appropriate, including through:
 - (a) restoring and enhancing ecosystems and indigenous biodiversity, particularly taonga species;
 - (b) providing natural resources for customary use; and
 - (c) providing opportunities for residents and visitors to experience Māori cultural heritage, while protecting Māori cultural heritage and sites and features of significance to Mana Whenua.
- (3) Enable the provision of infrastructure necessary to service open spaces and recreation facilities.
- (4) Enable the construction operation, maintenance, repair and minor upgrading of infrastructure located on open spaces.

H7.4. Open Space – Conservation Zone

H7.4.1. Zone description

The Open Space – Conservation Zone applies to open spaces with natural, ecological, landscape, and cultural and historic heritage values. These areas include volcanic cones, bush reserves, headlands, natural wetlands and coastline and play an important role in protecting and increasing the populations of threatened and endangered species. They also include some of the most pristine beaches and coastlines that provide opportunities for informal recreation.

The Open Space – Conservation Zone also applies to cemeteries that are no longer operational to recognise their cultural heritage values.

To protect the values of the zone, recreation activities and development are limited in scale and intensity. Buildings and activities provided for relate to conservation, land management, recreation, education, park management and visitor information.

Activities in the zone need to be managed to ensure Mana Whenua values are maintained, and that adverse effects on scheduled Sites and Places of Significance to Mana Whenua are avoided.

H7.4.2. Objectives

- (1) The natural, ecological, landscape, Mana Whenua and historic heritage values of the zone are enhanced and protected from adverse effects of use and development.
- (2) Use and development complements and protects the conservation values and natural qualities of the zone.

H7.4.3. Policies

- (1) Enable appropriate use and development that conserves, protects and enhances the natural, landscape, and historic heritage values of the zone.

- (2) Protect and enhance ecological values, including habitats, significant ecological areas and any unique features present within the zone.
- (3) Manage the use of the open space to protect and enhance Mana Whenua values, and enable appropriate activities which support and re-establish the relationship of Mana Whenua and their culture and traditions to their ancestral lands, water, sites, wāhi tapu and other taonga.
- (4) Limit activities, buildings and structures to those necessary to maintain or enhance the use or values of the zone.
- (5) Locate and design new buildings, structures and additions to:
 - (a) complement the context, character and values of the zone; and
 - (b) ensure that there is minimal disturbance to existing landform, vegetation and vulnerable habitats.
- (6) Locate and design vehicle access and parking to have minimal impact on the values of the zone through all of the following:
 - (a) ensuring there is minimal disturbance to the existing landform and vegetation;
 - (b) locating parking areas in proximity to public streets and/or internal roads to avoid intrusion into the open space and encourage shared parking;
 - (c) using unformed and unsealed areas for parking, particularly for peak periods during summer months;
 - (d) using smaller, conveniently located parking areas in preference to large expanses of parking; and
 - (e) locating parking areas so that the character of the zone and adjoining properties are not adversely affected by noise or visual effects.
- (7) Require areas surrounding buildings, structures and parking areas to be landscaped to mitigate visual impacts.

H7.5. Open Space – Informal Recreation Zone

H7.5.1. Zone description

The Open Space – Informal Recreation Zone applies to open spaces that range in size from small local parks to large regional parks. These areas are used for a variety of outdoor informal recreation activities and community uses, such as walking, running, cycling, relaxing and socialising, picnics, playing and enjoying the environment.

Some of these open spaces adjoin the coast, harbours, lakes, rivers and streams and play a key role in providing access to and along these areas. They may also contain sites with natural and/or historic heritage values and form an important part of Auckland's walkway and cycleway network.

These open spaces are generally characterised by few buildings and structures. Limiting development in these areas maintains the open space character and amenity values, and enables opportunities for a range of informal recreation activities to occur.

Buildings and structures are limited to those that support the enjoyment of the open space for informal recreation and small-scale community buildings and structures.

Larger open spaces such as Auckland's regional parks may include visitor information facilities and limited retail such as cafes.

H7.5.2. Objectives

- (1) The open and spacious character, amenity values and any historic, Mana Whenua, and natural values of the zone are maintained.
- (2) Informal recreation activities are the predominant use of the zone.
- (3) Buildings and exclusive-use activities are limited to maintain public use and open space for informal recreation.
- (4) Small-scale, informal land-based water-related recreational facilities are provided for while maintaining and enhancing public access to and along the coast.

H7.5.3. Policies

- (1) Provide for a variety of informal recreation activities, including small-scale community uses and accessory activities.
- (2) Maintain or enhance the natural character values of open spaces by retaining significant vegetation (where appropriate and practical) and through weed removal, new planting and landscaping.
- (3) Require development, including new buildings and structures, located near scheduled Sites or Places of Significance to Mana Whenua to recognise the relationship of Mana Whenua to the area.
- (4) Limit buildings, structures and activities to those necessary to enhance people's ability to use and enjoy the open space for informal recreation.
- (5) Locate and design buildings and structures to:
 - (a) complement the open and spacious character, function and amenity values of the zone;
 - (b) maintain public accessibility and minimise areas for exclusive use; and
 - (c) protect any natural or historic heritage values.
- (6) Use the street network and internal roads for parking in preference to on-site parking, and where it is necessary to provide on-site vehicle access and parking, ensure the character of the zone is maintained.
- (7) Manage the intensity of activities to minimise adverse effects such as noise, glare and traffic on the amenity values of the surrounding area.

- (8) Limit activities and their associated facilities adjoining the coast or water bodies to those that have a functional or operational need for a coastal location.
- (9) Avoid use and development in locations adjoining the coast or water bodies where they will have more than minor adverse effects on any of the following:
 - (a) public access;
 - (b) the visual amenity values of the coast and water bodies;
 - (c) areas of high natural or historic heritage value; or
 - (d) Mana Whenua values.

H7.6. Open Space – Sport and Active Recreation Zone

H7.6.1. Zone description

The Open Space – Sport and Active Recreation Zone applies to open spaces used for indoor and outdoor organised sports, active recreation and community activities. It includes facilities such as sports fields, hard-court areas and greens, recreational and multi-sport facilities, and marine-related activities such as ramps, jetties, slipways, hardstand areas. These spaces often include buildings and structures such as grandstands, sport and community clubrooms and toilets and changing facilities associated with these uses. Most of these open spaces are also available for informal recreation activities such as walking, jogging and informal games when not used for sport and active recreation.

Commercial activities accessory to sport and active recreation activities may be undertaken in appropriate locations. These activities can provide economic benefits as well as social benefits, such as providing food or beverage to support recreational use and by adding to safety through passive surveillance.

The more intensive use of these open spaces can attract large numbers of people. This can generate high levels of traffic, noise, glare and other adverse effects that need to be managed.

H7.6.2. Objectives

- (1) Indoor and outdoor sport and active recreation opportunities are provided for efficiently, while avoiding or mitigating any significant adverse effects on nearby residents, communities and the surrounding areas.
- (2) Activities accessory to active sport and recreation activities are provided for in appropriate locations and enhance the use and enjoyment of areas for active sport and recreation.
- (3) Larger scale, or clusters of land-based marine-related recreation facilities, are recognised and provided for while maintaining and enhancing public access to and along the coast.

H7.6.3. Policies

- (1) Enable indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures.
- (2) Enable accessory activities that enhance the use and enjoyment of the public open space and that relate to the primary activities on the site.
- (3) Design and locate buildings and structures (including additions) to be compatible with the surrounding environment in which they are located, particularly residential environments, and to avoid or mitigate any adverse effects, including visual, dominance, overlooking and shading.
- (4) Design and locate buildings, structures and activities so that any adverse effects, including noise, glare and traffic effects, are managed to maintain a reasonable level of amenity value for nearby residents, communities and the surrounding environment.
- (5) Maximise the use of indoor and outdoor recreation facilities including through multifunctional use and adaptable designs to increase the capacity and use of the open space.
- (6) Limit activities and associated facilities on open space adjoining the coast or a water body to those that have a functional or operational requirement for a coastal location.
- (7) Require activities and development in locations adjoining the coast or a water body to meet all of the following:
 - (a) maintain public access, unless access is to be excluded for safety and security reasons;
 - (b) maintain the visual amenity of the coastal environment and water bodies;
 - (c) avoid areas scheduled for their outstanding natural landscape, outstanding or high natural character or historic heritage values; and
 - (d) recognise Mana Whenua values.

H7.7. Open Space – Civic Spaces Zone

H7.7.1. Zone description

The Open Space – Civic Spaces Zone applies to open spaces such as squares and plazas in centres and other urban areas. Civic spaces are becoming increasingly important as Auckland grows and becomes more compact, and access to high amenity open spaces is needed for residents, workers and visitors.

Civic spaces contribute to the character of centres and urban areas and provide opportunities for informal recreation, social interaction and community gatherings and events. They also support local character and sense of identity.

H7.7.2. Objective

- (1) Civic spaces are used for civic and community functions, events and informal recreation.

H7.7.3. Policies

- (1) Enable civic and community functions and events, and informal recreation activities.
- (2) Limit buildings and structures to those that are necessary to support the purpose of the zone, and where this is demonstrated, ensure that they enhance the amenity values, functionality and use of the zone.
- (3) Manage the effects of activities to avoid or mitigate any adverse effects on the environment and on the amenity values of the nearby residents, communities and the surrounding environment.
- (4) Enable public amenities that enhance the use and enjoyment of civic and community open spaces, and the installation of artworks and interpretive signs.

H7.8. Open Space – Community Zone

H7.8.1. Zone Description

The Open Space – Community Zone primarily accommodates community buildings and activities. These include libraries, arts and cultural centres, marae, community houses, halls, early childhood learning facilities and recreation centres. This zone is situated in centres, suburban and rural areas.

H7.8.2. Objective

- (1) Community activities are provided for and meet the social needs of local communities.

H7.8.3. Policies

- (1) Enable community activities and early childhood learning services and associated buildings and structures.
- (2) Design and locate buildings, structures and activities so that any adverse effects, including noise, glare and traffic effects, are managed to maintain a reasonable level of amenity value for nearby residents, communities and the surrounding environment.
- (3) Maximise the use of buildings including through multifunctional use and adaptable designs.

H7.9. Activity table

Table H7.9.1 specifies the activity status of land use activities in the open space zones pursuant to section 9(3) of the Resource Management Act 1991. Notwithstanding the following rules, the Reserves Act 1977 applies to land vested under section 14 of that Act.

A blank in Table H7.9.1 Activity Table below means that the Auckland-wide provisions apply.

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
Use						
(A1)	Activities not provided for	NC	NC	NC	NC	NC
Residential						
(A2)	Camping grounds	D	D	NC	NC	NC
(A3)	A single workers' accommodation	P	P	P	NC	P
(A4)	Visitor accommodation - huts and lodges	D	D	NC	NC	NC
Community						
(A5)	Visitor centres	D	D	NC	D	P
(A6)	Community centres and halls	NC	D	D	D	P
(A7)	Early childhood learning services	NC	NC	D	NC	P
(A8)	Education and research facilities directly related to the open space	P	P	P	P	P
(A9)	Art galleries, arts and cultural centres	NC	D	D	D	P
(A10)	Clubrooms	D	D	P	NC	P
(A11)	Libraries	NC	NC	NC	NC	P
(A12)	Grandstands	NC	NC	RD	NC	NC
(A13)	Informal recreation	P	P	P	P	P
(A14)	Information facilities accessory to a permitted activity	P	P	P	P	P
(A15)	Organised sport and recreation	NC	RD	P	NC	P
(A16)	Public amenities	P	P	P	P	P
(A17)	Recreation facilities	NC	D	P	D	P
(A18)	Gardens, including botanic and community gardens	P	P	P	P	P

Coastal						
(A19)	Coastal navigational aids	P	P	P	P	P
Commerce						
(A20)	Markets	NC	RD	RD	P	P
(A21)	Restaurants and cafes, excluding a drive-through facility, that are accessory to a permitted activity and are located further than 50m from a residential zone	D	RD	P	RD	P
(A22)	Restaurants and cafes, excluding a drive-through facility, that are accessory to a permitted activity and located within 50m of a residential zone	D	D	RD	D	D
(A23)	Retail accessory to a permitted activity	D	P	P	P	P
(A24)	Retail not otherwise provided for	NC	D	D	D	D
Industry						
(A25)	Parks depot, storage and maintenance	RD	RD	P	NC	NC
Rural						
(A26)	Conservation planting	P	P	P	P	P
(A27)	Farming or grazing as part of a management programme for the open space	P	P	P	NC	NC
(A28)	Forestry	D	D	D	NC	NC
Mana Whenua						
(A29)	Customary use	P	P	P	P	P
(A30)	Marae complex	D	D	D	D	P
Development						
(A31)	Accessory buildings	P	P	P	P	P
(A32)	Artworks	P	P	P	P	P
(A33)	Demolition of buildings	P	P	P	P	P
(A34)	Internal additions and alterations to existing buildings	P	P	P	P	P
(A35)	External additions to existing buildings that	P	P	P	P	P

	comply with the standards					
(A36)	External additions to existing buildings that do not comply with one or more standards	D	D	D	D	D
(A37)	Buildings for public amenities	P	P	P	P	D
(A38)	New buildings that comply with the standards	P	P	P	P	P
(A39)	New buildings that do not comply with one or more standards	D	D	D	D	P
(A40)	Non-security floodlighting, fittings and supports and towers up to 18m high	NC	P	P	P	NC
(A41)	Non-security floodlighting, fittings and support towers more than 18m high	NC	RD	RD	RD	NC
(A42)	Fences on the front boundary more than 50 per cent transparent	P	P	P	P	P
(A43)	Fences on the front boundary less than 50 per cent transparent	RD	RD	RD	RD	RD
(A44)	Maimais (erection, use, alteration, maintenance and demolition) associated with lawful game-bird hunting	P	P	NC	NC	NC
(A45 36)	Observation areas, viewing platforms and related structures	RD	P	P	P	P
(A46)	Parks infrastructure	P	P	P	P	P
(A47)	Sport and recreation structures	NC	P	P	NC	NC
(A48)	Parks maintenance	P	P	P	P	P
(A49)	Recreational trails	P	P	P	P	P
(A50 37)	Construction of vehicle access and parking areas	D	D			

[ENV-2016-AKL-000231: Friends of Churchill Park]
[ENV-2016-AKL-000243: K Vernon]

H7.10. Notification

- (1) Any application for resource consent for an activity listed in Table H7.9.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H7.11. Standards

All activities listed as a permitted activity or restricted discretionary activity in Table H7.9.1 must comply with the following standards.

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.

H7.11.1. Building height

Purpose: To manage the height of buildings to retain the particular open space character of the zone, minimise visual dominance effects, and maintain a reasonable standard of amenity for adjoining sites.

- (1) Buildings must not exceed the height limits specified in Table H7.11.1.1.

[ENV-2016-AKL-000243: K Vernon]

Table H7.11.1.1 Building height

Zone	All buildings
Open Space – Conservation Zone	4m
Open Space – Informal Recreation Zone	8m
Open Space – Sport and Active Recreation Zone	10m
Open Space – Civic Spaces Zone	4m
Open Space – Community Zone	8m

H7.11.2. Height in relation to boundary

Purpose: To ensure buildings on the periphery of the open space do not dominate neighbouring areas, particularly residential areas, and maintain a reasonable level of amenity for adjoining sites.

- (1) Where an open space directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining open space boundary.
- (2) Where an adjoining zone does not specify a height in relation to boundary standard, the yard and/or setback standards that apply in the adjoining zone apply to the boundary directly adjoining the open space boundary.

H7.11.3. Yards

Purpose: To provide a reasonable standard of visual amenity between open space zones when viewed from the street and a buffer between open space zones and neighbouring residential and special purpose zones.

- (1) Buildings, or parts of buildings, must be set back from the relevant boundary by the minimum distance listed in Table H7.11.3.1.

Table H7.11.3.1 Yards

Yard	Conservation Zone	Informal Recreation Zone	Sport and Active Recreation Zone	Civic Spaces Zone	Community Zone
Front yard	5m	5m or the average of the setback of buildings on adjacent front sites, whichever is lesser	5m	The average setback of buildings on adjacent front sites	The average setback of buildings on adjacent front sites
Side and rear yards	6m where the open space zone adjoins a residential zone, special purpose zone or the Future Urban Zone otherwise 3m No side and rear yards are required where the open space zone adjoins a business zone			3m where the open space zone adjoins a residential zone	3m where the open space zone adjoins a residential zone
Riparian yard	10m from the edge of permanent and intermittent streams			10m from the edge of permanent and intermittent stream	10m from the edge of permanent and intermittent streams
Coastal protection yard	25m from mean high water springs	20m from mean high water springs	10m from mean high water springs	10m from mean high water springs	10m from mean high water springs

H7.11.4. Screening

Purpose: To ensure rubbish and/or storage areas are screened from neighbouring sensitive land uses.

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, Special Purpose – School Zone, rural zone or business zone adjoining a boundary with, or on the opposite side of the road from, an open space zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

H7.11.5. Gross floor area threshold

Purpose: To limit the size of buildings within open spaces to retain their open space character and to maintain a reasonable standard of amenity for adjoining sites.

- (1) The gross floor area of individual buildings must not be more than the following:
- (a) Open Space – Conservation Zone: 50m²;

[ENV-2016-AKL-000231: Friends of Churchill Park]

(b) Open Space – Informal Recreation Zone: 100m²;

[ENV-2016-AKL-000243: K Vernon]

(c) Open Space – Sports and Active Recreation Zone: 150m²;

(d) Open Space – Civic Spaces Zone: 50m²; and

(e) Open Space – Community Zone: 300m².

H7.11.6. Maximum site coverage

Purpose: To limit the extent of building and development so that an open and spacious character is retained as well as to maintain a reasonable standard of amenity for adjoining sites.

- (1) The maximum permitted site coverage per site, or cumulative total area of buildings, must not exceed the following limits:
 - (a) Open Space – Conservation Zone: one per cent;
 - (b) Open Space – Informal Recreation Zone: 10 per cent;
 - (c) Open Space – Sports and Active Recreation Zone: 30 per cent;
 - (d) Open Space – Civic Spaces Zone: five per cent; and
 - (e) Open Space – Community Zone: 50 per cent.

H7.11.7. Maximum impervious area

Purpose: To restrict the maximum impervious area to manage the amount of stormwater runoff generated by a development, and ensure that adverse effects on water quality, quantity, amenity values are avoided or mitigated.

- (1) The maximum impervious area per site must not exceed the following limits:
 - (a) Open Space – Conservation Zone: lesser of 10 per cent or 5000m²;
 - (b) Open Space – Informal Recreation Zone: lesser of 10 per cent or 5000m²;
 - (c) Open Space – Sports and Active Recreation Zone: 40 per cent;
 - (d) Open Space – Civic Spaces Zone: no limit; and
 - (e) Open Space – Community Zone: 70 per cent where the adjacent zone is a residential zone, Business – Business Park Zone or Business – General Business Zone. No limit in the Business – Mixed Use Zone or the business centre zones.

H7.11.8. Non-security floodlighting, fittings and supports and towers up to 18m high

- (1) Lighting must meet the permitted activity standards for lighting in Chapter E24 Lighting.

H7.11.9. Maimai

- (1) A maimai must be no more than 10m² in area.
- (2) A maimai must not exceed 3m in height above mean high water springs or ground level.

H7.12. Assessment – controlled activities

There are no controlled activities in these zones.

H7.13. Assessment – restricted discretionary activities

H7.13.1. Matters of discretion

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

H7.13.1.1. Organised sport and recreation

- (1) The effects of the intensity, scale and duration of the events on informal recreational use of the open space.
- (2) The effects on the amenity value of adjoining sites.
- (3) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.1.2. Markets

- (1) The effects the intensity and scale of the activity will have on recreational use and amenity values.
- (2) The effects on public access to, and use of, the open space.
- (3) The effects from the development design, external appearance and landscaping.
- (4) The effects on any scheduled historic heritage values.
- (5) The effects on natural values, including landform and vegetation.
- (6) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.1.3. Restaurants and cafes accessory to a permitted activity (further than 50m from a residential zone or within 50m of a residential zone in the Open Space – Sport and Active Recreation Zone)

- (1) The effects of the intensity and scale of the activity on recreational use and amenity values.
- (2) The effects on public access to, and use of, the open space.

- (3) The effects from the development design, external appearance and landscaping.
- (4) The effects on any scheduled historic heritage values.
- (5) The effects on natural values, including landform and vegetation.
- (6) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.1.4. Parks depot, storage and maintenance

- (1) The effects of the intensity and scale of the activity on residential amenity.
- (2) The effects on public access to, and use of, the open space.
- (3) The effects from the development design, external appearance and landscaping.
- (4) The effects on any scheduled historic heritage values.
- (5) The effects on natural values, including landform and vegetation.
- (6) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.1.5. Grandstands

- (1) The effects of the intensity and scale of the activity on residential amenity.
- (2) The extent a grandstand will enhance and maximise use of the site.
- (3) The effects from the development design, external appearance and landscaping.
- (4) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.1.6. Non-security floodlighting, fittings and supports and towers more than 18m in height

- (1) The effects on the amenity value of adjoining sites.
- (2) The hours of operation.
- (3) The height and scale of the structure.
- (4) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.1.7. Fences on the front boundary less than 50 per cent transparent

- (1) The effects on visibility to and from the open space, including effects on public safety.
- (2) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.1.8. Observation areas, viewing platforms and related structures

- (1) The effects of the location and design on natural character and landscape values.
- (2) The effects on any identified historic heritage values.
- (3) The effects associated with the construction and use of the structures, including effects to landform and vegetation.
- (4) The extent the activity is consistent with any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area.

H7.13.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below.

H7.13.2.1. Organised sport and recreation

- (1) The extent to which the intensity, scale and duration of the events will adversely affect the use of the open space area for informal recreational use and whether any adverse effects can be remedied or mitigated.
- (2) The extent to which the effects are contained within the open space area and do not significantly detract from the amenity value of adjoining properties, particularly residential areas.
- (3) Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan and the ability to avoid, remedy or mitigate any adverse effects resulting from any inconsistency with the relevant management plan.

H7.13.2.2. Markets

- (1) The extent to which the intensity and scale of the market will adversely affect recreational use of the open space and amenity values of neighbouring properties, and the measures to remedy or mitigate any adverse effects.
- (2) Whether the market is located to minimise any adverse effects on public access and takes into account pedestrian safety, access for people of all

ages and abilities where practical, and the efficient use of existing access, parking, circulation and utility networks.

- (3) Whether the development design and external appearance or any buildings, and any landscaping:
 - (a) is compatible with the character and use of the site;
 - (b) minimises any adverse effects, including through use of building materials and colour; and
 - (c) complements the existing landscape character of the area.
- (4) Whether the activity will have any adverse effects of any scheduled historic heritage values, and the extent to which these can be remedied or mitigated.
- (5) Whether the activity will result in any land disturbance or vegetation removal and the extent to which any adverse effects can be remedied or mitigated.
- (6) Whether the proposal is consistent with the outcomes sought in any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan and the ability to avoid, remedy or mitigate any adverse effects resulting from any inconsistency with the relevant management plan.

H7.13.2.3. Restaurants and cafes accessory to a permitted activity

- (1) The extent to which the intensity and scale of the activity will adversely affect recreational use of the open space and amenity values of neighbouring properties, and the measures to remedy or mitigate any adverse effects.
- (2) Whether the activity is located to minimise any adverse effects on public access and takes into account pedestrian safety, access for people of all ages and abilities where practical, and the efficient use of existing access, parking, circulation and utility networks.
- (3) Whether the development design and external appearance or any buildings, and any landscaping:
 - (a) is compatible with the character and use of the site;
 - (b) minimises any adverse effects, including through use of building materials and colour; and
 - (c) complements the existing landscape character of the area.

- (4) Whether the activity will have any adverse effects on any scheduled historic heritage values, and the extent to which these can be remedied or mitigated.
- (5) Whether the activity will result in any land disturbance or vegetation removal, and the extent to which any adverse effects can be remedied or mitigated.
- (6) Whether the proposal is consistent with the outcomes sought in any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan and the ability to avoid, remedy or mitigate any adverse effects resulting from any inconsistency with the relevant management plan.

H7.13.2.4. Parks depot, storage and maintenance

- (1) The extent to which the intensity and scale of the activity will detract from the amenity value of any adjoining residential areas, and the measures to remedy or mitigate any adverse effects.
- (2) Whether any buildings or activities are located in minimise adverse effects on public access to and use of the open space.
- (3) The extent to which any disturbance to existing landform and vegetation is minimised.
- (4) The extent to which any adverse effects on natural values or amenity values are avoided, remedied or mitigated through location, design, external appearance and landscaping.

H7.13.2.5. Grandstands

- (1) The extent to which the structure and the intensity of use will detract from the amenity value of any adjoining residential areas, and the measures to remedy or mitigate any adverse effects.
- (2) The extent to which a grandstand will enhance and the use and capacity of the site for recreational use.
- (3) Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan and the ability to avoid, remedy or mitigate any adverse effects resulting from any inconsistency with the relevant management plan.

H7.13.2.6. Non-security floodlighting, fittings and supports and towers more than 18m in height

- (1) The extent to which the floodlighting and structure will detract from the amenity value of any adjoining residential areas, and the measures to

remedy or mitigate any adverse effects, including through the location of the structure and hours of operation.

- (2) Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan and the ability to avoid, remedy or mitigate any adverse effects resulting from any inconsistency with the relevant management plan.

H7.13.2.7. Fences on the front boundary less than 50 per cent transparent

- (1) The extent to which the fence will have an adverse effect on visibility to and from the open space, including the visual connection to and from the open space and the adjacent streets.
- (2) The extent to which any loss of visibility will have any adverse effects on public safety.
- (3) Whether the proposal is consistent with the outcomes sought in any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan and the ability to avoid, remedy or mitigate any adverse effects resulting from any inconsistency with the relevant management plan.

H7.13.2.8. Observation areas, viewing platforms and related structures

- (1) Whether the structure is located and designed to minimise any adverse effects on the natural and landscape values while providing for viewing.
- (2) The extent to which any adverse effects to landform and vegetation associated with the construction or use of the structures can be avoided, remedied or mitigated.
- (3) Whether the proposal is consistent with the outcomes sought in any relevant adopted Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan and the ability to avoid, remedy or mitigate any adverse effects resulting from any inconsistency with the relevant management plan.

H7.14. Special information requirements

There are no special information requirements for these zones.

H8. Business – City Centre Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H8.1. Zone description

The city centre is the top of the centres hierarchy and plays a pivotal role in Auckland’s present and future success. The Business – City Centre Zone seeks to ensure the city centre is an international centre for business and learning, innovation, entertainment, culture and urban living.

To maintain and enhance the vibrancy of the city centre, the zone permits a wide range of activities to establish in most parts of the city centre. The zone also manages activities that have the potential to adversely affect the amenity of the city centre or that have the potential to generate reverse sensitivity effects on identified marine and port activity areas.

The Plan enables the greatest intensity of development in terms of height and floor area to occur in the city centre. Within the city centre itself, development potential is concentrated in the core central business district. Development potential reduces towards the ridgelines and transitions to lower heights on the waterfront and landward periphery whilst allowing for variation and interest in built form outcomes. The zone also manages the scale of development in order to protect important special character areas, sunlight admission to parks and public spaces, significant views to the volcanic cones and other landmarks including identified views to historic heritage places and to maintain and enhance the distinctiveness of particular areas.

The city centre makes an important contribution to our sense of identity. The significant height and scale of buildings in the city centre increases their visibility from many places, affecting the quality of both public and private views at local and city-wide scales. In addition to managing the scale of development, the zone manages the quality of building design to ensure new buildings successfully integrate with the city centre’s existing and planned built form and public realm to create an attractive and recognisable skyline.

Within the city centre are precincts and overlays, which have their own distinct features, character and/or function. For example, the Port Precinct allows for the ongoing use, development and expansion of port and marine activities at the Port of Auckland.

H8.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.

- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
 - (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas;
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities;
 - (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business – City Centre Zone objectives

- (6) The city centre is an internationally significant centre for business.
- (7) The city centre is an attractive place to live, learn, work and visit with 24-hour vibrant and vital business, education, entertainment and retail areas.
- (8) Development in the city centre is managed to accommodate growth and the greatest intensity of development in Auckland and New Zealand while respecting its valley and ridgeline form and waterfront setting.
- (9) The distinctive built form, identified special character and functions of particular areas within and adjoining the city centre are maintained and enhanced.
- (10) A hub of an integrated regional transport system is located within the city centre.
- (11) The city centre is accessible by a range of transport modes with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport.

H8.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centres zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse impact on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centres zones and enable dwellings above ground floor in centres zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.

- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
- (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – City Centre Zone policies

Land use activities

- (15) Provide for a wide range and diverse mix of activities that enhance the vitality, vibrancy and amenity of the city centre including:
- (a) commercial and residential activities;
 - (b) arts, entertainment, events, civic and community functions;
 - (c) high-quality visitor experiences, visitor accommodation and associated services; and
 - (d) learning, teaching and research activities, with a particular concentration in the learning precinct.
- (16) Enable a significant and diverse residential population to be established and maintained within a range of living environments and housing sizes.
- (17) Enable the most significant concentration of office activity in Auckland to locate in the city centre by providing an environment attractive to office workers, with a focus on the core central business district.
- (18) Provide for a wide range of retail activities throughout the city centre while maintaining and enhancing the vitality, vibrancy and amenity of core retail areas within the city centre and centres outside of the city centre. In particular:

- (a) enable smaller scale retail activities to occur throughout the city centre;
 - (b) encourage large department stores and integrated retail developments to locate within the core retail area; and
 - (c) avoid large department stores and integrated retail developments locating outside the core retail area where they would adversely affect the amenity, vitality and viability of core retail areas within the city centre and/or centres outside of the city centre.
- (19) Provide for a wide range of activities along the waterfront, while continuing to provide for those activities requiring a harbour location.
- (20) Enhance the waterfront as a major gateway to the city centre and Auckland.
- (21) Enable the efficient use and development of the Port of Auckland and identified marine and port activity areas.
- (22) Support the development of public transport, pedestrian and cycle networks and the ability to efficiently change transport modes.

Precincts

- (23) Identify and encourage specific outcomes in areas of the city centre that relate to:
- (a) a distinctive built character; and/or
 - (b) a concentration of particular activities; and/or
 - (c) activities that have specific functional requirements; and/or
 - (d) significant transformational development opportunities.
- (24) Encourage comprehensive and integrated development of key development sites or precincts in the city centre.
- (25) Limit activities that would have reverse sensitivity effects on established and future marine and port activities.
- (26) Limit activities within the residential and learning precincts that would adversely affect the amenity and character of those precincts.

Historic heritage and special character

- (27) Encourage the retention and conservation of the city centre's historic heritage through scheduling and through development incentives.

- (28) Maintain and enhance the special character values of pre 1940 buildings in the Queen Street Valley precinct and buildings outside this precinct identified on Map H8.11.1 of the Business – City Centre Zone as making a strong or significant contribution to the special character of the surrounding area, in particular by:

- (a) awarding transferable development rights where an identified special character building is protected in perpetuity and restored in accordance with an approved character plan;
- (b) requiring all development proposals for identified special character buildings to have considered adaptive re-use;
- (c) avoiding the demolition of identified special character buildings where it would adversely affect the built character of the surrounding area; and
- (d) requiring alterations and additions to existing buildings and new buildings to give consideration to, and be sympathetic to the existing and planned character of the area.

City form

- (29) Enable the tallest buildings and the greatest density of development to occur in the core central business district.
- (30) Manage adverse effects associated with building height and form by:
 - (a) transitioning building height and development densities down to neighbourhoods adjoining the city centre and to the harbour edge;
 - (b) protecting sunlight to identified public open spaces and view shafts;
 - (c) requiring the height and form of new buildings to respect the valley and ridgeline form of the city centre and building design to be complementary to existing or planned character of precincts; and
 - (d) managing the scale, form and design of buildings to:
 - (i) avoid adverse dominance and/or amenity effects on streets and public open space; and
 - (ii) encourage well-designed, slender towers on sites identified within the special height area on Map H8.11.3.
- (31) Maximise light and outlook around buildings.
- (32) Encourage public amenities to be provided within developments, including publicly accessible open space, works of art and through site links.

Public realm

- (33) Require building and development of the highest quality that contributes to the city centre's role as an international centre for business, learning, innovation, entertainment, culture and urban living.
- (34) Require building frontages along identified public open spaces and streets to be designed in a way that provides a sense of intimacy, character, interest and variation, and enclosure at street level.

(35) Require the demolition of buildings and structures to avoid, remedy or mitigate significant adverse effects on the pedestrian amenity of the city centre and the safety and efficiency of the road network.

(36) Protect identified sightlines along streets and public open spaces from the city centre to the harbour, Rangitoto Island, the North Shore and identified sightlines along roads and public open spaces within the city centre to natural features and landmarks.

(37) Enable high-quality public open spaces along the waterfront that are accessible and provide spaces for recreational opportunities, facilities and events.

H8.4. Activity table

Table H8.4.1 specifies the activity status of land use and development activities in the Business – City Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H8.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Residential		
(A2)	Boarding houses	P
(A3)	Dwellings	P
(A4)	Retirement villages	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation	P
Commerce		
(A7)	Commercial services	P
(A8)	Entertainment facilities	P
(A9)	Offices	P
(A10)	Retail	P
(A11)	Conference facilities	P
(A12)	Drive-through facilities	NC
(A13)	Service stations not otherwise provided for	NC
(A14)	Service stations on sites with frontage to Beach Road between Ronayne St and Stanley Street	D
Community		
(A15)	Artworks	P
(A16)	Public amenities	P

(A17)	Care centres	P
(A18)	Community facilities	P
(A19)	Education facilities	P
(A20)	Emergency services	P
(A21)	Healthcare facilities	P
(A22)	Hospitals	P
(A23)	Information facilities	P
(A24)	Recreation facilities	P
(A25)	Major recreation facilities	P
(A26)	Tertiary education facilities	P
Industry		
(A27)	Industrial laboratories	P
(A28)	Manufacturing	P
(A29)	Repair and maintenance services	P
(A30)	Warehousing and storage	P
Mana Whenua		
(A31)	Marae complex	P
Development		
(A32)	New Buildings	RD
(A32)	Demolition of buildings	C
(A33)	Minor cosmetic alterations to a building (including special character buildings identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct) that do not change its external design and appearance	P
(A34)	Internal alterations to buildings	P
(A35)	External alterations and additions to a special character building identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct not otherwise provided for	RD
(A36)	Alterations and additions to buildings not otherwise provided for	RD
(A37)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD
(A38)	The total or substantial demolition (more than 30 per cent by volume), or any demolition of the front facade of a special character building identified on Map H8.11.1	RD
(A39)	Activities not provided for	NC
(A40)	A building that does not comply with Standard H8.6.3 Admission of sunlight to public places	NC
(A41)	A building that does not comply with Standard H8.6.4 Aotea Square height control plane	NC

[ENV-2016-AKL-000184: Smith & Caughey]

[ENV-2016-AKL-000184: Smith & Caughey]

(A42)	A building that does not comply with Standard H8.6.5 Harbour edge height control plane or Standard H8.6.6 Exception to the harbour edge height control	D
(A43)	A building that does not comply with Standard H8.6.7 Railway station building and gardens view protection plane	NC
(A44)	A building that exceeds the basic floor area ratio specified for the site in Standard H8.6.10 Basic floor area ratio without providing a bonus feature	NC
(A45)	A building that exceeds the maximum total floor area ratio in Standard H8.6.21 Maximum total floor area ratio	NC

H8.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table H8.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table H8.4.1 Activity table and which is not listed in H8.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).
- (4) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H8.6.33. Minimum dwelling size.

[ENV-2016-AKL-000243: K Vernon]

H8.6. Standards

All activities listed as permitted, controlled or restricted discretionary in Table H8.4.1 Activity table must comply with the following standards.

H8.6.1. Retail

Purpose: to maintain and enhance the vitality, vibrancy and amenity of the core retail area shown on Map H8.11.2.

- (1) The land use activity status of retail outside of the core retail area shown on Map H8.11.2 will be determined in accordance with the Table H8.6.1.1 below.
- (2) Trade suppliers, marine retail, motor vehicle sales, garden centres, markets and food and beverage activities are not subject to this standard.

Table H8.6.1.1 Retail

Activity	Activity status
Retail (excluding department stores and integrated shopping malls) less than 1000m ² gross floor area per site	P
Retail (excluding department stores and integrated shopping malls) between 1000m ² and 5000m ² gross floor area per site	RD
Retail (excluding department stores and integrated shopping malls) over 5000m ² gross floor area per site	D
Department stores and integrated shopping malls over 1000m ² gross floor area per site	D

H8.6.2. General building height

Purpose: manage the height of buildings within the city centre to:

- enable the tallest buildings within the core central business district and transition heights down to neighbourhoods adjoining the city centre and to the harbour edge;
- respect the valley and ridgeline form of the city centre and the existing or planned character of precincts; and
- avoid adverse dominance, shading and/or visual amenity effects of building height on streets and public open spaces.

- (1) The height of a building must not exceed the limits shown on Map H8.11.3.
- (2) Where height limits shown on Map H8.11.3 and Map H8.11.4 overlap, the lowest height limit applies as the first level of control.
- (3) The measurement of height for the purposes of Standards H8.6.2(1) and H8.6.2(2) above shall be undertaken in accordance with Standard H8.6.8 below.

H8.6.3. Admission of sunlight to public places

Purpose: manage the scale of development around identified public open spaces to ensure they receive adequate sunlight when those spaces are most used.

- (1) The height of a building within a defined sunlight admission cone shown on Map H8.11.4 must not exceed the allowable building heights detailed on the relevant diagrams in Appendix 11 Business – City Centre Zone sunlight admission into public places.
- (2) Where part of an existing building does not comply with this standard, any reconstruction, alteration or addition to the building must not further reduce sunlight admission to public open spaces identified in Appendix 11 Business – City Centre Zone sunlight admission into public places.

H8.6.4. Aotea Square height control plane

Purpose: manage the scale of buildings:

- to ensure that Aotea Square receives adequate sunlight when the space is most used;
- to maintain views from Aotea Square to landmark buildings and views to Aotea Square; and
- so that tall buildings do not dominate the open character of Aotea Square.

(1) The height of a building subject to this standard must not exceed the height plane shown on Figure 5 in Appendix 11 Business – City Centre Zone sunlight admission into public places.

H8.6.5. Harbour edge height control plane

Purpose: manage the scale of buildings at the western end of Quay Street to:

- provide a transition in building height from the core central business district to the waterfront;
- maximise views between the harbour and the city centre; and
- reinforce the Quay Street east west connection running from the corner of The Strand and Quay Street to the east and Jellicoe Street in Wynyard Precinct to the west by the alignment of tall building frontages.

(1) The height of a building subject to this standard must not exceed the height plane shown in Figure H8.6.6.1 Harbour edge height control plane. The height plane starts at a line 40m above the centre line of Quay Street and continues as a tilted plane at 45 degrees to the horizontal from that line in a southerly direction.

(2) For the purpose of this standard, the centre line of Quay Street extends between the eastern boundary of Britomart Place and the western boundary of Lower Hobson Street and is defined by a straight line passing through the coordinates specified in Figure H8.6.6.2 Harbour edge height control co-ordinates.

H8.6.6. Exception to the harbour edge height control plane

(1) Where the building or structure is located on a site within the area bounded by Customs Street, Lower Hobson Street, Quay Street and Queen Elizabeth Square, an application may be made as a restricted discretionary activity to exceed the Harbour Edge Height Control Plane by no more than 20m, where the following requirements are met:

- (a) any penetration of building bulk through the Harbour Edge Height Control Plane must be compensated for by equivalent open space “corridors” which are situated below the plane and which must:

- (i) be continuous and run approximately north to south through the development site to provide some permeability of appearance when looking from a northerly or southerly direction; and
 - (ii) have a minimum width equating to 15 per cent of the widest east-west dimension for the site.
- (b) the method of calculating the compensatory open space for Standard H8.6.6.1(a) above is as follows:
- (i) establish a maximum total floor area ratio for the site;
 - (ii) calculate and demonstrate the obtainable floor area ratio for the building proposal within the Special Height Control Plane;
 - (iii) determine the floor area which the building proposal could qualify for above the Special Height Control Plane;
 - (iv) add that floor space to the building or structure above the Special Height Control Plane and also add a theoretical compensatory floor area (equal to that calculated in Standard H8.6.6.1(b)(iii) above) to the building or structure below the Special Height Control Plane, assuming a floor-to-floor distance the same as applies to the building or structure at that level; and
 - (v) then recalculate any light and outlook bonus claimed, as if the theoretical compensatory floor area Standard H8.6.6.1(b)(iv) existed.

Figure H8.6.6.1 Harbour edge height control plane

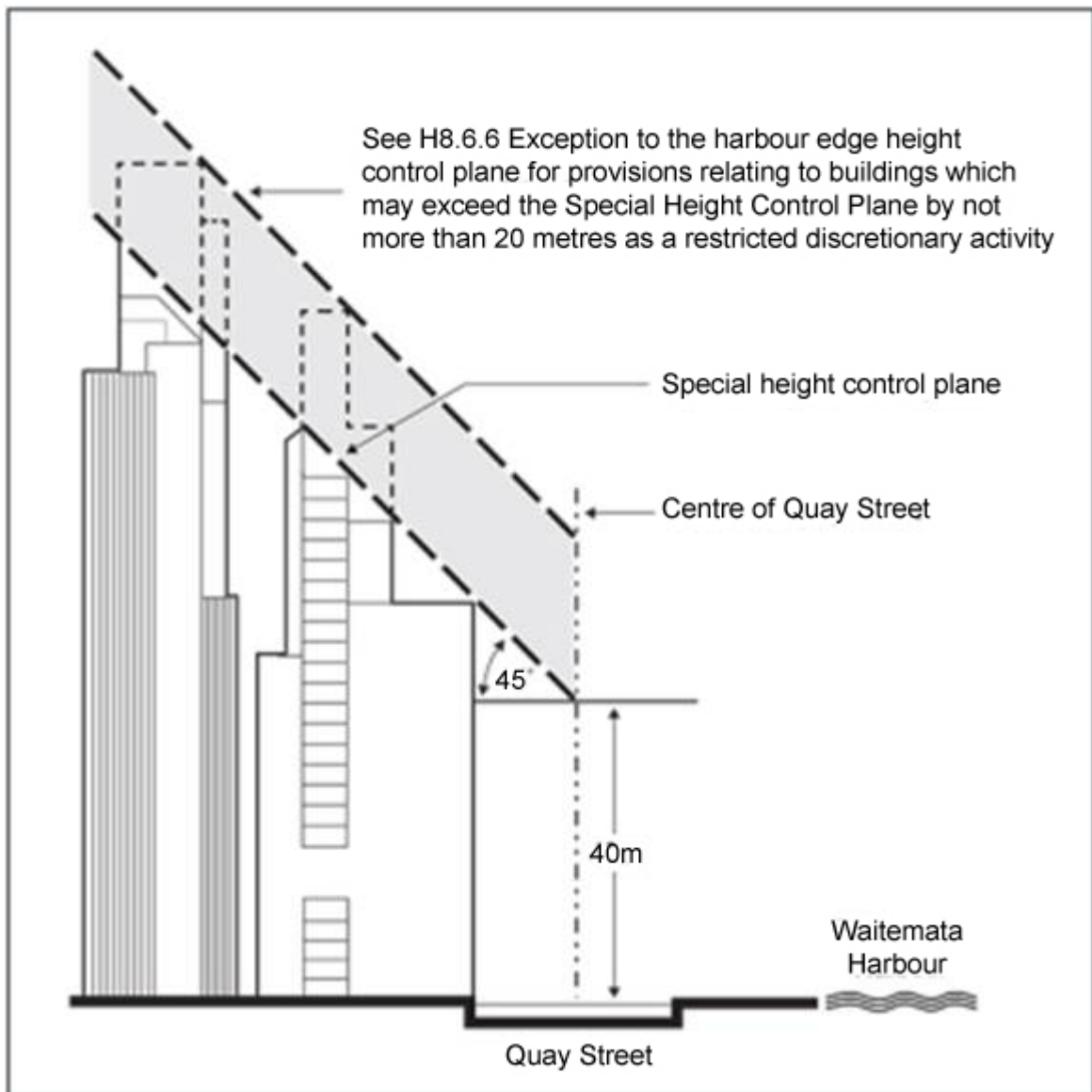
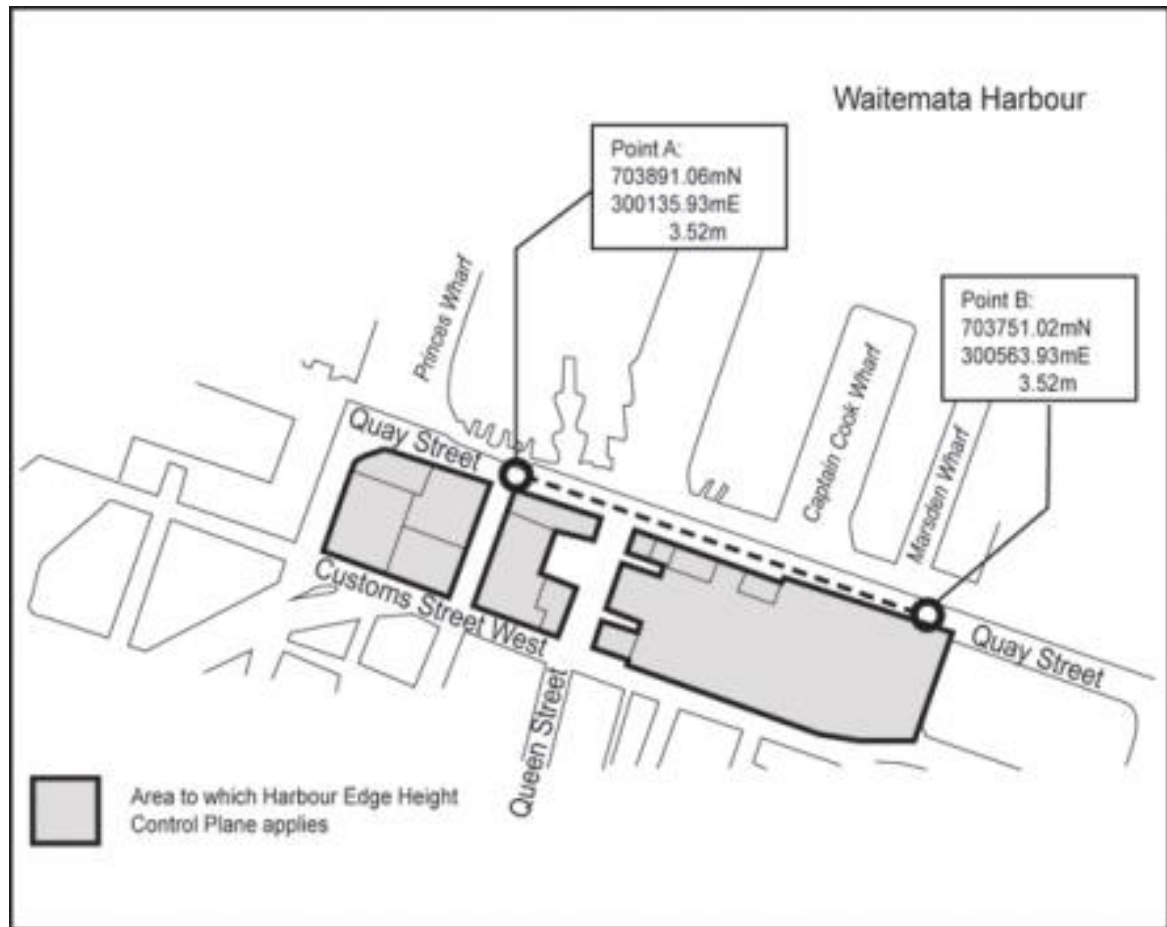


Figure H8.6.6.2 Harbour edge height control co-ordinates

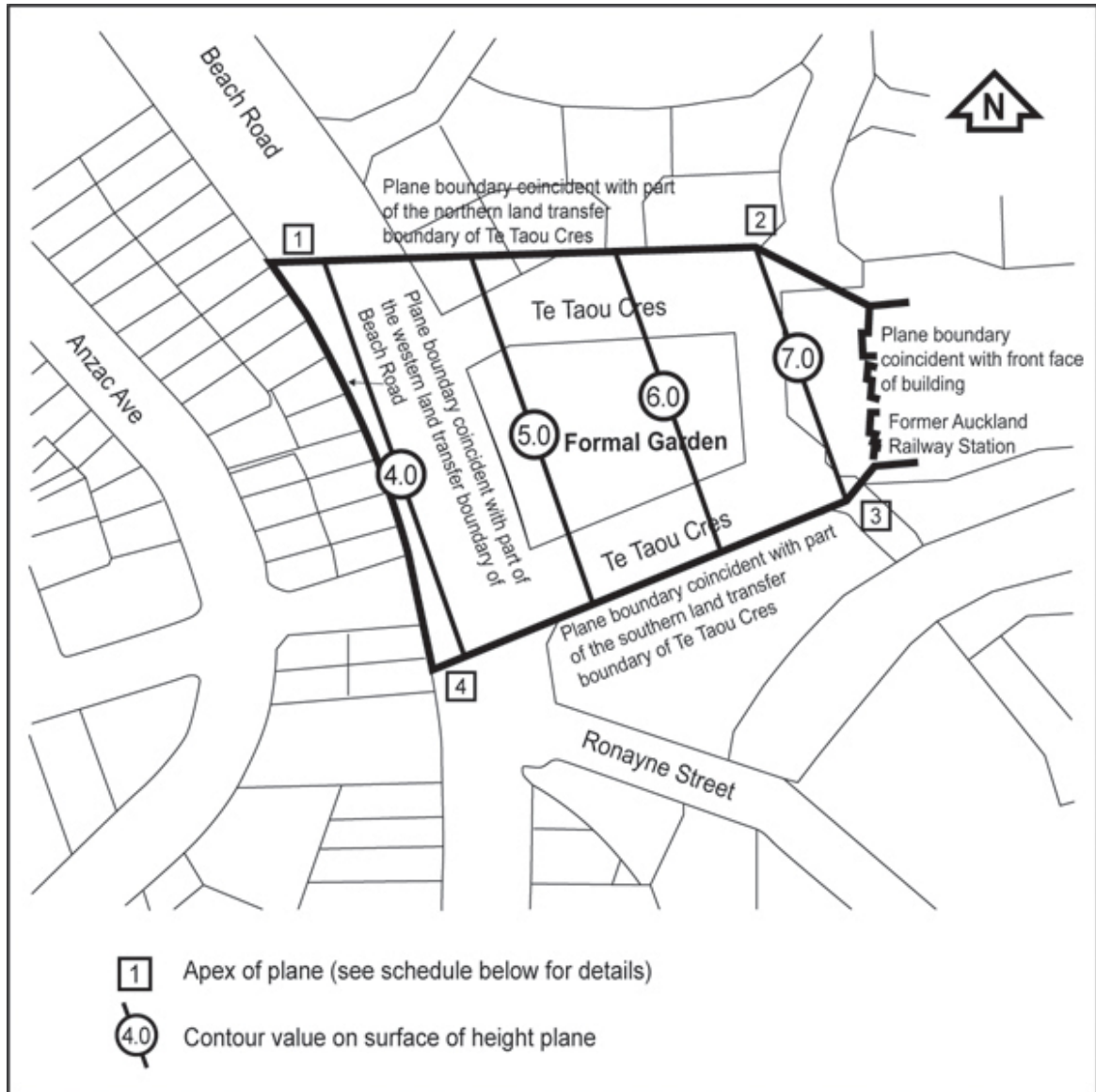


H8.6.7. Railway station building and gardens view protection plane

Purpose: manage the scale of development to protect the view of the railway station buildings and gardens when viewed from Beach Road.

- (1) The height of a building, including any structures on the roof of a building, subject to this standard must not exceed the height limits specified on Figure H8.6.7.1 Railway station buildings and garden view protection plane. This figure defines achievable reduced level (RL).

Figure H8.6.7.1 Railway station buildings and garden view protection plane



Note 1

Maximum allowable building height above mean sea level (L&S Auckland Datum 1946).

Table H8.6.7.1 Coordinate schedule

Point	Mt Eden circuit		Height	New Zealand map grid	
1	703359.74	300824.91	3.72	6482240.75	2668580.94
2	703370.51	300995.42	7.00	6482248.03	2668751.85
3	703280.48	301025.99	7.00	6482157.38	2668780.37
4	703223.73	300874.12	3.76	6482103.75	2668627.36

Note 1

Coordinates in terms of Geodetic Datum 1949.

Circuit origin: Mt Eden 700.000mN 300.000mE.

H8.6.8. Measuring building height

Purpose: require height to be measured using the rolling height method where the maximum height varies across the site (contours) or average street level method where a general height limit is specified.

- (1) Building height will be the same as the definition of height when measuring the:
 - (a) height planes for admission of sunlight to public places and the special height limits (refer Map H8.11.4); and
 - (b) height of buildings within the blocks bounded by Hobson Street, Fanshawe Street, Halsey Street, Victoria Street West, and Union Street.
- (2) Unless otherwise stated all other heights will be measured as the vertical distance between mean street level and a horizontal plane above that level (being the specified height limit).
- (3) For the sites fronting Nelson Street within the block bounded by Union Street to the south and Cook Street to the north, height may be determined from the mean street level of Nelson Street to a maximum depth of 26m from the site boundary with Nelson Street.

H8.6.9. Rooftops

Purpose: ensure the roofs of buildings are uncluttered when viewed from the street and surrounding buildings.

- (1) Rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms and water towers that exceed the height of all parts of a parapet surrounding the roof on which the projections are located, must be enclosed in a maximum of three structures and integrated within the overall roof design.
- (2) All floor space forming part of rooftop projections that meet the requirements of this standard is excluded from the calculation of gross floor area for the development.
- (3) For the purpose of this standard rooftop includes the roof of building podiums in addition to its ordinary meaning.
- (4) For the purpose of this standard, rooftop projections do not include:
 - (a) any part of a building included in the definition of gross floor area;
 - (b) any rooftop ornamental projections including finials, pediments and cornices integral to the design of the building; and
 - (c) telecommunications antennas and aerials.

H8.6.10. Basic floor area ratio

Purpose: manage the scale of development in the city centre.

- (1) The basic floor area ratio applying to any site in the city centre is as shown on Map H8.11.7.

H8.6.11. Bonus floor area ratio

Purpose: encourage developments to be designed, contain activities or provide features that provide a benefit to the public.

- (1) In addition to the basic floor area, bonus floor area is available where development incorporates one or more of the features listed in Table H8.6.11.1.
- (2) The area of a feature for which a bonus is obtained cannot be claimed for twice.
- (3) Floor space approved for publicly accessible open space and through-site links are exempt from the calculation of gross floor area.
- (4) To qualify for the bonus, the bonus feature must comply with the bonus standards. A bonus feature that does not comply with the relevant standards is a restricted discretionary activity.
- (5) The amount of bonus floor area available per m² of feature provided and the locations within which they apply are set out in Table H8.6.11.1 except that the methods for calculating the amount of bonus floor area available per m² of feature provided for, historic heritage and special character floor space, through-site links and works of art are detailed in Standards H8.6.15, H8.6.16, H8.6.18, H8.6.19 and H8.6.20 respectively.
- (6) Table H8.6.11.1 lists the bonus features as permitted, controlled or restricted discretionary activities.
- (7) The bonus areas referenced in Table H8.6.11.1 are shown on Map H8.11.8.

Table H8.6.11.1 Bonus floor area

Bonus feature	Activity type	Bonus floor area available per m ² of feature provided						Maximum floor area ratio limit to bonuses on a site								
		1a	1b 1c	2	3	4	5	6	1a	1b	1c	2	3	4	5	6
See Map H8.11.8 Bonus areas and Map H8.11.7 Site intensity																
Use or transfer of historic	C	Refer to Standard H8.6.13						NA	NA	NA	NA	NA	NA	NA	NA	NA

heritage and special character building floor space																	
Securing historic heritage and special character building floor space		Refer to Standard H8.6.14							4:1	4:1	4:1	4:1	4:1	1:5:1	1:5:1	1:1	
Activities																	
Residential	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1	
Public amenities																	
Public open space	RD	8m ²	6m ²	6m ²	4m ²	4m ²	3.5 m ²	3m ²	3:1	3:1	2:1	3:1	3:1	2:1	1:1	1:1	
Through-site links*	RD	Refer to Standard H8.6.18							1:1	1:1	1:1	0.5:1	0.5:1	0.5:1	1:1	0.5:1	
Works of art	RD	Refer to Standard H8.6.20							1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	
Light and outlook																	
Light and outlook	P	Refer to Standard H8.6.12								NA	NA						

*See Standard H8.6.19 for the additional bonus floor space available for through site links on identified blocks.

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 and nearby sites;
- sunlight and outlook around buildings; and
- views through the city centre.

(1) Bonus floor area is available as a permitted activity for light and outlook as calculated below.

(2) A bonus will be awarded where that part of a building to which calculated floor area relates is reduced in coverage as set out in Table H8.6.12.1 except for sites in bonus areas 1b and 1c (refer to Standard H8.6.21).

(3) For the purpose of this standard, calculated floor area has the same meaning as average floor area except that it is calculated by averaging the area of that floor or part of a floor immediately below a horizontal plane of a set height above mean street level and all floors above that plane. The height of the horizontal plane must be:

- (a) for bonus areas 1a and 2: 28m above mean street level; or
- (b) for bonus areas 3, 4, 5 and 6: 12.5m above mean street level.
- (4) To qualify for the bonus, the building must comply with Standard H8.6.24 below

Table H8.6.12.1 Calculating the light and outlook bonus

Bonus area 1a		
Where:		Bonus FAR equals
(A46)	$\frac{CFA}{SA} < 0.25$	4:1
(A47)	$0.25 < \frac{CFA}{SA} < 0.75$	$5.75 - \frac{(7 \times CFA)}{SA} : 1$
(A48)	$CFA > 0.75$	Nil
Bonus area 2, 3, 4, 5, and 6		
Where:		Bonus FAR equals
(A49)	$\frac{CFA}{SA} < 0.3$	1.5:1
(A50)	$0.3 \leq \frac{CFA}{SA} \leq 0.8$	$2.4 - \frac{(3 \times CFA)}{SA} : 1$
(A51)	$\frac{CFA}{SA} > 0.8$	Nil

H8.6.13. Bonus floor area - use or transfer of historic heritage and special character floor space bonus

Purpose: encourage the retention and enhancement of scheduled historic heritage and identified special character buildings by enabling those buildings to sell or transfer their unrealisable floor space to another site.

- (1) The use or transfer of bonus floor space obtained by the conservation of a scheduled heritage building or the protection of an identified special character building is a controlled activity.
- (2) The historic heritage or special character building floor space bonus may be used in whole or in part on the site of that building where that site is located within the Business – City Centre Zone or transferred in whole or in part from the site of the scheduled building to one or more sites within the Business – City Centre Zone, subject to compliance with the following:
 - (a) upon use of historic heritage or special character building floor space within the donor site or transfer of historic heritage or special character building floor space, the registered covenant on the title of the donor site must be amended to show the corresponding reduction of the historic heritage or special character building floor space bonus; and
 - (b) the amount of any historic heritage or special character building floor space bonus transferred from a recipient site and any remaining floor

space bonus must be recorded by covenant registered against the title of the recipient site.

- (3) The transfer of all or part of the historic heritage or special character building floor space bonus may be postponed and used at a later date subject to securing the necessary resource consent under this standard.

H8.6.14. Bonus floor area - securing historic heritage and special character floor space bonus

Purpose:

- to ensure that a conservation plan is prepared and able to be implemented prior to awarding transferable floor space to scheduled historic heritage buildings; and
 - to ensure that a character plan is prepared and able to be implemented prior to awarding transferable floor space to identified special character buildings.
- (1) Securing bonus floor space for the conservation of a scheduled heritage building or the protection of identified special character buildings is a restricted discretionary activity.
 - (2) The amount of floor space claimed must be assessed in accordance with the method of calculation set out below.
 - (3) For scheduled historic heritage buildings, the applicant must prepare a conservation plan in accordance with the requirements of the Historic Heritage Overlay rules in D17.11(4) and demonstrate that a programme of works will be undertaken including a maintenance plan to guide ongoing regular maintenance and cleaning.
 - (4) For identified special character buildings, the applicant must prepare a character plan that details how the significant features of the building that contribute to streetscape amenity will be retained and enhanced. The plan must demonstrate that a programme of works will be undertaken, including a maintenance plan to guide ongoing regular maintenance and cleaning.
 - (5) The applicant must pay a bond to ensure that the works will be completed in accordance with the conservation plan or character plan.
 - (6) The area of the heritage floor plate and the amount of heritage or special character floor space must be recorded by way of a registered covenant on the certificate of title.
 - (7) Once the heritage or special character floor space has been recorded on the certificate or certificates of title, the Council will maintain a register that records the following for the purpose of monitoring the acquisition and use of such floor space:
 - (a) the address and legal description of the donor site;
 - (b) the address and legal description of the recipient site or sites;

- (c) the amount of heritage floor space secured by the donor site;
- (d) the amount of heritage floor space used on the donor site or transferred to a recipient site; and
- (e) the date of the use or transfer and the residual floor area remaining after the use or transfer.

H8.6.15. Bonus floor area - bonus floor space calculation for scheduled heritage buildings

Purpose: calculate the transferable floor area available to scheduled historic heritage buildings based on the lost development potential arising as a result of the building being scheduled and the relative costs of conservation.

- (1) The following formula must be used to determine bonus floor space for identified historic heritage buildings:

$$\text{Bonus floor area} = (A \times B) - C + \frac{(C \times D)}{100}$$

A = Area of historic heritage floor plate

B = MTFAR applying to the site. For sites with no MTFAR: 2.5

C = Gross floor area of the scheduled building

D = Heritage schedule point ranking.

- (2) 'Historic heritage floor plate' means that part of a site which is covered by a scheduled building including a curtilage of a minimum depth of 2m contained within the legal boundaries of the site and surrounding the scheduled building except that as part of the application for securing historic heritage floor space the depth of the curtilage may be increased where the Council is satisfied that the increased depth would enhance the visual integrity of the scheduled building.
- (3) The 'equivalent schedule point ranking' must be determined as follows:
 - (a) Category A scheduled buildings: 110 points; and
 - (b) Category B scheduled buildings: 74 points.
- (4) In determining the amount of gross floor area allowed on the balance of a site or residual site area but not contained within the historic heritage floor plate, that portion of the site area occupied by the historic heritage floor plate must not be included for the purpose of calculating the BFAR.
- (5) Where a scheduled building is incorporated in a development or a new development is proposed on the residual site area and the scheduled building is subject to an approved conservation plan, the gross floor area of the scheduled building is excluded from floor area ratio calculations.

- (6) Where any public amenity bonus element has been granted on the historic heritage floor plate, this bonus floor space, subject to compliance with all other requirements of the Plan, may be included in the permitted floor area for the development on the residual site.

H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings

Purpose: calculate the transferable floor area available to identified special character buildings based on the lost development potential arising as a result of the building being retained as special character and the relative costs of protection.

- (1) A floor space bonus may be granted when the significant features of identified special character buildings that contribute to streetscape amenity are protected. The bonus comprises the sum of the following two items:
- (a) recognition of the loss of development potential that arises as a consequence of the special character building being retained; and
 - (b) recognition of the cost of protection

The sum of (a) and (b) above is calculated by the following formula:

$$\text{Bonus floor area} = (A \times B) - C + \frac{(C \times 49)}{100}$$

A = Area of the identified special character building floor plate

B = MTFAR applying to the site. For sites with no MTFAR: 2.5

C = Gross floor area of the identified special character building

- (2) For the purpose of this standard:

- (a) 'identified special character buildings' are all pre-1940s buildings within the Queen Street Valley precinct and those identified on Map H8.11.1;
- (b) 'character building floor plate' means that part of a site which is covered by an identified special character building including a curtilage of a minimum depth of 2m contained within the legal boundaries of the site and surrounding the building except that as part of the application for securing special character floor space the depth of the curtilage may be increased where the Council is satisfied that the increased depth would enhance the visual integrity of those parts of the buildings that are identified as significant features.

- (3) In determining the amount of gross floor area permitted on the balance of a site or residual site area but not contained within the identified special character building floor plate, that portion of the site area occupied by the special character building floor plate will not be included for the purpose of calculating the basic FAR.

- (4) Where any public amenity bonus element has been granted on the identified special character building floor plate, this bonus floor space, subject to compliance with all other requirements of the Plan, may be included in the permitted floor area for the development on the residual site.
- (5) Where an identified special character building is incorporated in a development or a new development is proposed on the residual site area and the special character building is subject to an approved character plan, the gross floor area of the special character building is excluded from floor area ratio calculations.

H8.6.17. Bonus floor area - public open space

Purpose: provide additional floor area where a high-quality public open space is incorporated into the development.

- (1) The Council will consider as a restricted discretionary activity an application to obtain bonus floor space for the provision of a public open space.
- (2) In order to qualify for the bonus, the public open space must:
 - (a) be readily accessible to the public 24 hours a day, seven days a week, except where required to be closed from time to time for public safety or maintenance reasons, and signposted accordingly;
 - (b) adjoin the street for a minimum length of 10m;
 - (c) be capable of containing a 10m diameter circle;
 - (d) the level of the public open space must be at the same level of the adjoining street for a minimum depth of 10m, except that where the adjoining street slopes along the site frontage, the public open space must be no more than 1.2m above or below the level of the site frontage;
 - (e) the entrance of the public open space must be at street level;
 - (f) exclude any area nominated as a through-site link or a service lane/s; and
 - (g) be kept clear and unobstructed from the ground or floor level upwards except that any part of a building may project by not more than 1.5m over the public open space if not more than 10 per cent of the public open space is so covered.
- (3) The public open space must connect at grade with the street, with vertical differences traversed by ramps or escalators.
- (4) Where required by Standard H8.6.26, provide a verandah along the street for the full length of the public open space.
- (5) This standard does not exempt or offset the payment of development contributions for public open space.

H8.6.18. Bonus floor area - through-site link

Purpose: provide additional floor area where a high-quality through-site link is incorporated into a development that will enhance the pedestrian amenity of the city centre.

- (1) The Council will consider any application to obtain bonus floor space for the provision of a through-site link as a restricted discretionary activity.
- (2) The through-site link bonus applies to lanes, arcades and covered links.
- (3) For the purpose of this standard, lanes, arcades and covered links are defined as follows:
 - (a) lanes are uncovered external spaces that provide permanent pedestrian connections at all times;
 - (b) arcades are enclosed pedestrian routes within buildings which feature active uses, such as retail, along their length; and
 - (c) covered links are enclosed pedestrian routes within buildings, that are not arcades.
- (4) To qualify for the bonus, all forms of through site link must:
 - (a) be a separately defined, continuous and clearly identifiable public walkway taking the most direct route, which is designed specifically to traverse a site to connect roads or other public places or other through-site links and provides a shorter and more convenient route than the existing alternative; and
 - (b) have an access easement registered on the title to which the link applies to ensure preservation of the link and its ongoing maintenance by the owner of the title.
- (5) A through-site link may be a combination of lanes, arcades and covered links along its length. The particular length of the link must comply with the requirements below as they apply to that length.
- (6) To qualify for the bonus, lanes, arcades and covered links must comply with the standards below.

Lanes

- (7) Lanes must be fully pedestrian or have only limited vehicular access and be kept clear and unobstructed from the ground or floor level upwards.
- (8) Lanes must be publicly accessible 24 hours a day, seven days a week.
- (9) Lanes must maintain a minimum unobstructed width of 3.5m. The unobstructed width of the lane must be free of any buildings and fixtures that disrupt the passage of pedestrians.

Arcades

- (10) Arcades must be pedestrian-only and covered.
- (11) Arcades must be publicly accessible, the minimum hours of operation being 7.30am to 6pm Monday to Friday, excluding public holidays, and such other times when the site is open for business or for its principal purpose.
- (12) Arcades must maintain a minimum unobstructed width of 3.5m. The unobstructed width of the arcade must be free of any buildings and fixtures that disrupt the passage of pedestrians.

Covered links

- (13) Covered links must be pedestrian only and covered.
- (14) Covered links must be publicly accessible, the minimum hours of operation being 7.30am to 6pm Monday to Friday, excluding public holidays, and such other times when the site is open for business or for its principal purpose.
- (15) Covered links must have a minimum unobstructed width of 3.5m. The unobstructed width of the covered link must be free of any buildings and fixtures that disrupt the passage of pedestrians.

Method of calculation

- (16) The through-site link bonus, be it a lane, arcade or covered link, or those in combination is calculated in accordance with the formula below:
 - (a) The bonus floor area achievable per square metre of through-site link provided is expressed by the ratio L1:L2 where:
 - (i) L1 = the shortest distance between points A and B measured along the road boundary; and
 - (ii) L2 = the shortest pedestrian route between points A and B (refer Figure H8.6.18.1 below).
 - (b) except that subject to the maximum FAR limit for a through-site link bonus set out in Table H8.6.11.1:
 - (i) the bonus floor area available per square metre of through-site link provided will not exceed 10m² (i.e. where L1:L2 = 10:1); and
 - (ii) the bonus floor area available per square metre of through-site link provided will be no less than 5m² (i.e. where L1:L2 = 5:1 or less) provided that through site links that attain less than 2m² will not be eligible for a bonus.
 - (c) for the purpose of these measurements the following apply:
 - (i) road boundary includes the shortest distance between points at either end of a pedestrian access which is protected by a registered easement or similar form of dedication (refer Figure H8.6.18.2);

- (d) no part of a through-site link is counted more than once for the measurement of L2;
- (e) where either an escalator is included in a through-site link, the calculation of L2 includes the plan distance of the escalator (refer Figure H8.6.18.3 below);
- (f) where stairs are included in a through-site link their actual travel distance applies (refer Figure H8.6.18.4 below); and
- (g) the maximum width of the through-site link will be regarded as 6m.

Figure H8.6.18.1 Calculating through-site link bonus

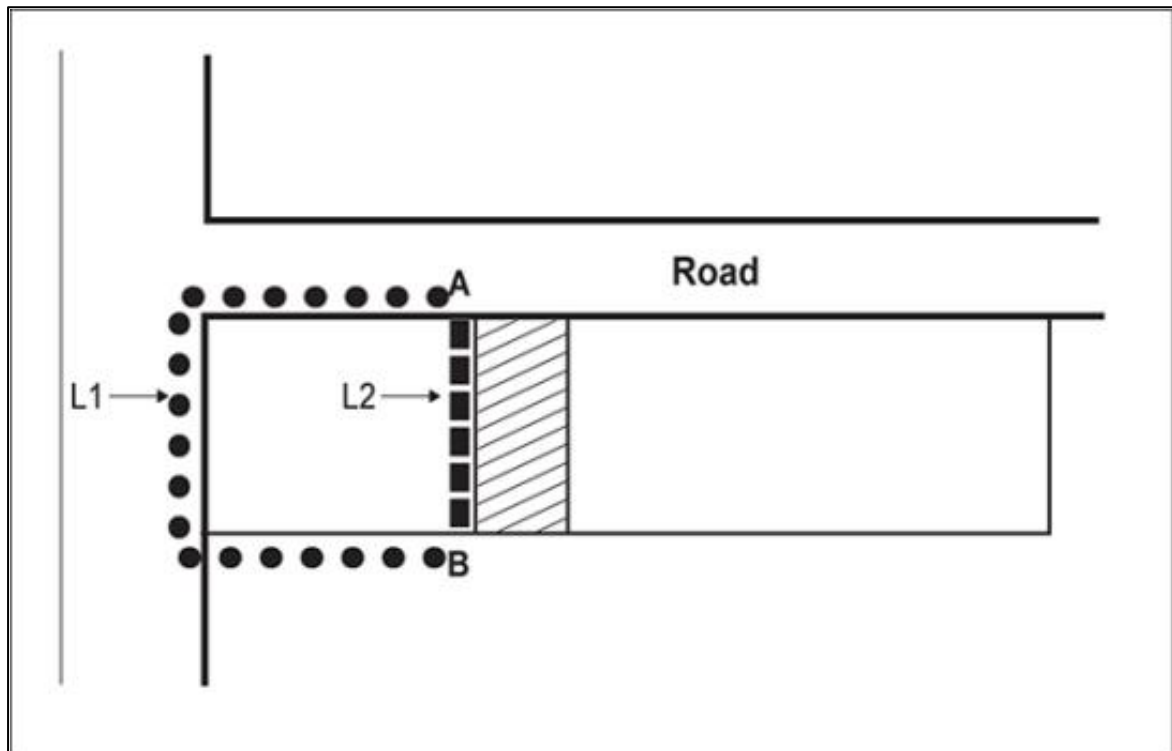


Figure H8.6.18.2 Calculating through-site link bonus 2

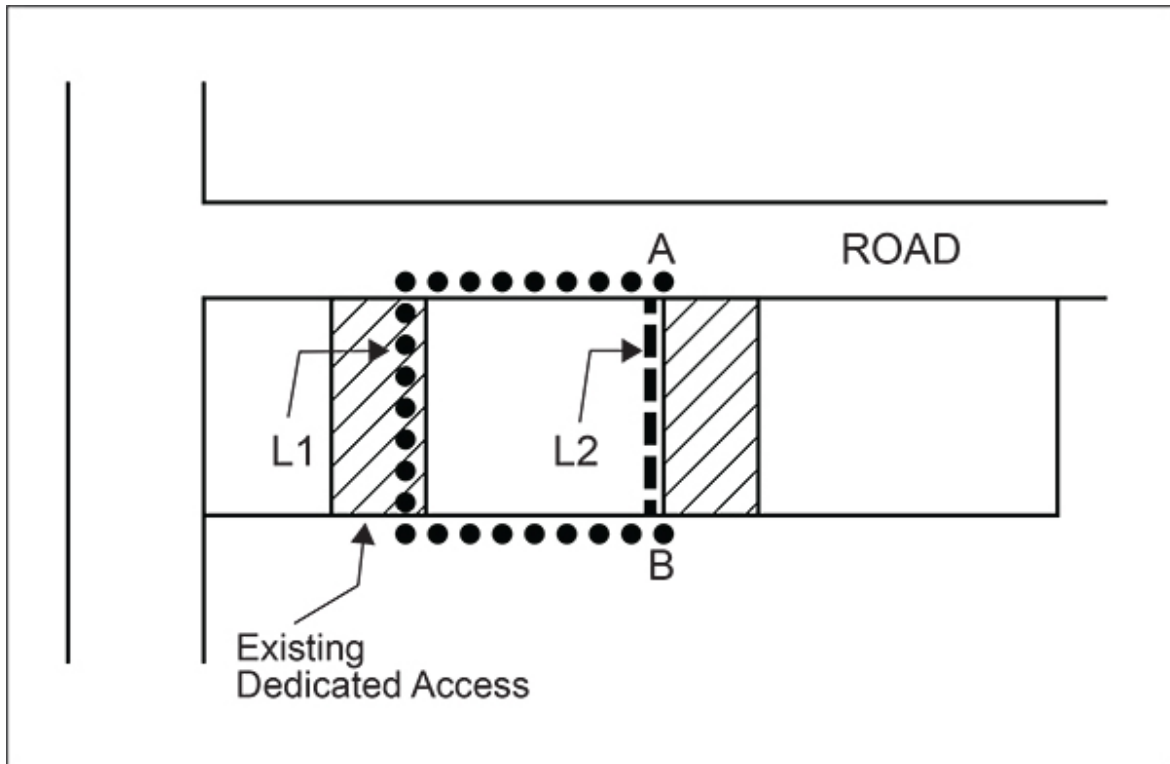


Figure H8.6.18.3 Escalator plan distance

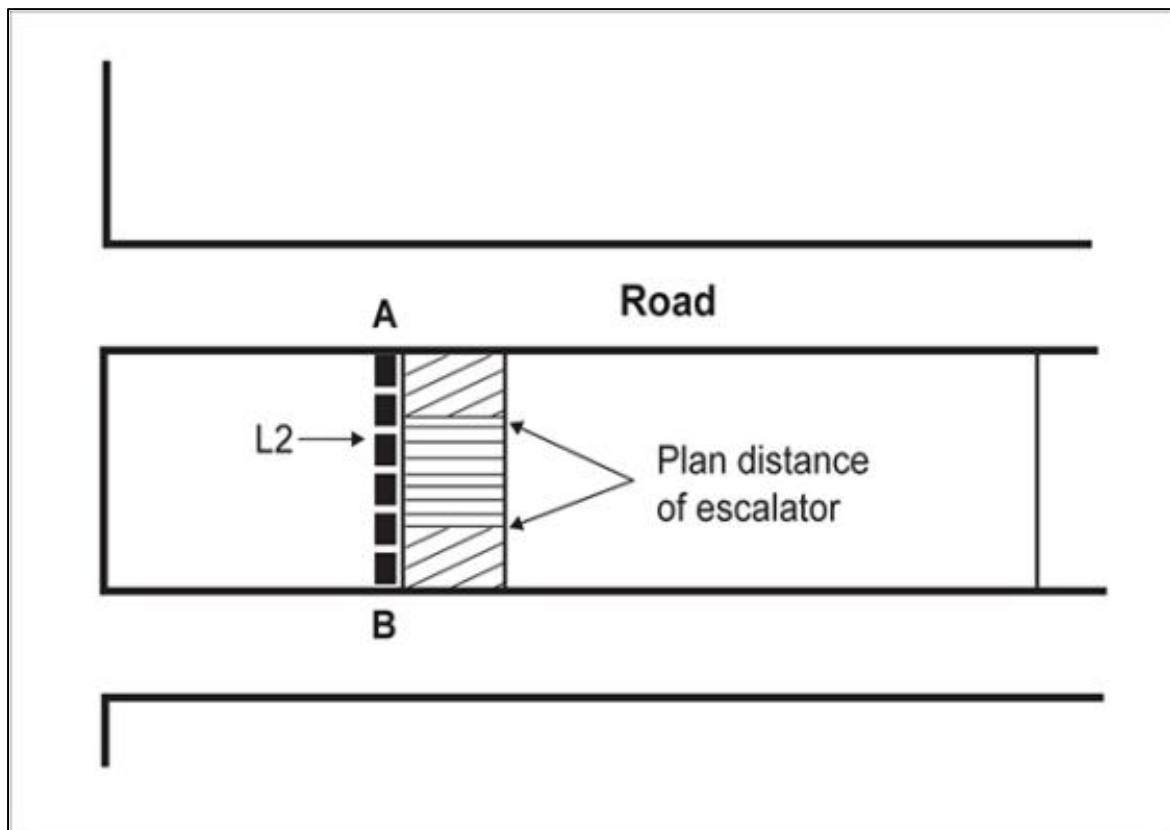
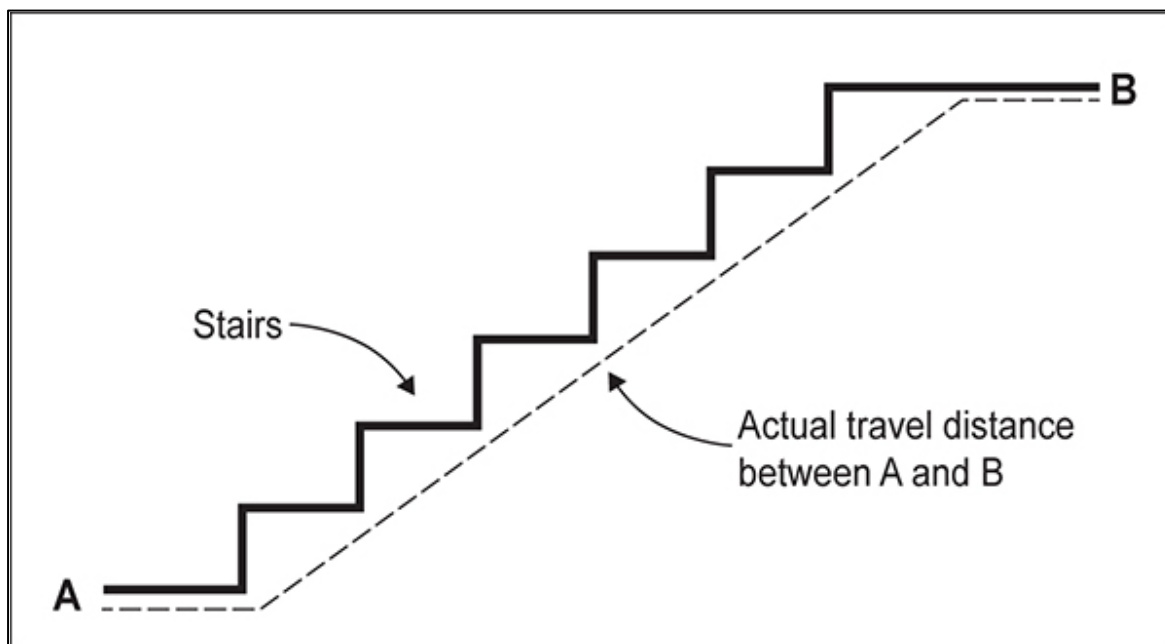


Figure H8.6.18.4 Escalator plan distance measurement



H8.6.19. Bonus floor area - through-site links through identified blocks

Purpose: provide additional floor area where a through-site link is incorporated into a development that will significantly improve the permeability and accessibility of the block.

- (1) Where a through-site link is provided through a block identified on Map H8.11.9, the above standards apply, except that:
 - (a) an additional 0.5:1 will be awarded to any through-site link on the blocks identified on Map H8.11.9 and will apply in addition to the bonus calculated above using the ratio of L1:L2.

H8.6.20. Bonus floor area - works of art

Purpose: provide additional floor area where a high quality work of art is incorporated into the development that will enhance the cultural richness of the city centre.

- (1) Securing bonus floor space for the provision of works of art is a restricted discretionary activity.
- (2) To qualify for the bonus:
 - (a) works of art must be located so they are accessible or visible to the public 24 hours a day, seven days a week; and
 - (b) a covenant must be registered on the title to which the work of art applies to ensure preservation of the work of art and its ongoing maintenance by the owner of the title.
- (3) The bonus floor area available is assessed at the following ratio:

- (a) five per cent extra floor area for each one per cent of total construction cost spent on the commission and execution of the work of art;
- (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:
 - (i) the floor area permitted by the basic floor area ratio for the site;
 - (ii) all bonus floor area claimed and awarded (apart from the extra floor area claimed for provision of a work of art);
 - (iii) areas contained within a building occupied by pedestrian facilities 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.
- (c) for the purpose of this standard, 'total construction cost' means the total cost of completing the development (or in the case of an existing development, the replacement cost of that development) for which extra floor area is claimed to an initial tenable condition, including all external and internal structural walls of the building to a finished standard (but excluding non-structural partitioning and furnishings); all building services; floor coverings; and all site works but not including land cost or the cost of the proposed work of art;
- (d) a certificate prepared and signed by a registered quantity surveyor or registered architect must be supplied to the Council to verify total construction cost as defined in H8.6.20(3)(c) above, land cost and cost of the proposed work of art; and
- (e) a fraction of the one per cent of total construction cost, either more or less, may be spent on the commission and execution of the work and where this occurs the amount of extra floor area granted will be increased or reduced in the same proportion.

H8.6.21. Maximum total floor area ratio

Purpose: manage the overall scale of development in the city centre.

- (1) The basic FAR plus the accumulation of any bonus FAR must not exceed the MTFAR identified on Map H8.11.7.
- (2) The MTFAR achievable in bonus areas 1a, 2 and 3 is limited by the ratio of average floor area to site area to the extent shown in Table D1.6.21.1 and Figure H8.6.21.1 MTFAR bonus areas 1a and 2 and Figure H8.6.21.2 MTFAR bonus area 3.

Table H8.6.21.1 Maximum total floor area ratio

Bonus area 1a		
Where:		MTFAR equals
(A52)	$\frac{AFA}{SA} < 0.25$	13:1
(A53)	$0.25 < \frac{AFA}{SA} \leq 0.75$	$15 - \frac{(8 \times AFA)}{SA} : 1$
(A54)	$\frac{AFA}{SA} > 0.75$	6.5:1
Bonus area 2		
(A55)	$\frac{AFA}{SA} < 0.35$	10:1
(A56)	$0.35 \leq \frac{AFA}{SA} \leq 0.8$	$12.8 - \frac{(8 \times AFA)}{SA} : 1$
(A57)	$\frac{AFA}{SA} > 0.8$	6.5:1
Bonus area 3		
(A58)	$\frac{AFA}{SA} < 0.6$	8:1
(A59)	$0.6 \leq \frac{AFA}{SA} \leq 0.75$	$10.8 - \frac{(8 \times AFA)}{SA} : 1$
(A60)	$\frac{AFA}{SA} > 0.75$	4.5:1

Figure H8.6.21.1 MTFAR bonus areas 1a and 2

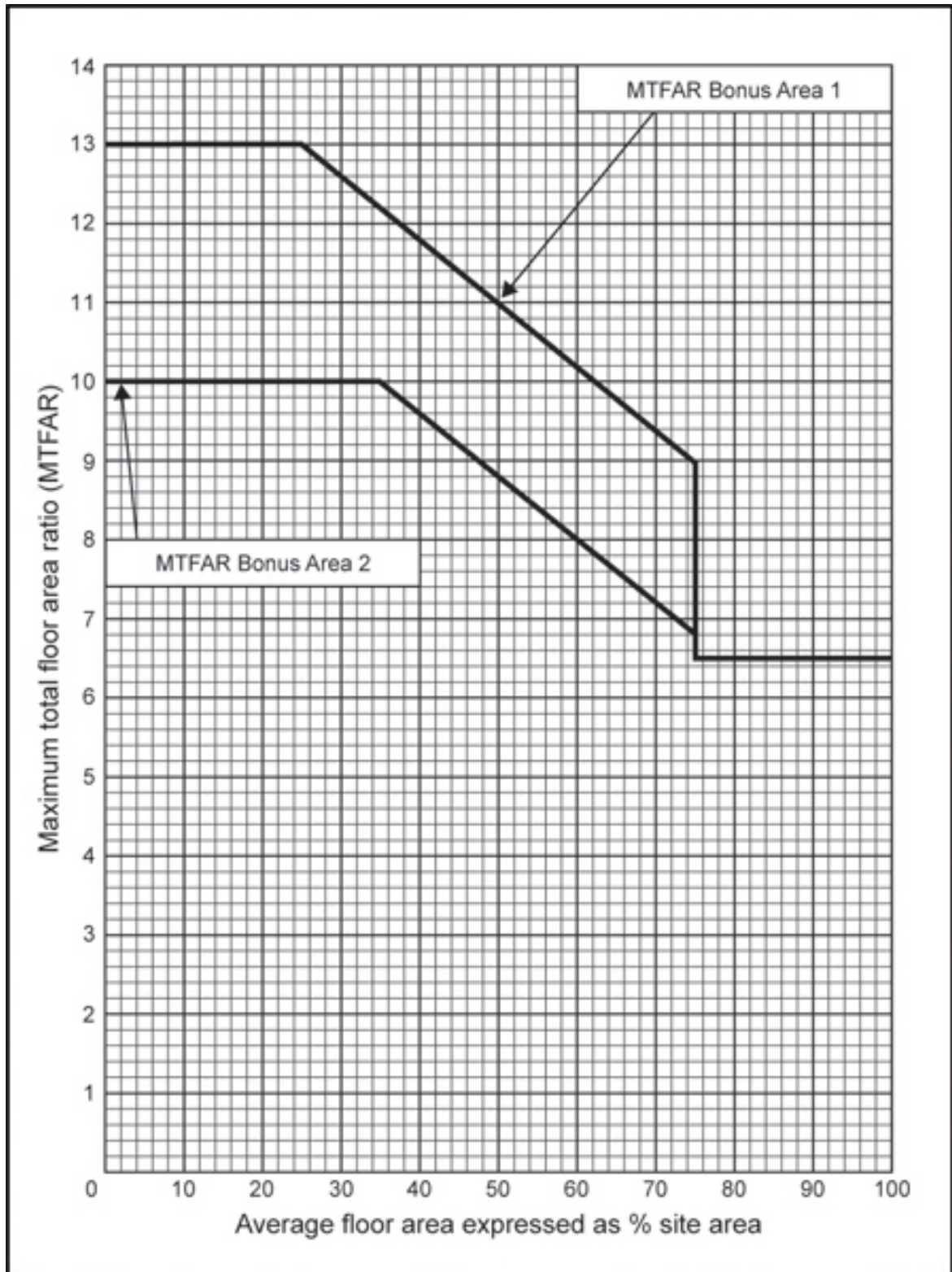
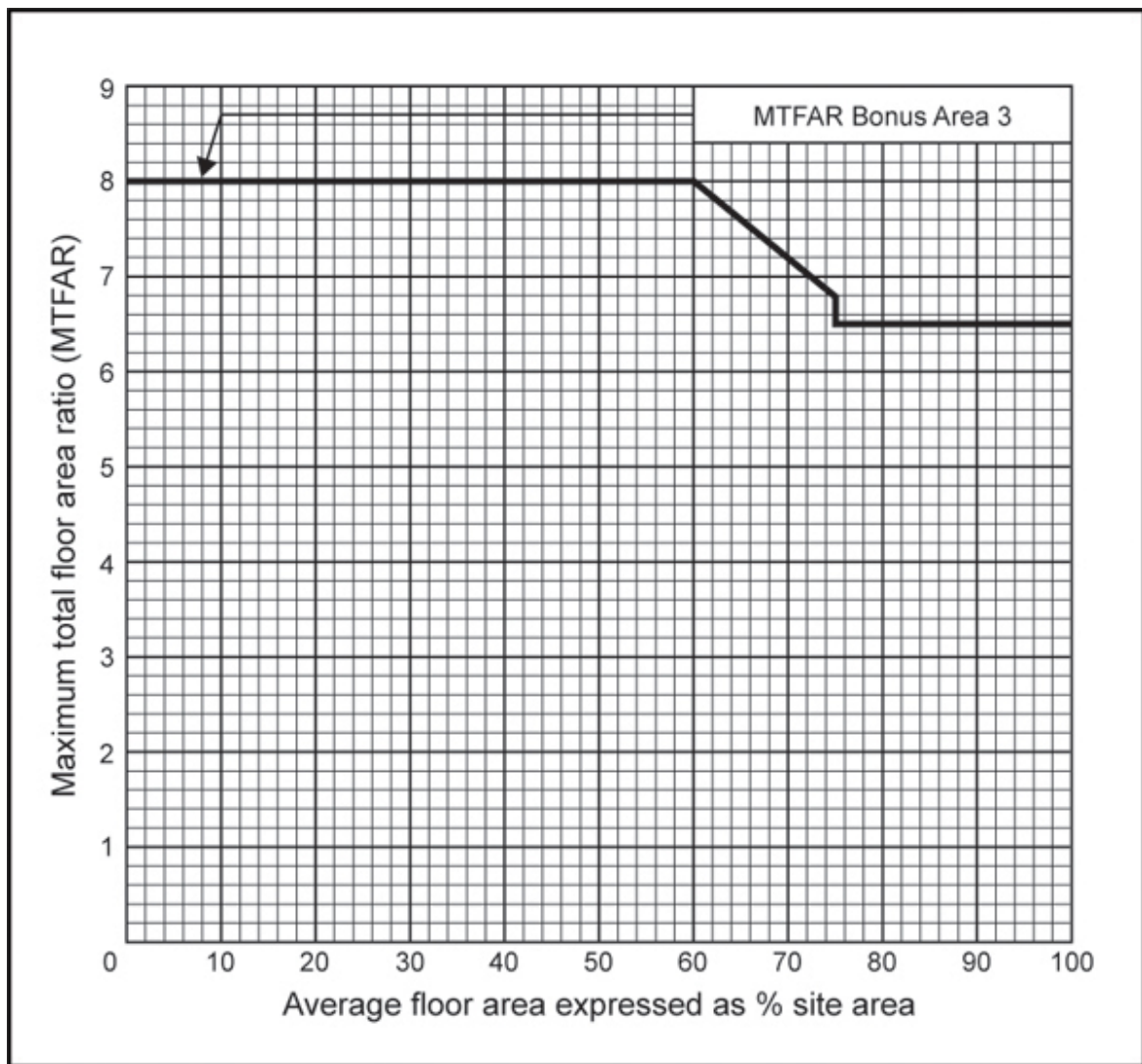


Figure H8.6.21.2 MTFAR bonus area 3



H8.6.22. Building in relation to boundary

Purpose: retain the spacious landscaped character and maximise sunlight admission to public open spaces in the areas that the standard applies.

- (1) A building located on a site identified as being subject to this standard on Map H8.11.7 must comply with the indicators set out in Appendix 10 Business – City Centre Zone building in relation to boundary except that:
 - (a) this standard only applies to the shared boundaries of identified sites or where the boundary of an identified site adjoins open space zones; and
 - (b) the effective site boundary for the purpose of this standard may be taken as the furthest pedestrian accessway, entrance strip or access site, where a site adjoins such accessway, entrance strip or access site, or adjoins a series of contiguous entrance strips or access sites.

H8.6.23. Streetscape improvement and landscaping

Purpose: maintain landscaped qualities in the areas that the standard applies.

- (1) For those sites identified on Figure H8.6.23.1 as being subject to the site frontage standard:
 - (a) not less than 50 per cent of that part of the site, between the street and a parallel line 6m from the street frontage must be landscaped;
 - (b) no part of any building or parking and manoeuvring space may be located within an area between the street and a line 3m parallel from the street frontage; and
 - (c) Standards H8.6.23(1)(a)-(b) above do not apply to rear sites.
- (2) For the sites identified on Figure H8.6.23.1 as 'Sites requiring not less than 30 per cent net site area landscaping', at least 30 per cent of the net site area must be landscaped.
- (3) For the sites identified on Figure H8.6.23.1 as 'Sites requiring not less than 10 per cent net site area landscaping', at least 10 per cent of the net site area must be landscaped. The landscaping must include a special amenity yard between the north-eastern boundary and a parallel line 8m from that boundary, as shown on Figure H8.6.23.1, in which no part of any building or parking may be located.
- (4) The landscaping required above must incorporate both:
 - (a) low level shrubs; and
 - (b) specimens of trees capable of reaching a minimum height at maturity of 8m. The trees must be at least 1.5m high at the time of planting.
- (5) The following applies in relation to the site that adjoins and is to the south of the St Andrew's Presbyterian Church site:
 - (a) no part of any building, or parking and manoeuvring space, or service area may be located on the site between the street and a parallel line 8m from the street frontage; and
 - (b) at least 50 per cent of the 8m set-back area must be landscaped.

Figure H8.6.23.1 Streetscape improvement and landscaping



H8.6.24. Maximum tower dimension, setback from the street and tower separation

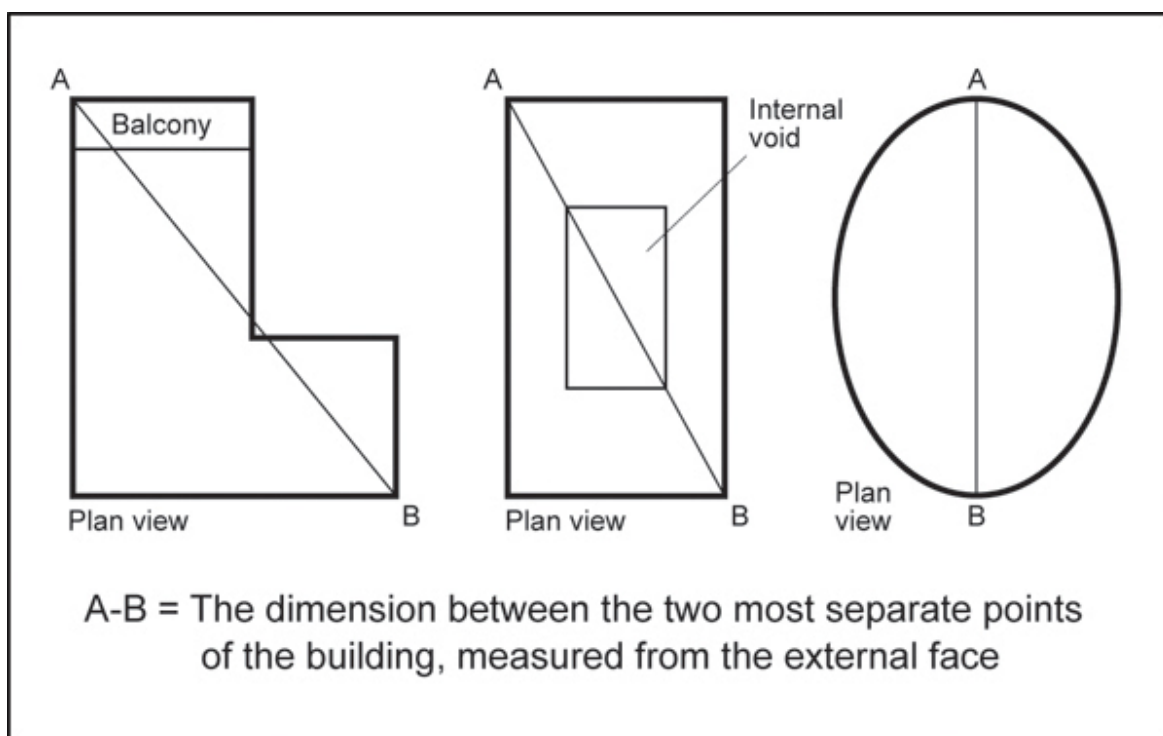
Purpose: ensure that high-rise buildings:

- are not overly bulky and are slender in appearance;
- provide adequate sunlight access to streets;
- provide a consistent human-scaled edge to the street;
- provide adequate sunlight and outlook around buildings;
- enable views through the city centre; and
- mitigate adverse wind effects.

(1) On every site identified as special height area on Map H8.11.3:

- (a) the maximum plan dimension of that part of the building 28m above mean street level must not exceed 50m; and
 - (b) the part of a building above 28m must be located at least 6m from all boundaries of the site.
- (2) The maximum plan dimension is the horizontal dimension between exterior faces of the two most separate points of the building (refer Figure H8.6.24.1).

Figure H8.6.24.1 Maximum plan dimension



H8.6.25. Building frontage alignment and height

Purpose: ensure streets are well defined by buildings and provide a sense of enclosure to enhance pedestrian amenity.

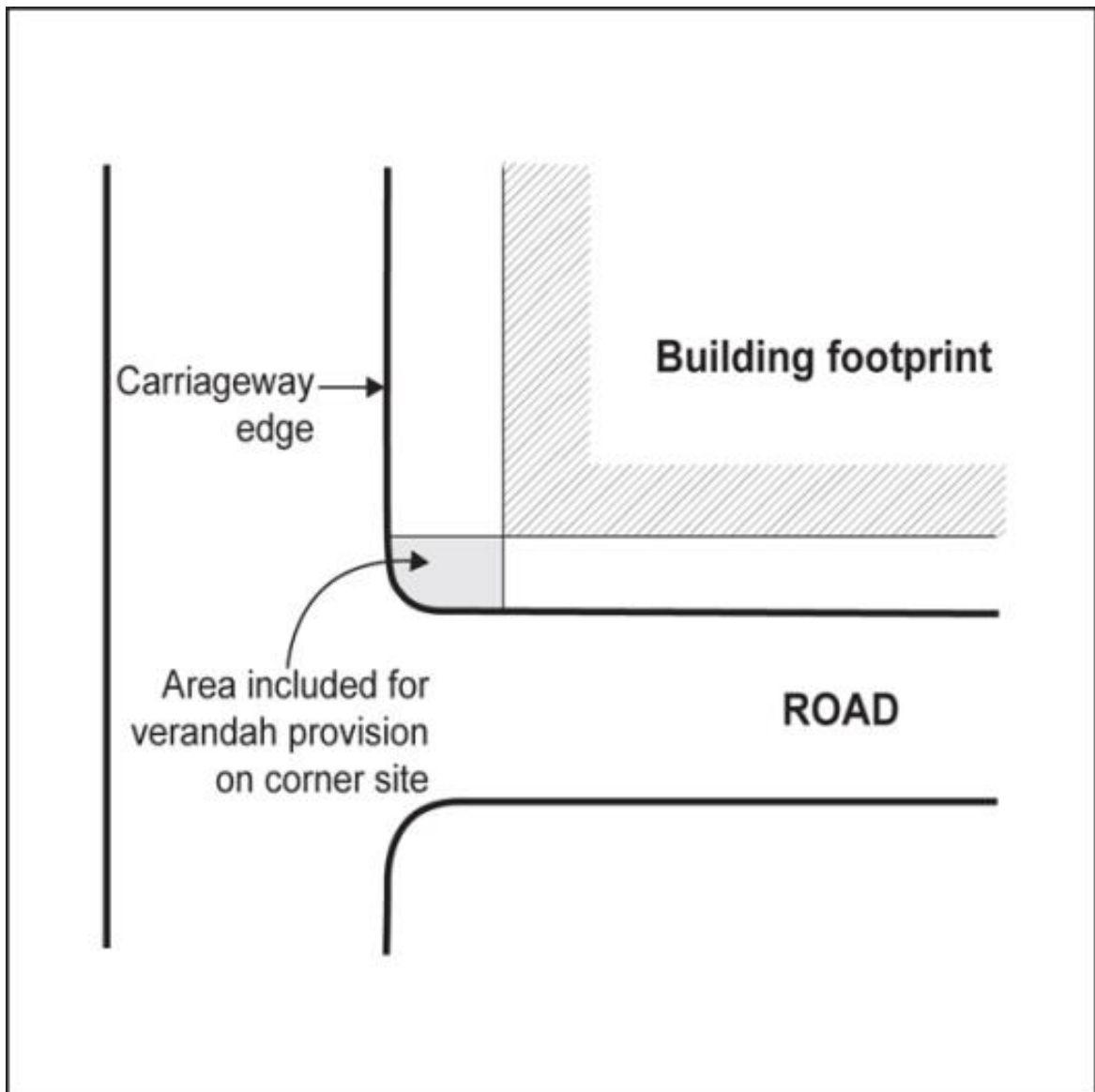
- (1) On every frontage identified on Map H8.11.5, a new building or addition to an existing building must comply with the following:
 - (a) the building must adjoin the entire length of the frontage excluding vehicle and pedestrian access and public open spaces for the minimum frontage height specified in H8.6.25(1)(a)(i) and (ii) below:
 - (i) for frontages identified as '19m', the building must have minimum contiguous height of 19m for a minimum depth of 6m from the frontage; and
 - (ii) for frontages identified as '13m', the building must have minimum contiguous height of 13m for a minimum depth of 6m from the frontage.

H8.6.26. Verandahs

Purpose: provide pedestrians with weather protection on main streets.

- (1) A new building, external alteration or substantial internal alteration to an existing building, excluding minor cosmetic alterations or repairs which do not change its design and appearance, on a site identified on Map H8.11.6 must provide a continuous verandah along the full width of its building frontage.
- (2) For the purpose of this standard, substantial internal alterations means the alteration or reconstruction of an existing building to a value of \$500,000 or more assessed at the time a building consent is lodged with the Council.
- (3) If an existing verandah is removed, it must be replaced in accordance with the requirements of this standard.
- (4) A verandah on a corner site must comply with Figure H8.6.26.1.

Figure H8.6.26.1 Verandah on corner site



- (5) All verandahs must:

- (a) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;
- (b) be no closer than 700mm in plan to the edge of the road carriageway notwithstanding any other requirement of this standard;
- (c) include drainage to control rain run-off;
- (d) where glazed, be opaque or patterned glass; and
- (e) comply with the minimum widths in Table H8.6.26.1.

Table H8.6.26.1 Minimum width

Location	Minimum width
Queen Street, north of Wakefield Street except the western side between Aotea Square and Wellesley Street	4m
Karangahape Road	4m
Swanson Street between Mills Lane and Queen Street	3m
Vulcan Lane, south side	3m
Queen Street, west side between Aotea Square and Wellesley Street	5m
All other frontages identified on the plan	3m or setback no further than 600mm in plan from the edge of the road carriageway, whichever is the lesser

- (6) Lighting outside daylight hours must be provided under a verandah to a minimum of 20 lux (light illumination) on the footpath, where the lux level is measured at ground level on a horizontal plane at 2m from the building adjoining the footpath. Lighting of the footpath must have a uniformity ratio of 0.5.
- (7) The lighting levels required above may be met by one or more of the following methods:
 - (a) providing lighting beneath a street verandah;
 - (b) providing lighting within the shop/office that spills out through windows to the outside footpath;
 - (c) the use of advertising signage of light colour which will spill light out onto the footpath; or
 - (d) providing downwardly directed lighting on the exterior of the building.

H8.6.27. Minimum floor to floor height

Purpose: ensure that:

- commercial buildings are adaptable to a wide variety of uses over time; and
 - adequate sunlight and/or daylight is provided into the interior spaces of commercial buildings.
- (1) The ground floor of a new building 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.
- (2) The finished floor to floor height of new buildings 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.

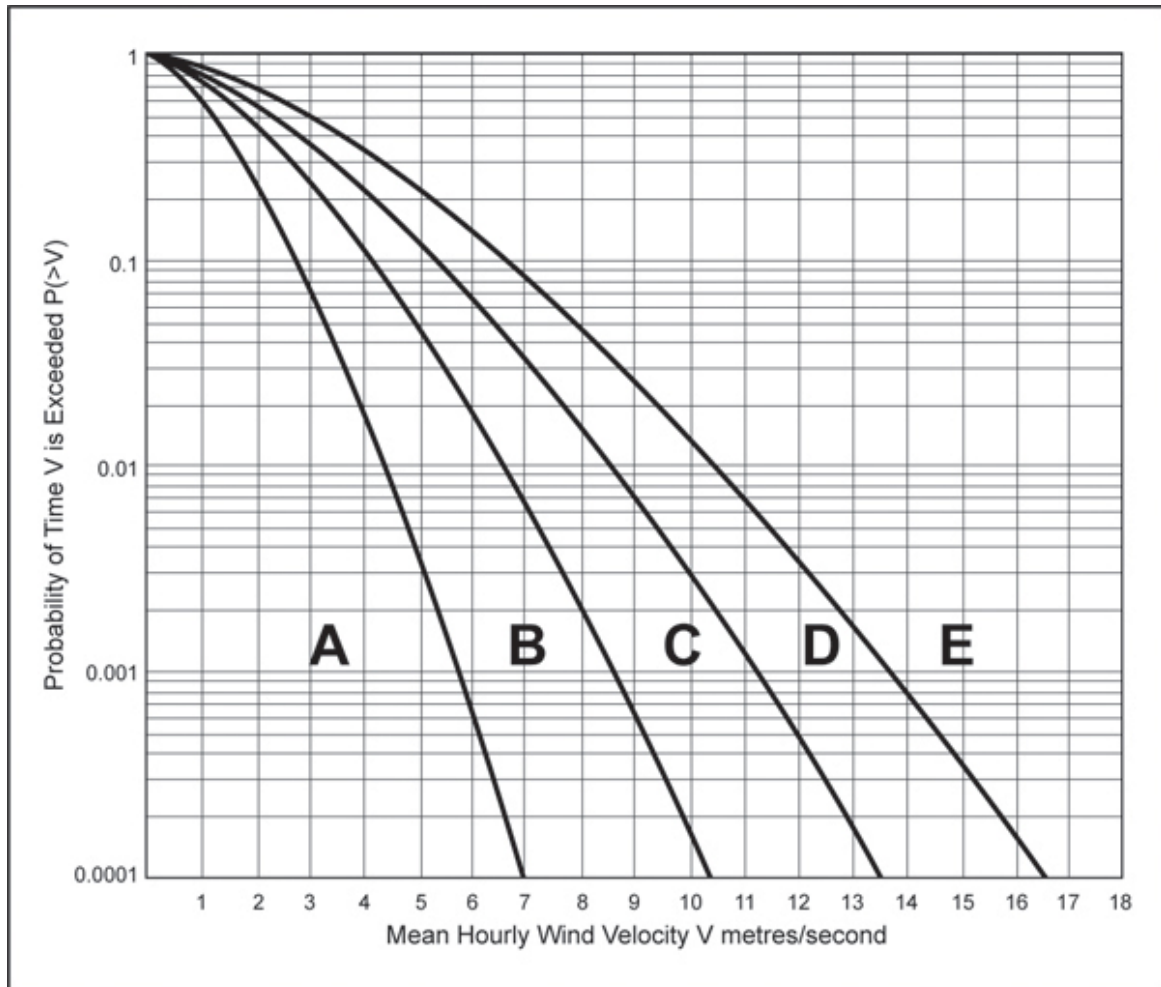
- (1) A new building must not cause:
- (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H8.6.28.1 and Figure H8.6.28.1 Wind environment control;
- (b) the average annual maximum peak 3 second gust to exceed the dangerous level of 25m per second; and
- (c) an existing wind speed which exceeds the controls below.

Table H8.6.28.1 Performance categories

Category	Description
Category A	Areas of pedestrian use containing significant formal elements and features intended to encourage longer term recreational or relaxation use, such as. major and minor public squares, parks and other open spaces, including. Aotea Square, Queen Elizabeth Square, Albert Park, Myers Park, St Patrick's Square, and Freyberg Place
Category B	Areas of pedestrian use containing minor elements and features intended to encourage short-term recreation or relaxation, such as minor pedestrian open spaces, pleasure areas in road reserves, streets with significant groupings of landscaped seating features, including Khartoum Place, Mayoral Drive pleasure areas, and Queen Street
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths where not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above
Category E	Represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to

	others. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city
Note: All through-site links and other private land given over to public use as bonus features, or subject to public access easements, must be subject to the wind environmental categories.	

Figure H8.6.28.1 Wind environment control



H8.6.29. Glare

Purpose: ensure non-reflective materials are used on buildings to avoid, remedy and mitigate the adverse effects of glare on pedestrians and motorists.

- (1) Buildings must be designed and built so that the reflectivity of all external surfaces does not exceed 20 per cent of white light. This means that glass and other materials with reflectivity values that exceed 20 per cent may only be used provided they are covered or screened in such a way that the external surfaces will still meet this standard.

H8.6.30. Special amenity yards

Purpose: avoid buildings locating in areas that would have a significant adverse effect on pedestrian and/or streetscape amenity.

- (1) A building must not be at or above ground level within the yards shown on Figures H8.6.30.1, H8.6.30.2 and H8.6.30.3
- (2) In the Freyberg Place special amenity yard, the existing contour of the land and the existing Phoenix palms within the yard must be retained.

Figure H8.6.30.1 Freyberg Place special amenity yard

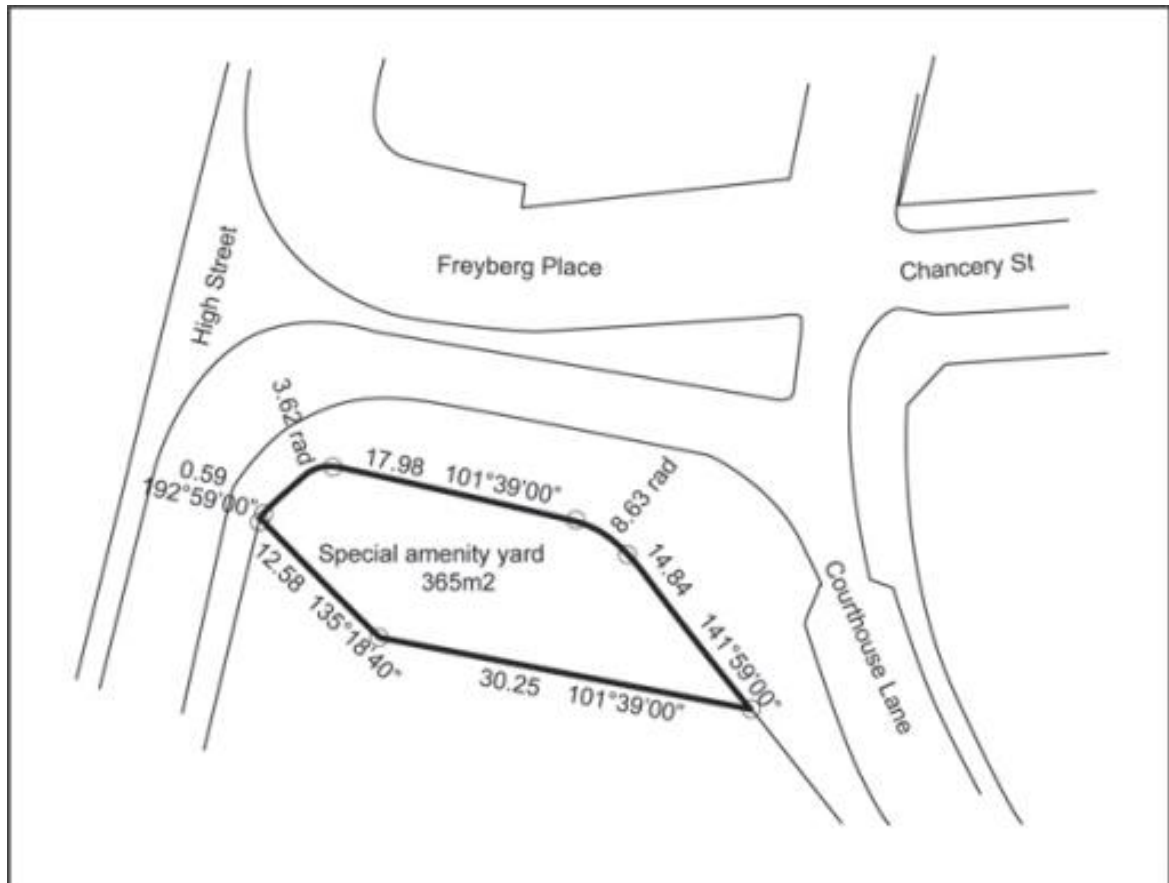


Figure H8.6.30.2 Myers Park special amenity yard

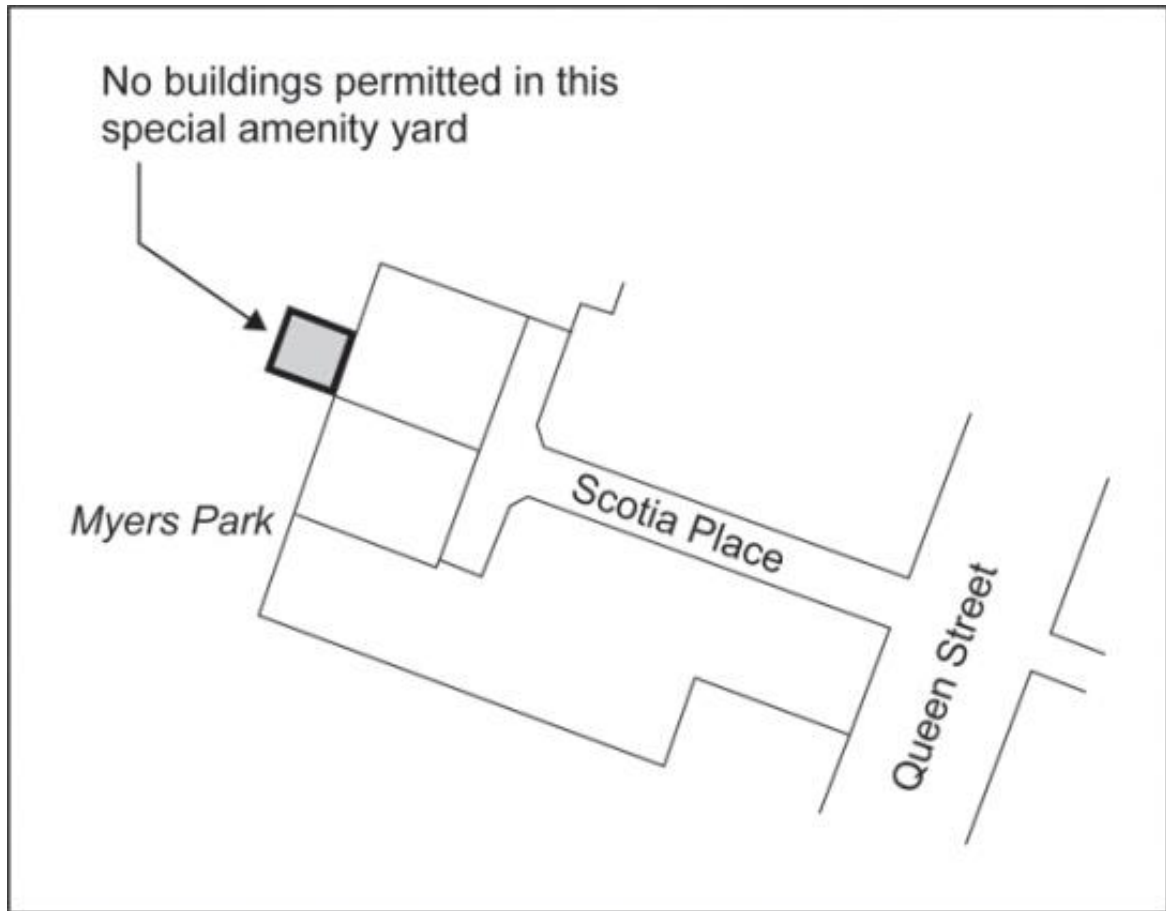
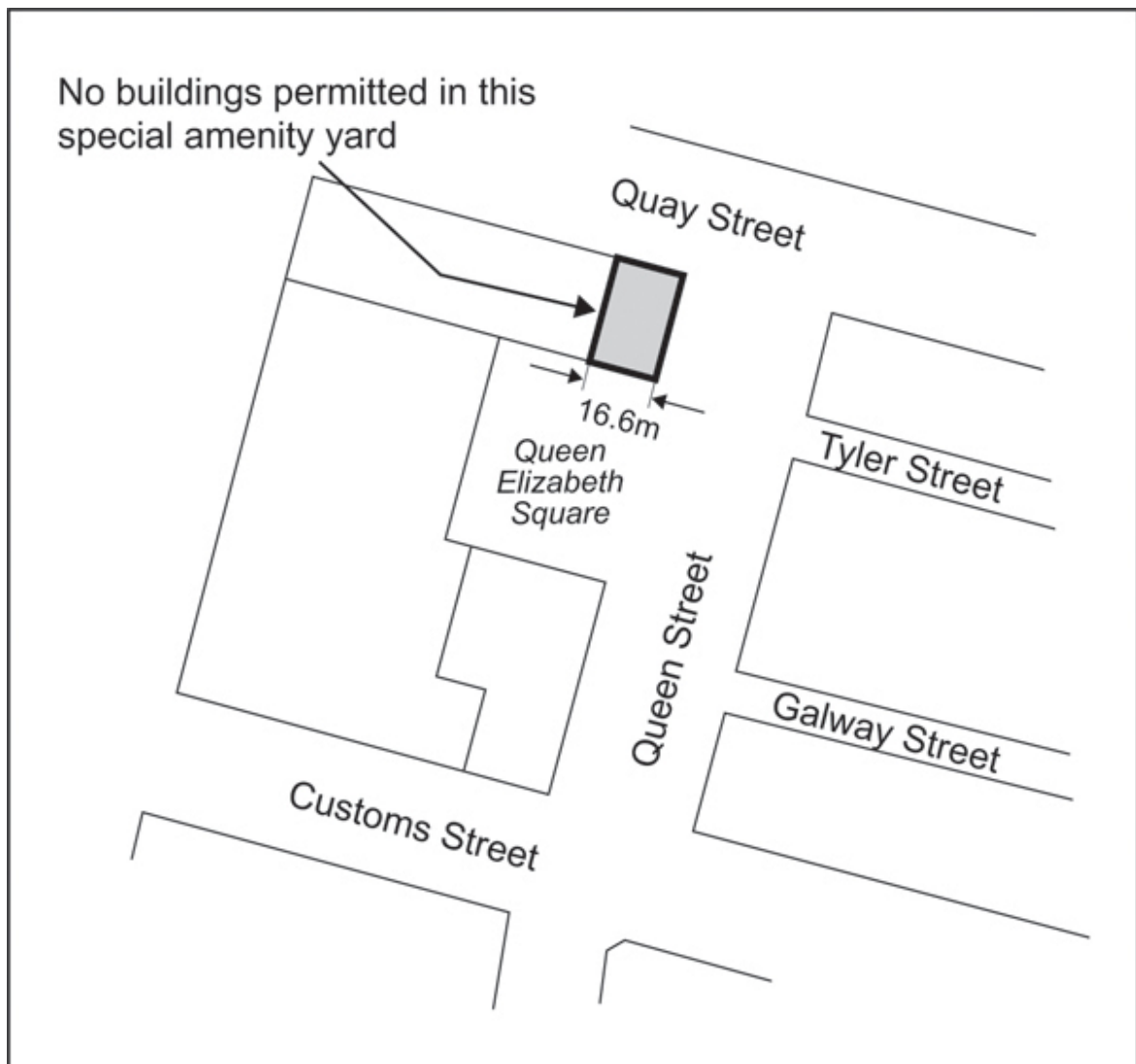


Figure H8.6.30.3 Queen Street special amenity yard



H8.6.31. Street sightlines

Purpose: retain views from key locations in the city centre to significant landmarks and the harbour.

- (1) Views from public open space or along streets to the harbour to Rangitoto Island and to the North Shore or to other natural features and landmarks from within the city centre are protected as shown in Appendix 9 Business – City Centre Zone sight lines. Except for the eastern ray of Street Line No. 23 (which affects part of the Maritime Square site (being Lot 1A DP 198984), this standard does not apply beyond the streets affected. Refer to Appendix 9 Business – City Centre Zone sight lines, where the sightlines are shown in detail.
- (2) Buildings or structures must not locate within the sightlines identified in Appendix 9 Business – City Centre Zone sight lines, except as otherwise provided in Table E26.2.3.1 Activity table in E26 Infrastructure.

H8.6.32. Outlook space

Purpose:

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, 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.
- (1) The 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.
 - (2) 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 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.
 - (3) The minimum dimensions for outlook space are:
 - (a) for principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, must be in accordance with Figure H8.6.32.2, for the relative height of the floor above the average ground level along each building face; and
 - (b) for bedrooms, the outlook space must be a minimum of 6m, measured perpendicular to the exterior face of the building.
 - (4) The outlook space must extend from the exterior wall of the principal living room or bedroom and not the windows.
 - (5) The outlook space may be over:
 - (a) 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);
 - (b) the street;
 - (c) public open space; or
 - (d) another site, only if:
 - (i) the outlook space is secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction; and
 - (ii) the written approval of the owner of the adjoining site for the outlook space is provided when the application for resource consent is lodged.

(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, the street width is deemed to satisfy the minimum outlook space requirement.

(7) More than one building on the site may share an outlook space.

Figure H8.6.32.1 Outlook over the street

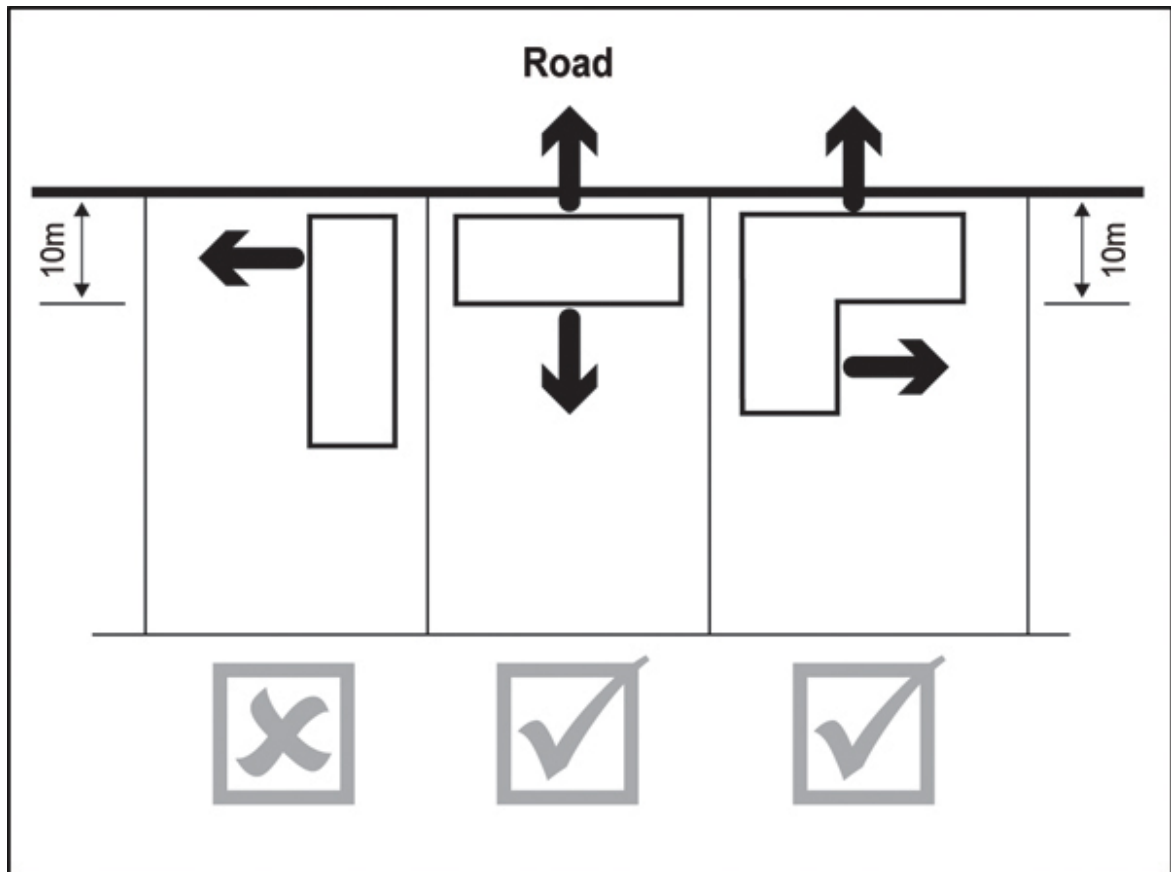
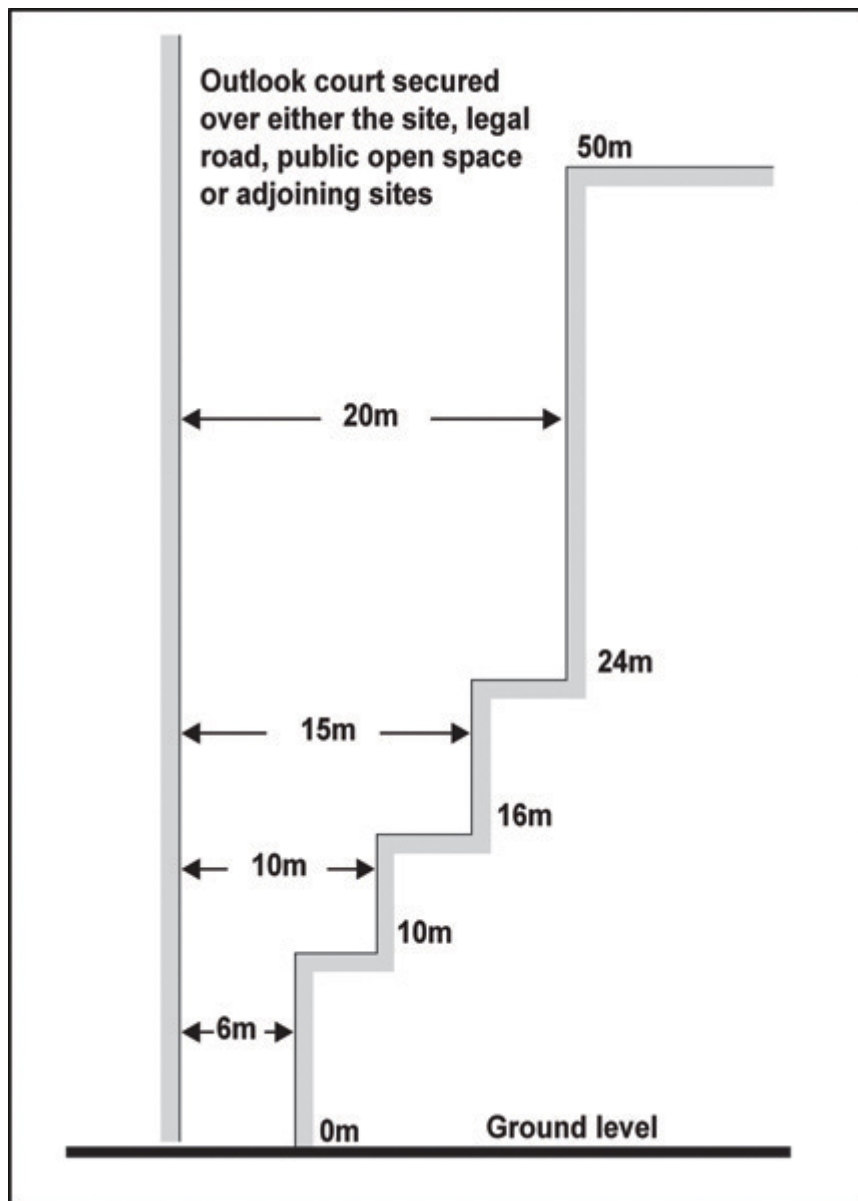


Figure H8.6.32.2 Outlook space



H8.6.33. Minimum dwelling size

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

(a) 35m² for studio dwellings.

The minimum net internal floor area for studio dwellings may be reduced by 5m² where a balcony, ground floor terrace or roof terrace of 5m² or greater is provided.

(b) 50m² for one or more bedroom dwellings.

The minimum net internal floor area for one or more bedroom dwellings may be reduced by 8m² where a balcony, ground floor terrace or roof terrace of 8m² or greater is provided.

- (c) Provided that for the purpose of Standard H8.6.33(1)(a) and H8.6.33(1)(b) above, the balcony, ground floor terrace or roof terrace:
- (i) is for the exclusive use of the dwelling occupants;
 - (ii) has a minimum depth of 1.2m for studios;
 - (iii) has a minimum depth of 1.8m for one or more bedroom dwellings; and
 - (iv) balconies and ground floor terraces shall be directly accessible from the principal living room space.

H8.7. Assessment – controlled activities

H8.7.1. Matters of control

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

- (1) demolition of buildings:
 - (a) pedestrian amenity and safety;
 - (b) reuse of building materials;
 - (c) site condition post-demolition; and
 - (d) traffic generation.

H8.7.2. Assessment criteria

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

- (1) demolition of buildings:
 - (a) pedestrian amenity and safety:
 - (i) whether sites containing buildings that are proposed to be demolished have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:
 - whether a high-quality and safe temporary hard or landscaped edge is provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. Including the provision and maintenance of continuous pedestrian cover within areas subject to the verandah standard; and
 - whether an edge treatment designed to reduce its vulnerability to graffiti and vandalism is maintained;
 - (b) reuse of building materials:

- (i) the extent to which demolished materials are reused and recycled as much as possible;
- (c) site condition post-demolition:
 - (i) if the site is not developed following demolition, the extent to which the site is landscaped to provide a good standard of visual amenity and whether the site will not be used for temporary or permanent parking.
- (d) traffic generation:
 - (i) with regard to the effects of building demolition on the transport network:
 - proposed hours of operation;
 - the frequency and timing of truck movements to and from the site; and
 - the location of vehicle access.

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:

- (1) new buildings and external alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance;
 - (b) form and design of buildings adjoining historic heritage places;
 - (c) design of parking, access and servicing;
 - (d) design and layout of dwellings, visitor accommodation and boarding houses; and
 - (e) functional requirements;
- (2) external alterations and additions to a special character building identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct:
 - (a) building design and external appearance;
 - (b) architectural style and retention of original building features; and
 - (c) consistency with an approved character plan;
- (3) conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses:

- (a) design and layout of dwellings, visitor accommodation and boarding houses;
- (4) retail (excluding department stores) between 1000m² and 5000m² gross floor area per site:
 - (a) centre amenity and vitality;
- (5) the total or substantial demolition (more than 30 per cent by volume), or any demolition of the front façade of a special character building identified on Map H8.11.1:
 - (a) the matters of control identified in H8.8.1(1) above; and
 - (b) special character values;
- (6) infringement of building height, building in relation to boundary, streetscape improvement and landscaping, maximum tower dimension and tower separation standards:
 - (a) effects of additional building scale on neighbouring sites, streets and public open spaces (sunlight access, dominance, visual amenity, and landscape character);
 - (b) consistency with the planned future form and character of the area/zone; and
 - (c) site specific characteristics;
- (7) infringement of rooftops standard:
 - (a) amenity effects;
- (8) exception to the harbour edge height control plane standard:
 - (a) form, scale and dominance effects;
 - (b) amenity effects;
 - (c) consistency with the streetscape; and
 - (d) design of buildings or structures;
- (9) infringement of minimum floor to floor height ground floor activities, building frontage alignment and height and verandahs standards:
 - (a) effects on the vitality and amenity of streets and public open spaces;
 - (b) effects on historic heritage and special character buildings; and
 - (c) effects on the potential of the building to accommodate other uses over time;
- (10) infringement of outlook space standard:

- (a) privacy and outlook for dwellings;
 - (b) daylight access and ventilation for dwellings; and
 - (c) privacy, outlook, daylight access and ventilation for visitor accommodation;
- (11) infringement of wind standard:
- (a) pedestrian amenity;
- (12) infringement of glare standard:
- (a) pedestrian amenity; and
 - (b) traffic safety and efficiency;
- (13) infringement special amenity yards standard
- (a) effects on amenity; and
 - (b) design of buildings or structures;
- (14) infringement of street sightlines standard:
- (a) design of buildings or structures.
- (15) infringement of minimum dwelling size standard:
- (a) effects of reduced living and circulation space.

H8.8.2. Assessment criteria

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

- (1) new buildings and external alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance:

Contributing to a sense of place

- (i) the extent to which the design of buildings contribute to the local streetscape and sense of place by responding positively to the existing and planned form and character of the surrounding area and significant natural landforms and landscape features;
- (ii) the extent to which the silhouette of the building as viewed from areas surrounding the city centre positively contributes to the city centre's skyline;

Creating a positive frontage

- (iii) the extent to which buildings have clearly defined public frontages that address the street and public open spaces to positively contribute to the public realm and pedestrian safety;

- (iv) whether the ground floor of a new building is at the same level as the adjoining street;
- (v) the extent to which pedestrian entrances are located on the street frontage and are clearly identifiable and level with the adjoining frontage;
- (vi) 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;
- (vii) for mixed use buildings, whether separate pedestrian entrances are provided for residential uses;
- (viii) where not required by a standard, activities that engage and activate streets and public spaces are encouraged at ground and first floor levels;
- (ix) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
- (x) the extent to which dwellings located on the ground floor of buildings fronting streets and public open spaces adversely affect:
 - amenity values and the vitality of the street or public open space, such as on frontages that are subject to the verandah standard; and
 - amenity values in terms of noise and air quality effects, such as on streets that carry high volumes of vehicle traffic.
- (xi) where dwellings are considered to be appropriate at ground floor, the extent to which they are designed to enable passive surveillance of the street/public open space and provide privacy for residents. This could be achieved by:
 - providing balconies over-looking the street or public open space;
 - providing a planted and/or fenced setback where the site adjoins streets or public open space. Fences or landscaping should be low enough to allow direct sight lines from a pedestrian in the public realm to the front of a balcony; or
 - raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to overlook the public realm;

Variation in building form/visual interest

- (xii) the extent to which buildings, including alterations and additions, are designed as a coherent scheme and demonstrate an overall

design strategy that contributes positively to the visual quality of the development;

- (xiii) where the proposed development is an addition or alteration to an existing building, the extent to which it is designed with consideration to the architecture to the original building and respond positively to the visual amenity of the surrounding area;
- (xiv) the extent to which buildings are designed to:
 - avoid long, unrelieved frontages and excessive bulk and scale when viewed from streets and public open spaces;
 - visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area; and
 - differentiate ground, middle and upper level;

techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation;

- (xv) whether blank walls should be avoided on all levels of building frontages to streets and public open spaces;
- (xvi) whether side or rear walls without windows or access points are used as an opportunity to introduce creative architectural solutions that provide interest in the facade including modulation, relief or surface detailing;
- (xvii) the extent to which buildings provide a variety of architectural detail at ground and middle levels including maximising doors, windows and balconies overlooking the streets and public open spaces;
- (xviii) the extent to which roof profiles are designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design;
- (xix) the extent to which colour variation and landscaping are used- Noting they should not be used to mitigate a lack of building articulation or design quality;
- (xx) for residential development:
 - the extent to which the mechanical repetition of unit types is avoided;
 - the extent to which balconies are designed as an integral part of the building. A predominance of cantilevered balconies should be avoided;

- whether apartments above ground floor can be accessed from internal corridors or entrance way. External walkways/breezeways should generally be avoided;

Materials and finishes

- (xxi) the extent to which buildings use quality, durable and easily maintained materials and finishes on the façade, particularly at street level;
- (xxii) where provided, the extent to which signs are designed as an integrated part of the building façade;

Cultural identity

- (xxiii) the extent to which development integrates mātauranga and tikanga into the design of new buildings and public open spaces; and

Functional requirements

- (xxiv) whether the design recognises the functional requirements of the intended use of the building;

(b) design and scale of buildings adjoining historic heritage places:

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

- whether the proposed building is located and designed to have regard to the significant historic heritage elements and built form of the place. This does not mean a rigid adherence to the height of the place, nor does it reduce the development potential of the site, but it does require careful consideration in terms of the form and design of the building to minimise the effects of dominance;
- may not be required to adjoin the site frontage if a better design outcome could be achieved by respecting the setback and/or spatial location of the place; or
- whether the proposed building uses materials and/or design detail that respect rather than replicate any patterns or elements existing in the place, however new and contemporary interpretations in form and detail may be used;

(c) design of parking, access and servicing:

- (i) whether parking is located, in order of preference, underground, to the rear of building or separated from the street frontage by uses that activate the street;
- (ii) where parking is provided at lower building levels, the extent to which it is fully sleeved with active uses or activities that provide passive

- surveillance of the street and contribute to pedestrian interest and vitality. Above this, the extent to which car parking is fully screened on all sides of the building using design methods that present facades that are visually attractive and avoid night time light spill, noise and air quality effects on nearby sites and streets and public open spaces;
- (iii) whether vehicle crossings and accessways are designed to reduce vehicle speed, be visually attractive and clearly signal to pedestrians the presence of a vehicle crossing or accessway;
- (iv) whether pedestrian access between parking areas, building entrances/lobbies and the street provide equal access for people of all ages and physical abilities, a high level of pedestrian safety and be visually attractive;
- (v) whether separate vehicle and pedestrian access are provided within parking areas. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared space should prioritise pedestrian movement;
- (vi) whether ramps visible from the street are avoided, however, where necessary, whether they are minimal in length and integrated into the design of the building;
- (vii) for commercial activities, whether suitable provision is made for on-site rubbish storage and sorting of recyclable materials that:
- is a sufficient size to accommodate the rubbish generated by the proposed activity;
 - is accessible for rubbish collection; and
 - for new buildings, is located within the building
- (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.
- (ix) for alterations or additions to existing buildings where it is not possible to locate the storage area within the building, whether they are located in an area not visible from the street or public open spaces;
- (x) whether the development is able to be adequately served by wastewater and transport infrastructure; and
- (xi) whether servicing elements (including venting and air-conditioning units) are located on the roof of the building or internal to the site and

not on street-facing facades. Where this is not possible (e.g. alterations to a shop front), the extent to which servicing:

- forms an integrated element of the building façade; and
- is located so that it minimises adverse effects such as noise/odour on neighbouring sites and the public realm;

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

(i) the extent to which dwellings are located, proportioned and orientated within a site to maximise the amenity of future residents by:

- clearly defining communal, semi-communal and private areas within a development;
- maximising passive solar access while balancing the need for buildings to front the street; or
- providing for natural cross-ventilation by window openings facing different direction.

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

- any specific internal design elements that facilitate the more efficient use of internal space;
- the relationship of windows or balconies to principal living rooms; and
- the provision of larger indoor or outdoor living spaces whether communal or exclusive to the dwelling is more important for units that are not self-contained.

(iii) whether suitable provision is made for on-site rubbish storage and sorting of recyclable materials that:

- is a sufficient size to accommodate the rubbish generated by the proposed activity;
- is accessible for rubbish collection;
- for new buildings, is located within the building; and
- for alterations or additions to existing buildings where it is not possible to locate the storage area within the building, whether the storage area is enclosed and not visible from the street or public open spaces.

(iv) whether a waste management plan:

[ENV-2016-AKL-000184:
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- 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;
- (2) external alterations and additions to special character buildings identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct:
- (a) building design and external appearance:
- (i) refer to the assessment criteria in H8.8.2(1)(a), H8.8.2(1)(b) and H8.8.2(1)(c) above.
- (b) architectural style and retention of original building features:
- (i) whether alterations and additions to special character buildings:
- are in keeping with the building's architectural form, proportions and style and whether materials that are sympathetic to those originally used;
 - retain as much of the existing building façade as practicable by refurbishing, restoring and adapting parts of the building rather than replacing them;
 - are in a contemporary architectural style and whether they are designed to be sympathetic to the form, bulk, proportions and articulation of the existing building or buildings on the site; and
 - avoid additional structures such as aerials and air-conditioning units on street-facing facades of the special character building. However, where they are necessary, whether they are appropriately located and designed to reduce the appearance of visual clutter.
- (c) consistency with an approved character plan:
- (i) whether alterations and additions are consistent with a character plan, where one has been approved for the site;
- (3) conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses:
- (a) design and layout of dwellings, visitor accommodation and boarding houses:
- (i) refer to the assessment criteria in H8.8.2(1)(d) above;
- (4) retail (excluding department stores) between 1000m² and 5000² gross floor area per site:

(a) centre amenity and vitality:

(i) whether retail greater than 1000m² and less than 5000m² gross floor area per site outside of the core retail area:

- significantly adversely affect the amenity values and functions of the core retail area having regard to the activity's proposed size, composition and characteristics; and
- provide a net positive benefit in terms of the community's convenient access to commercial activities and community services, including having regard to whether locating within the core retail area would result in adverse environmental effects on the form, function or capacity of the core retail area;

(5) the total or substantial demolition (more than 30 per cent by volume) or any demolition of the front façade of a special character building identified on Map H8.11.1:

(a) the assessment criteria in H8.7.2(1) above apply in addition to the criteria below;

(b) special character values:

(i) whether the total or substantial demolition (more than 30 per cent by volume) or any demolition of the front facade of a special character building significantly adversely affect the built form and streetscape character of the surrounding area. In considering this, the Council will have regard to the following:

- whether the building forms part of a cohesive group of buildings similar in age, scale, proportion or design and the extent to which the building's demolition would detract from the shared contribution that group makes to streetscape, the unique special character or the history and context of the area;
- whether the building makes a significant contribution to the historic context, character or cohesiveness of the surrounding streetscape;
- whether the building is a remnant example of a building type that reflects the history of the area;
- the extent of the building's contribution to any adjoining or nearby scheduled places, either through the context and the relationship of the building to the scheduled place or through the building's mass, height or rhythm of facades;
- whether demolition would adversely affect the historic heritage values of any neighbouring scheduled historic heritage places; and

- whether the proposal has fully considered whether reasonable use of the site could be achieved through the adaptive re-use of the building rather than through demolition and replacement.
- (ii) notwithstanding the above, other factors will be considered and balanced when assessing an application for the demolition of a special character building, including:
- whether the building is beyond rehabilitation in terms of poor structural or physical condition, and the costs of the repair work or upgrading necessary to extend the useful life of the building are prohibitive in comparison to the costs of a new building of similar size; and
 - whether the building is beyond rehabilitation to its original state and the costs of the rehabilitation to reproduce the qualities of the building and enhance the architectural qualities and special characteristics of the streetscape and the surrounding area, in comparison to the costs of a new building of a similar size;
- (6) infringement of building height, building in relation to boundary, streetscape improvement and landscaping, maximum tower dimension and tower separation standards:
- (a) effects of additional building scale on neighbouring sites and streets and public open spaces (sunlight access, dominance, visual amenity and landscape character):
- (i) whether minor height infringements may be appropriate where it would provide an attractive and integrated roof form that also meets the purpose of the standard;
 - (ii) whether height infringements may be appropriate on corner sites to reinforce the prominence of the corner where it meets the relevant standard infringement criteria and makes a positive contribution to the streetscape; and
 - (iii) whether minor infringements to the building in relation to boundary standard or the streetscape improvement and landscaping standard may be appropriate where the spacious landscaped character of the area is retained.
- (b) consistency with the planned future form and character of the zone/area:
- (i) where building height or maximum tower dimension and tower separation is infringed whether the proposal demonstrates that Policies H8.3(30) and H8.3(31) of the Business – City Centre Zone are met.
- (c) site specific characteristics:

- (i) whether there are particular site specific characteristics in terms of unusual site size, shape or orientation, or the location and nature of existing buildings which have constrained the form of the development proposed;

(7) infringement of rooftops standard:

(a) amenity effects:

- (i) whether rooftop projections result in a cluttered roof appearance when viewed from the street and surrounding buildings;

(8) exception to the harbour edge height control plane standard:

(a) visual profile:

- (i) the effects of the building profile on the form of the city centre when viewed from the main city centre approaches by land and water and from public places which offer comprehensive views. Whether the building must be of a scale, bulk, appearance and location which represents a visually compatible addition to the city centre.

(b) waterfront amenity:

- (i) whether the building bulk penetrating the Harbour Edge Height Control Plane results in significant loss of amenity to adjacent waterfront public areas. Particular consideration will be given to sunlight admission, shading and air movement at street level and at public gathering places.

(c) streetscape and street corners:

- (i) the extent to which the proposed building is consistent with the scale, visual harmony and form of the existing streetscape, in particular the relationship to street corners, especially for sites fronting Quay Street, Customs Street and Queen Elizabeth Square.

(d) effects on surrounding properties:

- (i) whether the building allows for adequate light, space and general amenity around the development and where possible through the site while noting that it is not the intention of this provision to protect views from private property to the harbour.

(e) design of upper parts of buildings or structures:

- (i) the extent to which the part of the building which protrudes through the harbour edge height control plane is designed in a manner which avoids abrupt or arbitrary truncation of the upper parts of the building or structure.

(f) particular constraints:

- (i) whether there are particular site development characteristics in terms of unusual site size, shape or orientation, or the location and nature of existing buildings which have constrained the form of the development proposed.
- (9) infringement of minimum floor to floor height (ground floor), ground floor activities, building frontage alignment and height and verandahs standards:
 - (a) effects on the vitality and amenity of streets and public open spaces;
 - (b) effects on historic heritage and special character buildings:
 - (i) the Council will give priority to protecting important features of historic heritage and special character building ground floor facades over compliance with the street frontage standard.
 - (c) effects on the potential of the building to accommodate other uses over time.
- (10) infringement of outlook space standard:
 - (a) privacy and outlook for dwellings:
 - (i) dwellings that infringe the outlook standard, whether they will have a good standard of outlook and visual and acoustic privacy between principal living rooms and bedrooms of dwellings on the same and between dwellings on adjacent sites and will not prevent a complying residential development on an adjoining site.
 - (b) daylight access and ventilation for dwellings:
 - (i) dwellings that infringe the outlook standard, whether the dwellings will receive a good degree of natural light and ventilation, particularly those at lower building levels.
 - (c) privacy, outlook, daylight access and ventilation for visitor accommodation:
 - (i) the criteria for dwellings in H8.8.2(10)(a) and H8.8.2(10)(b) above apply, except that a lesser dimension of outlook separation to a minimum of 6.0m from bedrooms or principle living areas may be acceptable in some cases where the intent of criteria H8.8.2(10)(a) and H8.8.2(10)(b) above are satisfied and, with the exception of Crown land, where certainty can be provided, through a registered covenant in favour of the Council or another equally restrictive mechanism, that the building or area within a building is not to be used for accommodation other than non-permanent accommodation and is to be managed as a single entity in perpetuity;
- (11) infringement of wind standard:
 - (a) pedestrian amenity:

- (i) whether development avoids excessive wind velocity and turbulence in outdoor pedestrian spaces; and
 - (ii) consideration will be given to the potential for mitigation measures to be incorporated into the development to minimise exacerbation of existing wind conditions;
- (12) infringement of glare standard:
- (a) pedestrian amenity:
 - (i) the extent to which glare from external surfaces may cause discomfort or hazards to pedestrians.
 - (b) traffic safety and efficiency:
 - (i) the extent to which glare may generate hazards for drivers;
- (13) special amenity yards:
- (a) effects on amenity:
 - (i) the extent to which buildings within special amenity yards avoid significant adverse effects on pedestrian and/or streetscape amenity.
 - (b) design of buildings or structures:
 - (i) the nature, extent and form of any building element or feature proposed within a special amenity yard;
 - (ii) the extent to which any building element or feature proposed within the Queen Street special amenity yard obscures:
 - views of the Ferry Building and harbour glimpses available through the special amenity yard from Queen Elizabeth Square and the Central Post Office building; or
 - views of the Central Post Office Building through the special amenity yard from the Ferry Building.
 - (iii) the extent to which the proposed building element constitutes a visually competing intrusion into the foreground or background of the protected sightline(s);
- (14) street sightlines:
- (a) design of buildings or structures:
 - (i) the nature, extent and form of the proposed non-complying feature;
 - (ii) the extent to which the proposed non-complying built element will obscure the protected sightline from the key location in the city centre to significant landmarks and the harbour; or

- (iii) the extent to which the proposed non-complying element constitutes a visually competing intrusion into the foreground or background of the protected sightline.

(15) infringement of minimum dwelling size standard:

(a) Effects of reduced living and circulation space, on residential amenity

(i) Dwellings that do not comply with the minimum dwelling size standard must demonstrate that:

- the proposed dwelling size provides a good standard of amenity for the number of occupants the dwelling is designed for
- there is adequate circulation around standard sized furniture.

(ii) Methods to achieve (i) above may include use of built in furniture and mezzanine areas with good access and head height. Provision of a larger private outdoor space may provide amenity that mitigates a smaller dwelling size.

H8.9. Assessment – bonus floor area

H8.9.1. Controlled activities

H8.9.1.1. Matters of control

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

(1) the use or transfer of historic heritage and special character floor space:

(a) recording the use/transfer of floor space on the certificate of title.

H8.9.1.2. Assessment criteria

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

(1) the use or transfer of historic heritage and historic special character floor space:

(a) recording the use/transfer of floor space on the certificate of title.

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:

(1) public open space:

(a) pedestrian safety, interest and amenity;

- (b) universal access;
 - (c) sunlight access; and
 - (d) landscaping, lighting and materials;
- (2) through-site links:
- (a) pedestrian safety, interest and amenity;
 - (b) universal access;
 - (c) daylight access; and
 - (d) landscaping, lighting and materials.
- (3) works of art:
- (a) artistic quality; and
 - (b) public access;
- (4) securing historic heritage building floor space:
- (a) effects on historic heritage;
- (5) securing special character building floor space:
- (a) effects on special character;
- (6) residential:
- (a) internal and on-site amenity;
- (7) infringements to bonus floor area standards:
- (a) public benefit.

H8.9.2.2. Assessment criteria

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

- (1) public open space:
- (a) pedestrian safety, interest and amenity:
 - (i) the extent to which pedestrian desire lines are provided to, from and within the public open space;
 - (ii) the extent to which the design of the public open space has ~~have~~ a sense of order and proportion and have regard to the human scale;

- (iii) the extent to which orientation and design provides pedestrians with protection from the wind, particularly in those locations where seating is provided;
 - (iv) the extent to which a significant area of the public open space is visible from its entrance onto the street;
 - (v) the extent to which buildings adjoining the public open space are designed to provide for, or facilitate the establishment of, those activities which attract people, especially at night. For example upper level residential accommodation with windows or balconies overlooking the amenity area would be appropriate, as would adjoining cafes, restaurants or small shops. Blank facades, offices and activities with very large frontages, especially those which are traditionally closed at night and weekends should be avoided; and
 - (vi) the extent to which good visibility to, from and within the public open space is provided to ensure public safety;
- (b) sunlight access:
- (i) the extent to which sunlight access into the space is maximised. The extent to which seating areas are located to avoid being shaded from 10am to 3pm in mid-winter where practical;
- (c) landscaping, lighting and materials:
- (i) the extent to which areas of landscaping dominate any paved pedestrian area;
 - (ii) the extent to which seating and landscaping is in pleasant, clearly visible, convenient and safe locations. As a guide landscaping may comprise low shrubs and plants or tall open trees and shrubs which do not screen an area off;
 - (iii) the extent to which high quality and durable materials are used; and
 - (iv) whether the public open space is well lit. Whether the lighting provides a high vertical luminance so that shadows of people and indications of movement are easily seen, even at a distance;
- (2) through-site links:
- (a) the assessment criteria in H8.9.2.2(1)(a)(v) - (vi), H8.9.2.2(1)(b)(i) and H8.9.2.2(1)(d)(iii) above apply;
 - (b) pedestrian safety, interest and amenity:

- (i) whether through-site links provide a connection between two streets or other public areas to create interest in the city and have a clearly visible origin and destination;
 - (ii) the extent to which the design of the through-site link take the pedestrian's desired routes into consideration when determining location;
 - (iii) the extent to which lanes are of a width proportionate to the scale of development to create a sense of enclosure, with a ratio of 1:5 being encouraged; and
 - (iv) the extent to which lanes have active uses along at least one side.
- (c) daylight access:
 - (i) the extent to which arcades are covered and lined with active uses at the level of the arcade; and
 - (ii) the extent to which arcades are of generous height to maximise a sense of space and maximise daylight penetration to their interior;
- (3) works of art:
 - (a) artistic quality:
 - (i) the extent to which the work of art is in media adequate for the site such as a sculpture, mural, glass, or water feature; and
 - (ii) the extent to which the work of art aesthetically enhances the public space to which it relates having regard to its artistic merit, scale and placement as adjudged by the Council;
 - (b) public access:
 - (i) whether works of art are freely accessible from public space during daylight hours by being incorporated as a feature into the development or on the facade of the building for which the bonus is claimed, or be in the form of a night time feature;
- (4) securing historic heritage building floor space:
 - (a) refer to the relevant policies and assessment criteria in D17 Historic Heritage Overlay;
- (5) securing special character building floor space:
 - (a) effects on special character:
 - (i) whether the character plan outlines the significant features of the building that contribute to the built and streetscape character of the

surrounding area, and how any future works should be undertaken to respect the significant features of the building identified in the plan;

(6) residential:

(a) internal and on-site amenity:

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

In some circumstances it may be appropriate to award the bonus floor space where the development does not comply with the standards for dwellings. In this instance, the development will need to demonstrate that an equal or better standard of amenity can be achieved when compared with a complying development;

(7) bonus floor area standards:

(a) public benefit:

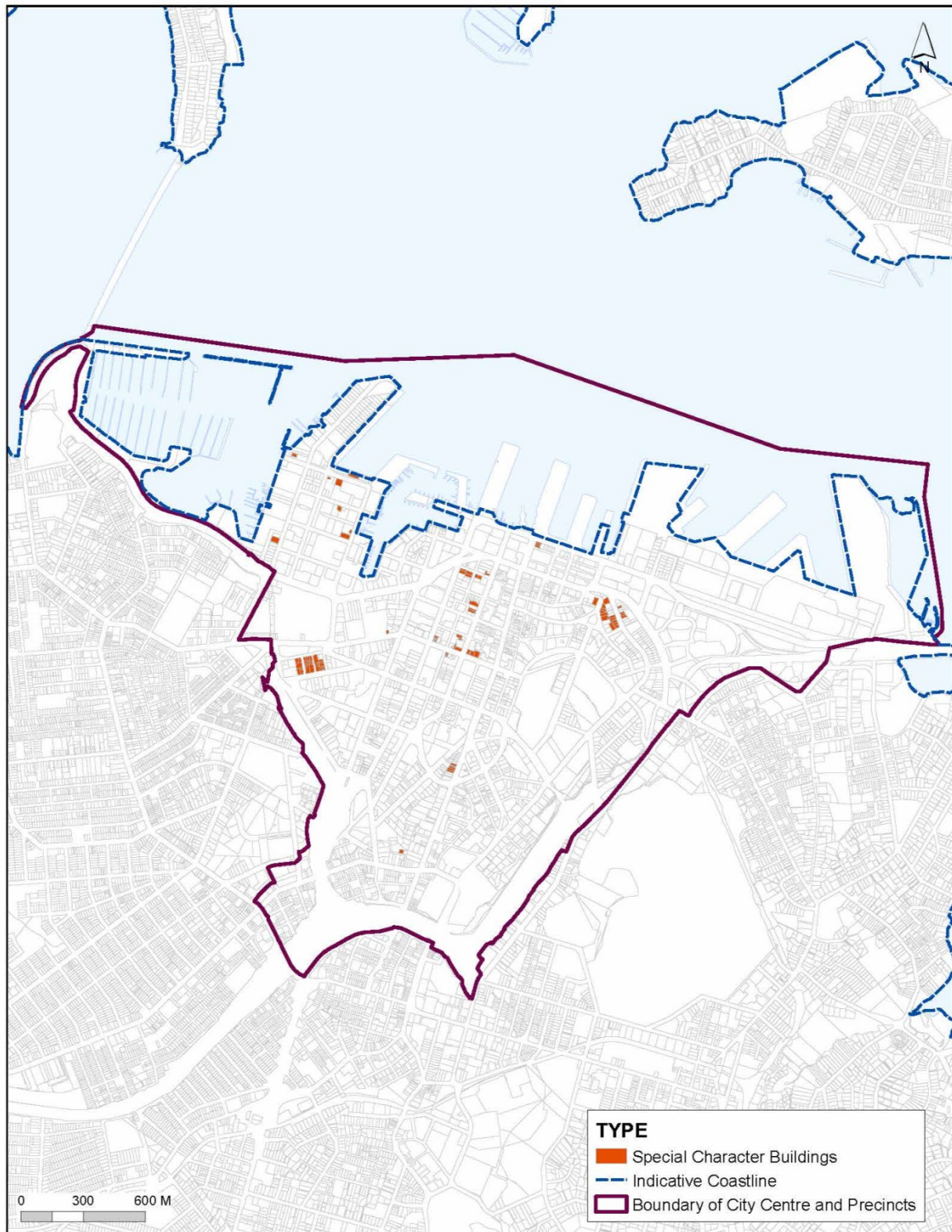
- (i) whether the proposal meets the intent of the bonus as contained in its associated stated purpose or it is unreasonable or impractical to enforce the standard; and
- (ii) whether the application to infringe the standard would achieve the objectives and policies of the Business – City Centre Zone.

H8.10. Special information requirements

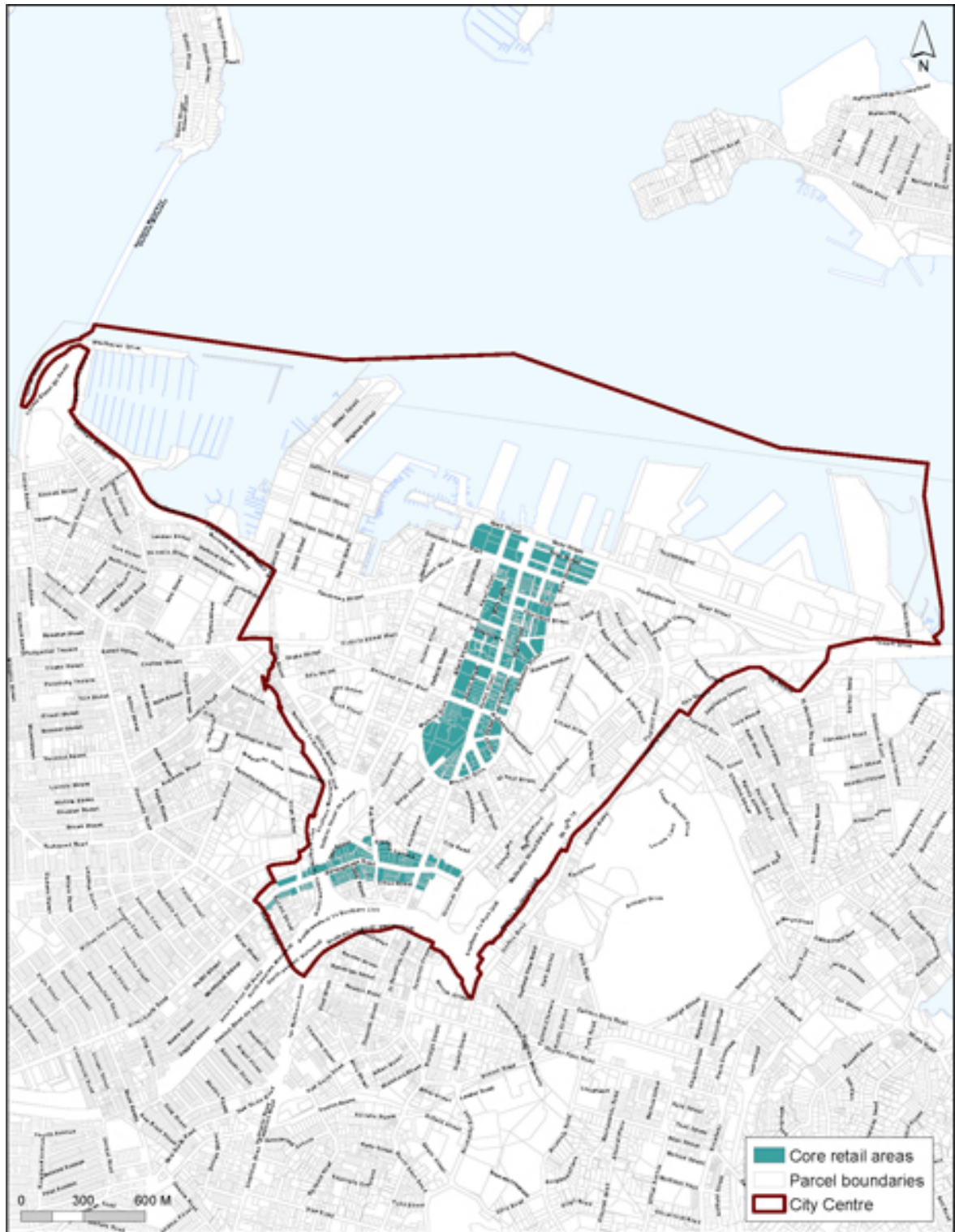
There are no special information requirements in this section.

H8.11. Maps

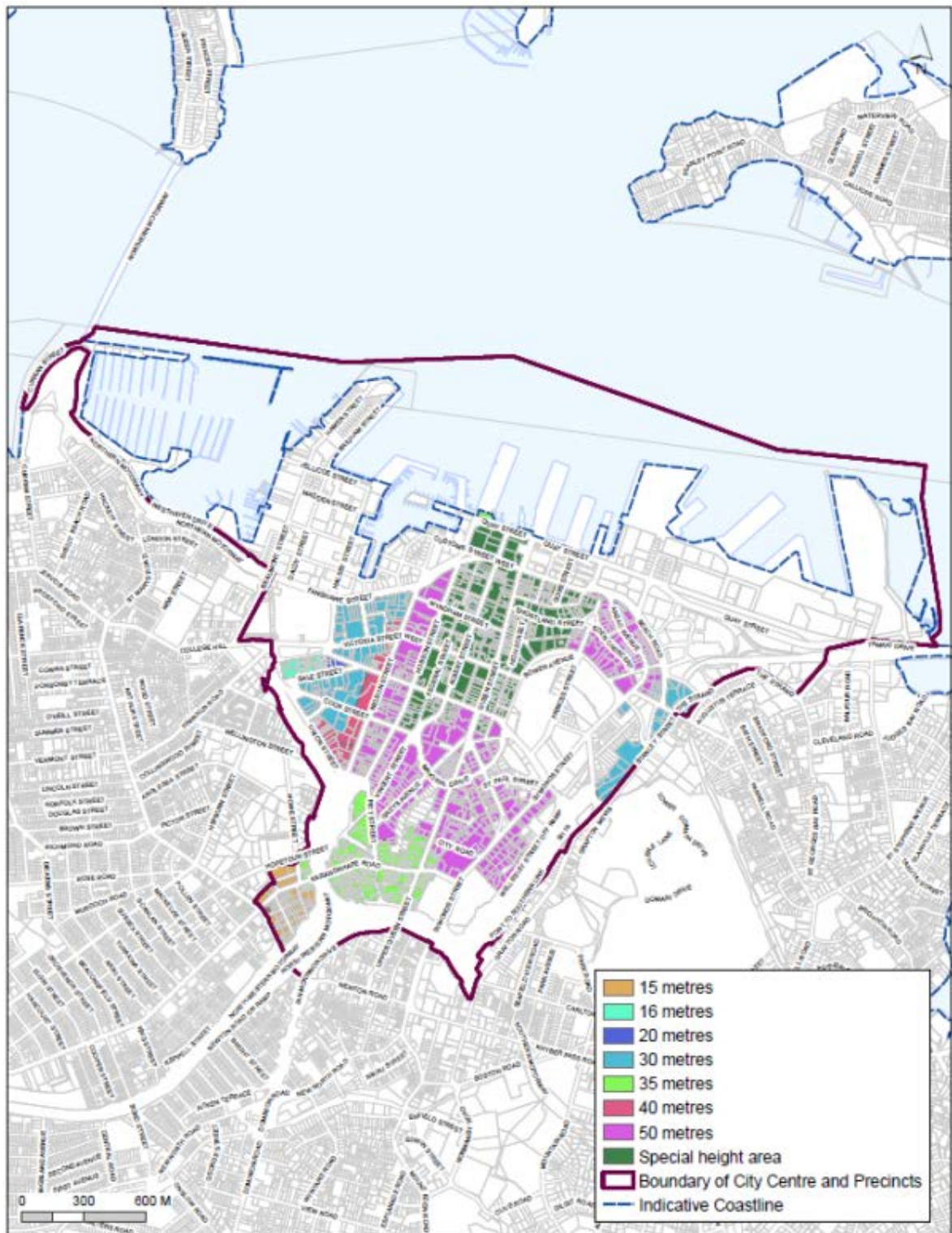
Map H8.11.1 Special character buildings



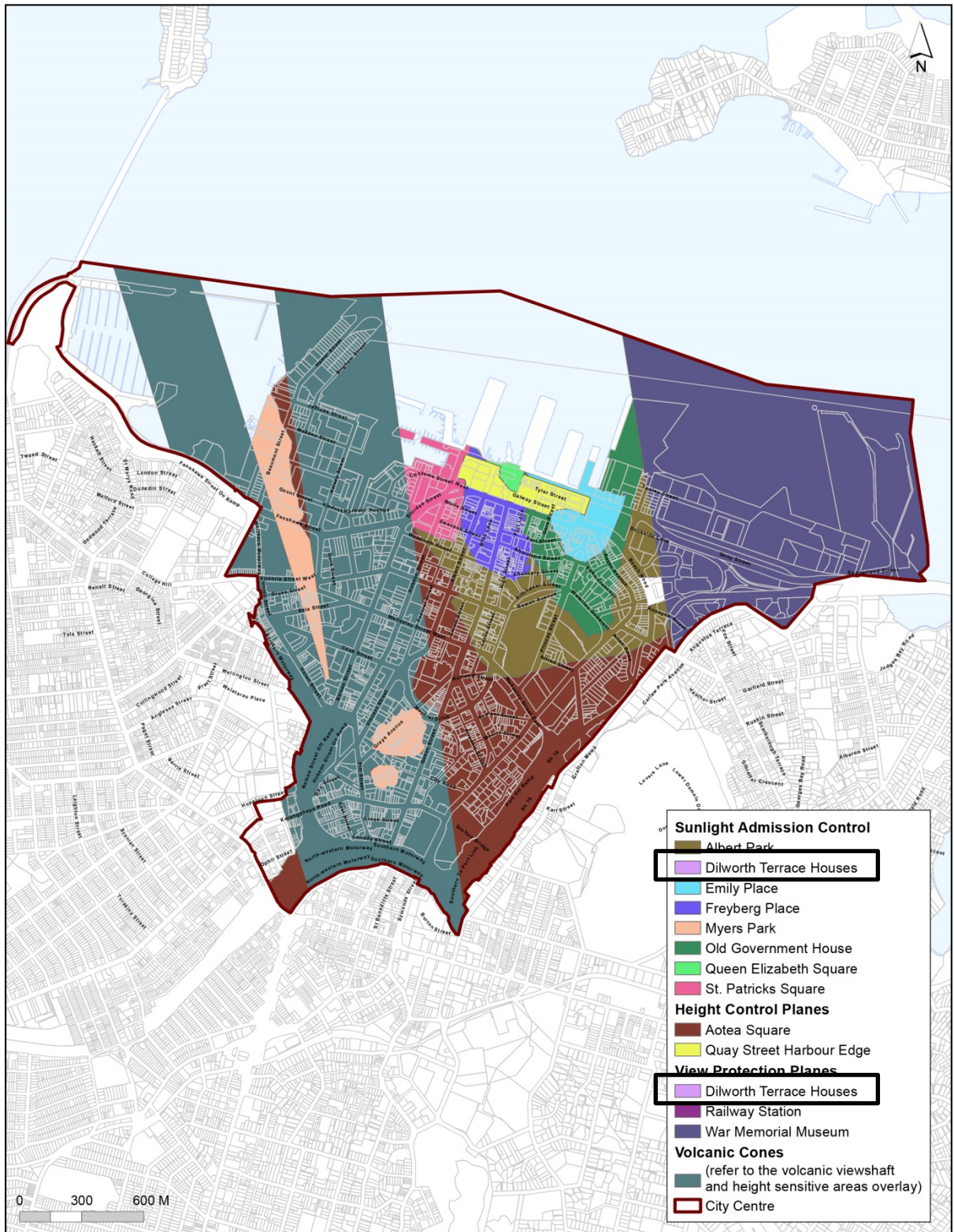
Map H8.11.2 Core retail areas



Map H8.11.3 General height controls



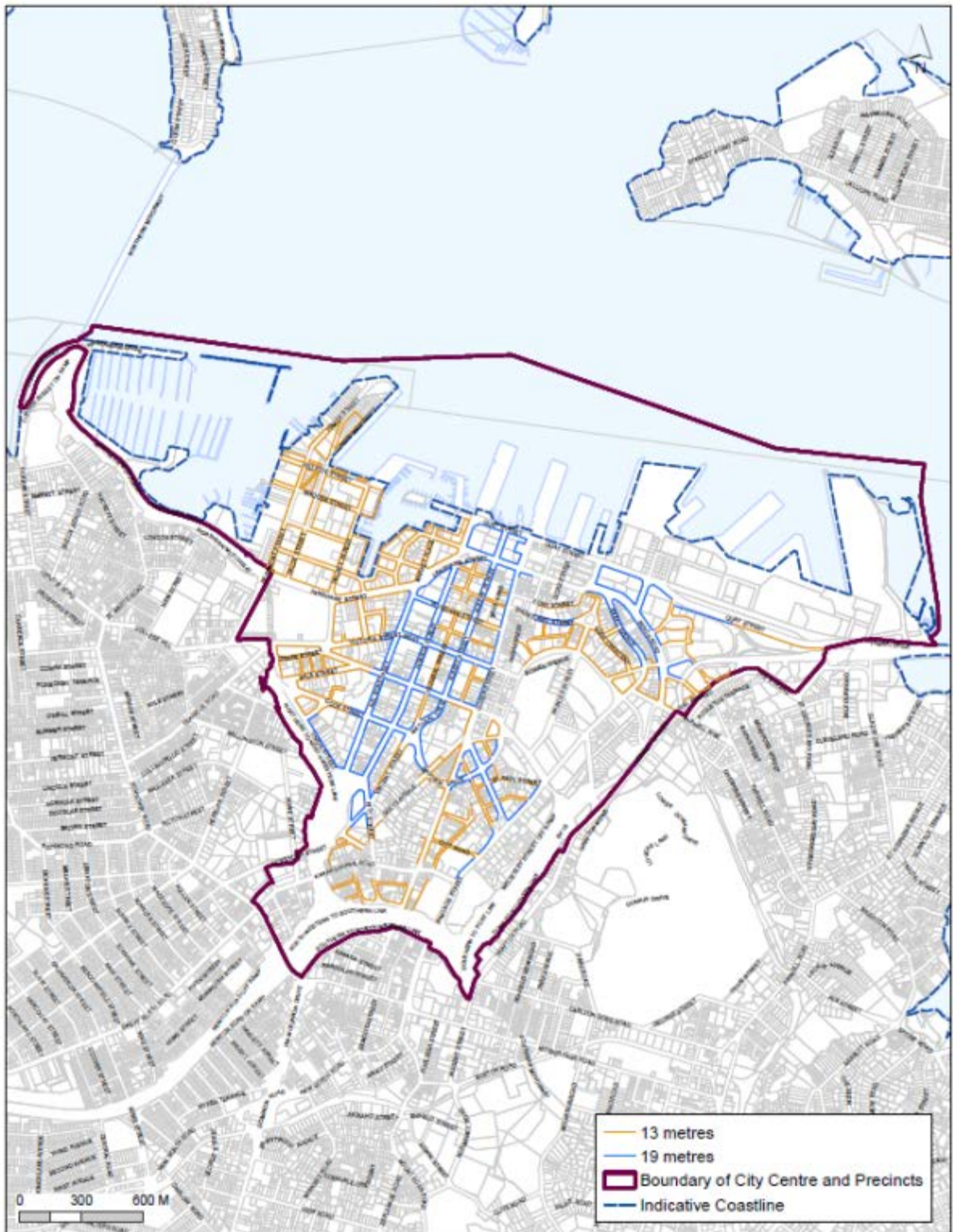
Map H8.11.4 Special height controls



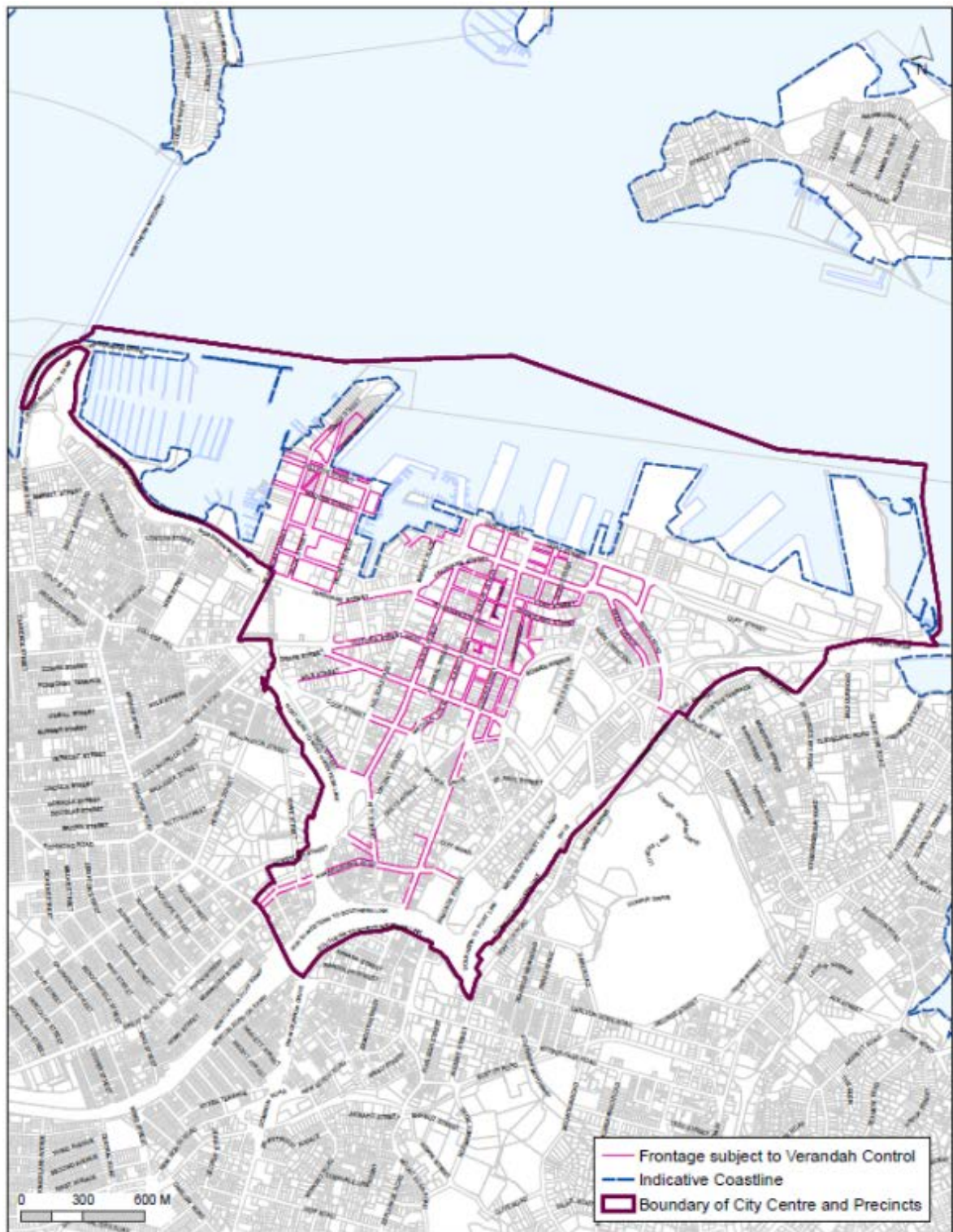
[ENV-2016-AKL-000220: Strand Holdings Ltd]

[CIV-2016-404-002350: Strand Holdings Ltd]

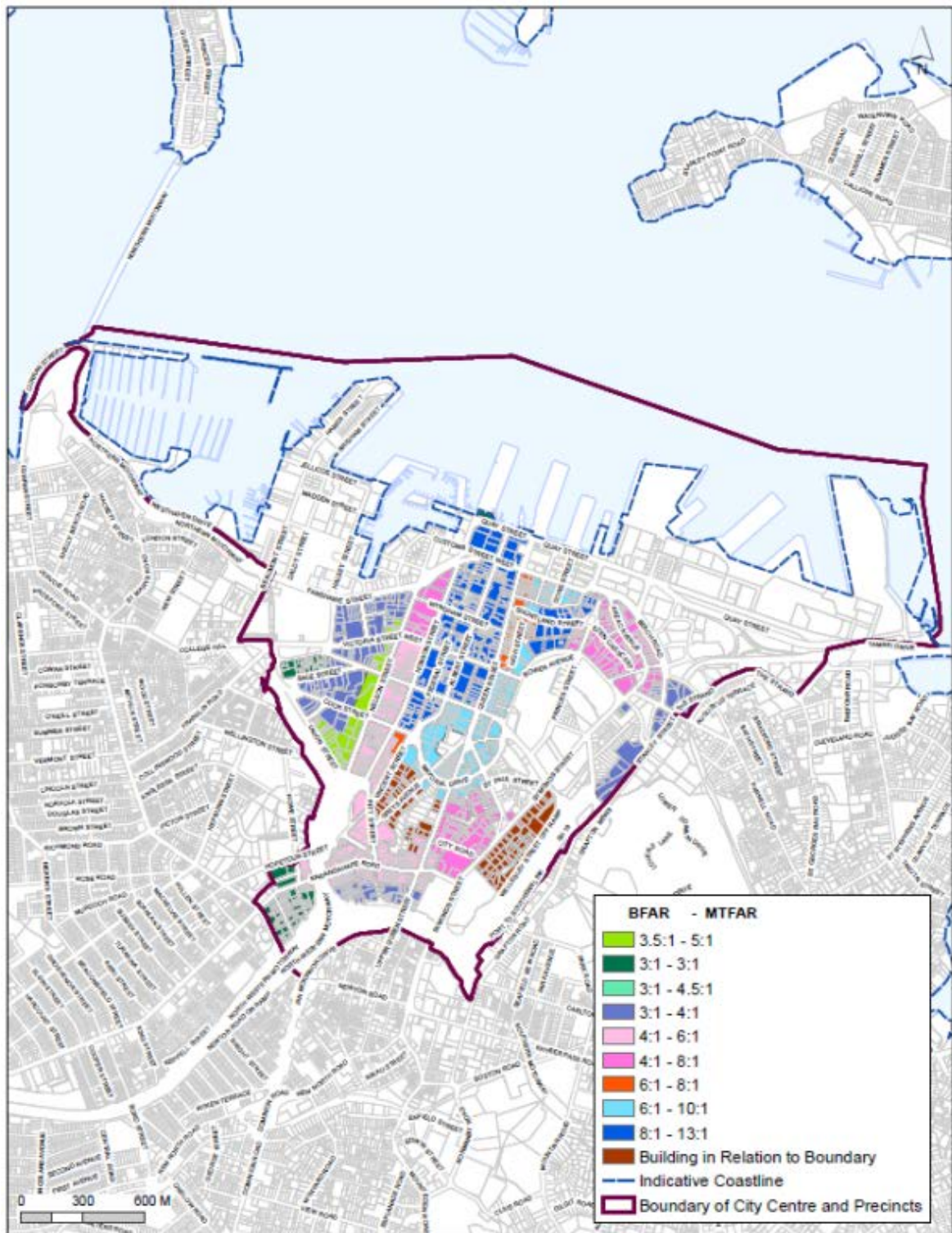
Map H8.11.5 Minimum frontage height



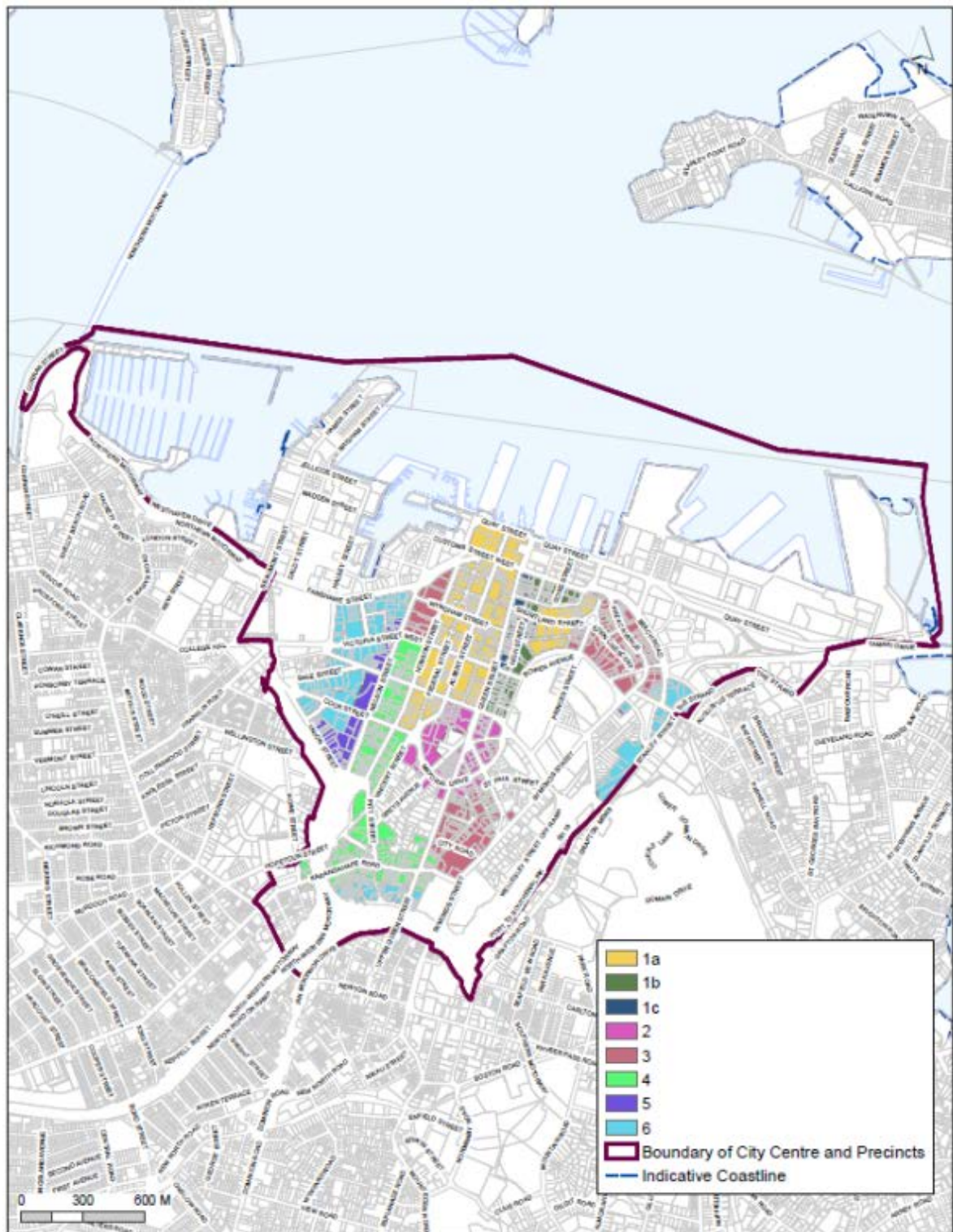
Map H8.11.6 Verandahs



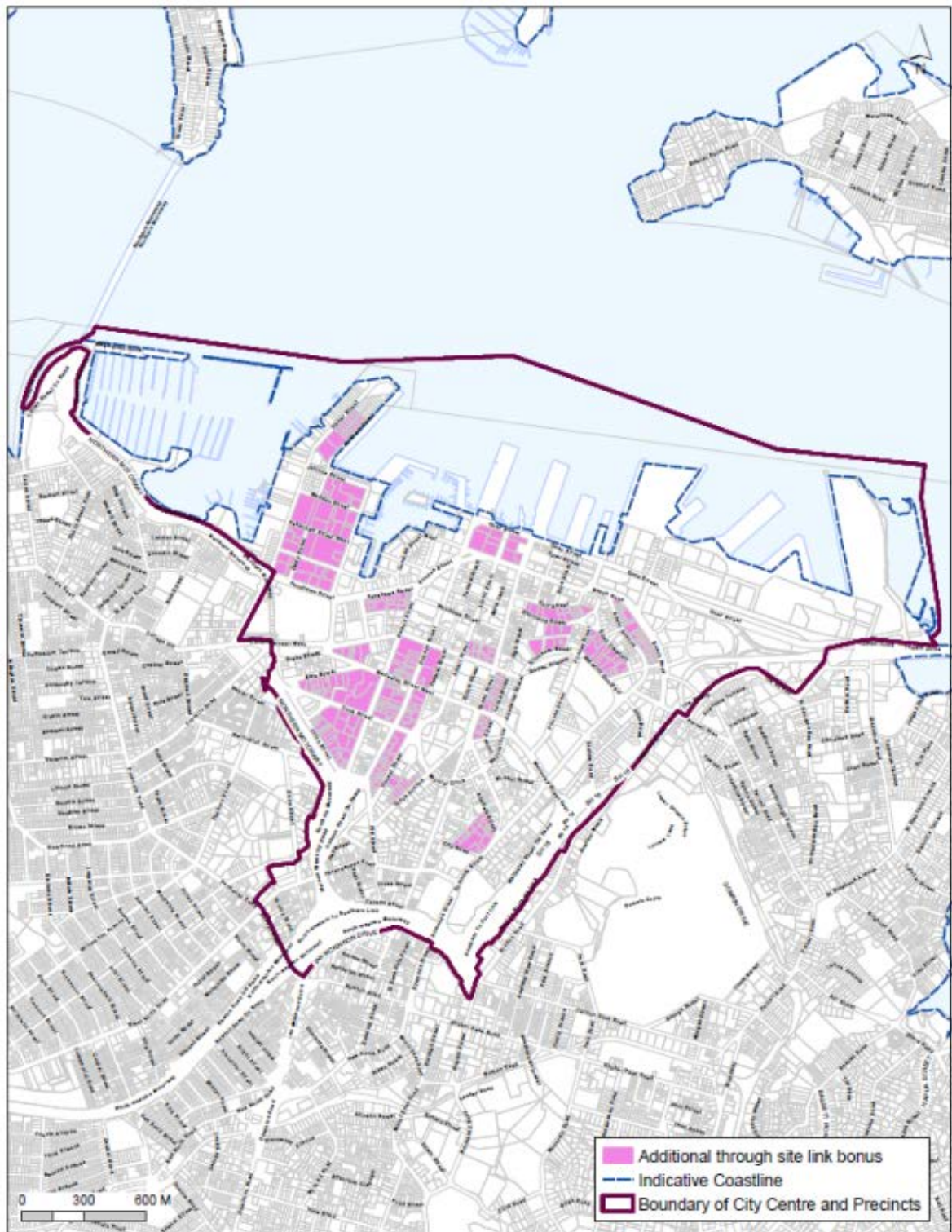
Map H8.11.7 Site intensity



Map H8.11.8 Bonus areas



Map H8.11.9 Additional through-site link bonus



H9. Business – Metropolitan Centre Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[CIV-2016-404-002333: Franco Belgioro-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H9.1. Zone description

The Business – Metropolitan Centre Zone applies to centres located in different sub-regional catchments of Auckland. These centres are second only to the city centre in overall scale and intensity and act as focal points for community interaction and commercial growth and development and contain hubs serving high frequency transport.

The zone provides for a wide range of activities including commercial, leisure, high-density residential, tourist, cultural, community and civic services. Zone provisions, in conjunction with rules in the other business zones, reinforce metropolitan centres as locations for all scales of commercial activity.

These centres are identified for growth and intensification. Expansion of these centres may be appropriate depending on strategic and local environmental considerations.

Precincts and overlays that modify the underlying zone or have additional provisions apply to some of the metropolitan centres. Generally, however, to support an intense level of development, the zone allows for high-rise buildings.

Some street frontages within the zone are subject to Key Retail Frontage Control or General Commercial Frontage Control provisions as shown on the planning maps. Key retail streets are a focus of pedestrian activity within the centre. General commercial streets play a supporting role. Development fronting these streets is expected to reinforce this function. New vehicle crossings are generally to be avoided on site frontages subject to the Key Retail Frontage Control provisions and this is addressed in E27 Transport.

Buildings within the zone require resource consent to ensure that they are designed to a high standard, which enhance the quality of the centre’s streets and public open spaces.

H9.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:

- (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
 - (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business – Metropolitan Centre Zone objectives

- (6) Metropolitan centres are reinforced and developed for commercial, community and civic activities, and provide for residential intensification.
- (7) Metropolitan centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
- (8) Key Retail Frontage streets are a focus for pedestrian activity, with identified General Commercial Frontage streets supporting this role.

H9.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:

- (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
- (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and

(d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – Metropolitan Centre Zone policies

- (15) Enable significant growth and intensification in metropolitan centres.
- (16) Manage development in metropolitan centres so that it contributes to the function and amenity of the centre.
- (17) Encourage a wide range, and a high concentration, of commercial, leisure, tourist, cultural and community activities and civic services in metropolitan centres.
- (18) Require those parts of buildings with frontages subject to the Key Retail Frontage Control to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (20) Encourage developments to support a range of transport modes serving metropolitan centres and the ability to change transport modes.
- (21) Encourage the location of supermarkets and department stores within metropolitan centres by recognising:
- (a) the positive contribution these activities make to centre viability and function;
 - (b) the functional and operational requirements of these activities; and
 - (c) where preferred built form outcomes are not achieved, the development needs to achieve a quality built environment by positively contributing to public open space, including the activation of streets.
- (22) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (23) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H9.4. Activity table

Table H9.4.1 Activity table specifies the activity status of land use and development activities in the Business – Metropolitan Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H9.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	P
(A9)	Drive-through restaurants	RD
(A10)	Entertainment facilities	P
(A11)	Cinemas	P
(A12)	Offices	P
(A13)	Retail	P
(A14)	Service stations	RD
Community		
(A15)	Artworks	P
(A16)	Care centres	P
(A17)	Community facilities	P
(A18)	Education facilities	P
(A19)	Emergency services	RD
(A20)	Healthcare facilities	P
(A21)	Hospitals	D
(A22)	Justice facilities	P
(A23)	Recreation facilities	P
(A24)	Tertiary education facilities	P

Activity		Activity status
Industry		
(A25)	Industrial activities	NC
(A26)	Industrial laboratories	P
(A27)	Light manufacturing and servicing	P
(A28)	Repair and maintenance services	P
(A29)	Storage and lock-up facilities	D
(A30)	Waste management facilities	NC
(A31)	Warehousing and storage	P
Mana Whenua		
(A32)	Marae complex	P
Development		
(A33)	New buildings	RD
(A34)	Demolition of buildings	C
(A35)	Alterations to building facades that are less than 25m ²	P
(A36)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A37)	Internal alterations to buildings	P
(A38)	Additions and alterations to buildings not otherwise provided for	RD

H9.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table H9.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table H9.4.1 Activity table and which is not listed in H9.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).
- (4) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

- (a) Development which does not comply with Standard H9.6.11 Minimum dwelling size.

H9.6. Standards

All activities listed as permitted, controlled and restricted discretionary in Table H9.4.1 Activity table must comply with the following standards.

H9.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
 - (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

H9.6.1. 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;
 - enable greater height in areas identified for intensification; and
 - provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.
- (1) Buildings must not exceed 72.5m, unless otherwise specified in the Height Variation Control on the planning maps.
 - (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H9.6.1.1 below and for the site on the planning maps.
 - (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H9.6.1.1 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

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.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H9.6.2.1 and Figure H9.6.2.1 or Figure H9.6.2.2 below.
- (2) The recession plane extends for only 30m into sites within the zone (refer to Figure H9.6.2.1).
- (3) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.
- (4) Figure H9.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H9.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H9.6.2.3 to true north. Figure H9.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H9.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H9.6.2.1

Table H9.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H9.6.2.1 or Figure H9.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H9.6.2.1 or Figure H9.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
	Business – Mixed Use Zone; or the Business – General Business Zone	60°	8m
Buildings located on the northern boundary of the adjacent site (Refer to Figure H9.6.2.3)	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m
Buildings located on the southern, eastern or western boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	16.5m

Figure H9.6.2.1 Height in relation to boundary

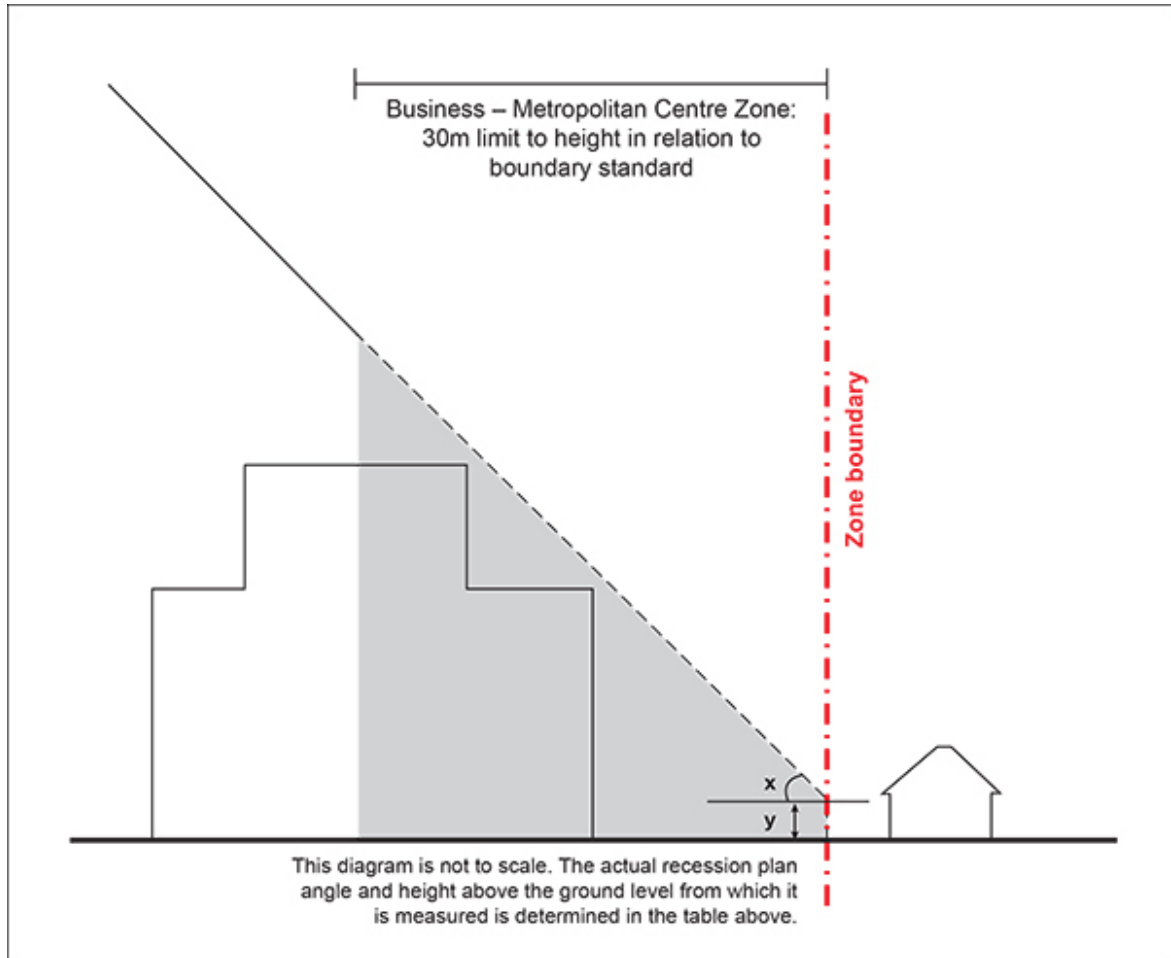


Figure H9.6.2.2 Height in relation to boundary opposite a road

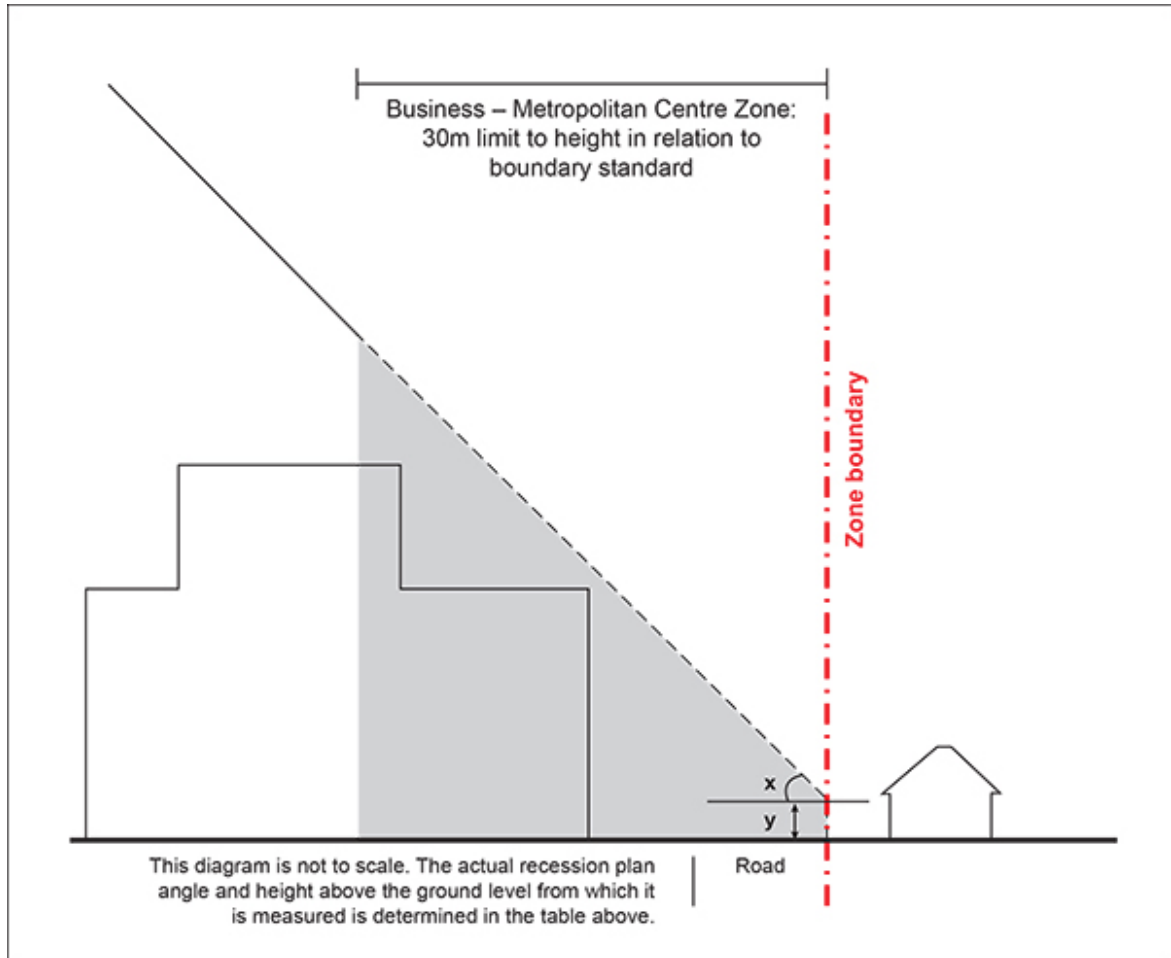
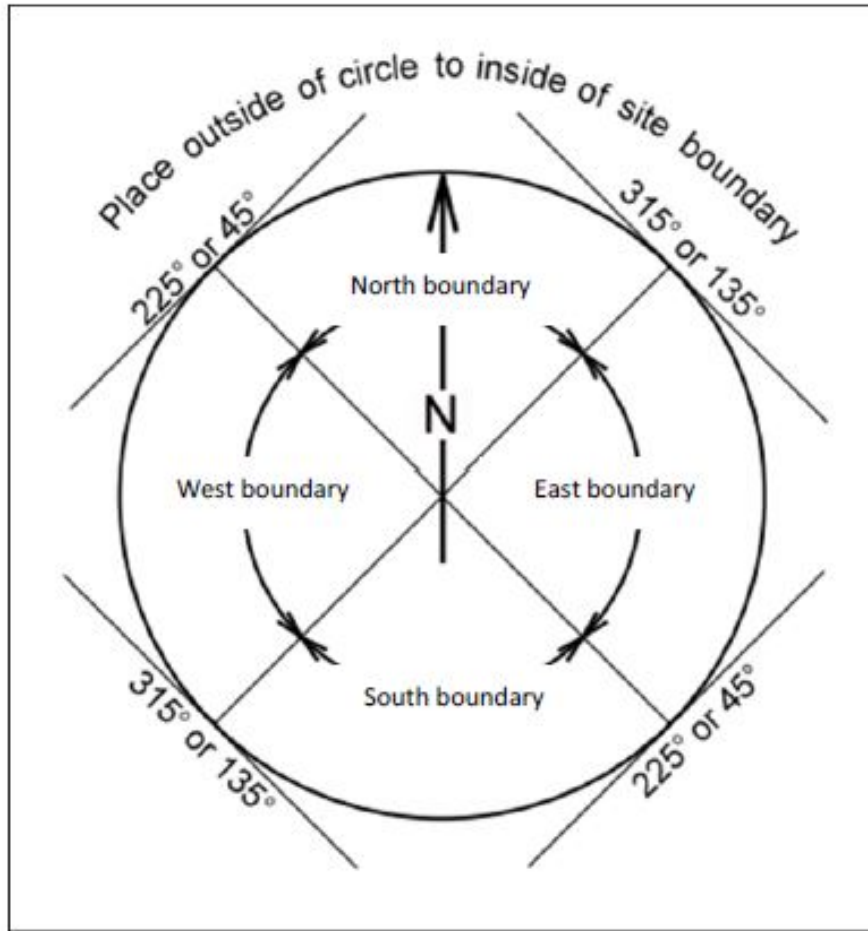


Figure H9.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H9.6.3. Building setback at upper floors

Purpose:

- provide adequate daylight access to streets;
- manage visual dominance effects on streets;
- manage visual dominance, residential amenity and privacy effects on residential zones; and
- mitigate adverse wind effects.

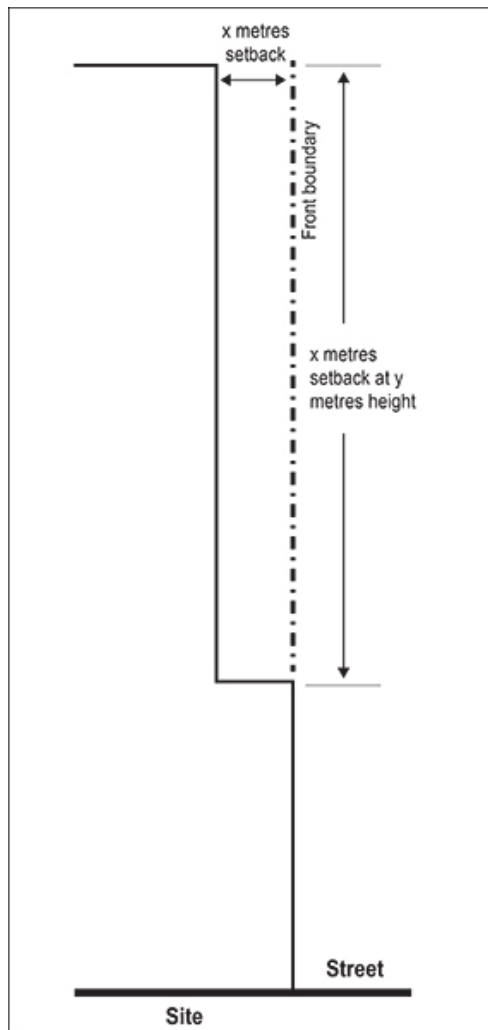
(1) A new building must be set back from the site frontage from the point where it exceeds the height listed in metres specified in Table H9.6.3.1.

Table H9.6.3.1 Building setback at upper floors

Minimum setback (identified as x in Figure H9.6.3.1)	Height (identified as y in Figure H9.6.3.1)
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6m	32.5m
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Figure H9.6.3.1 Building setback at upper floors



H9.6.4. Maximum tower dimension and tower separation

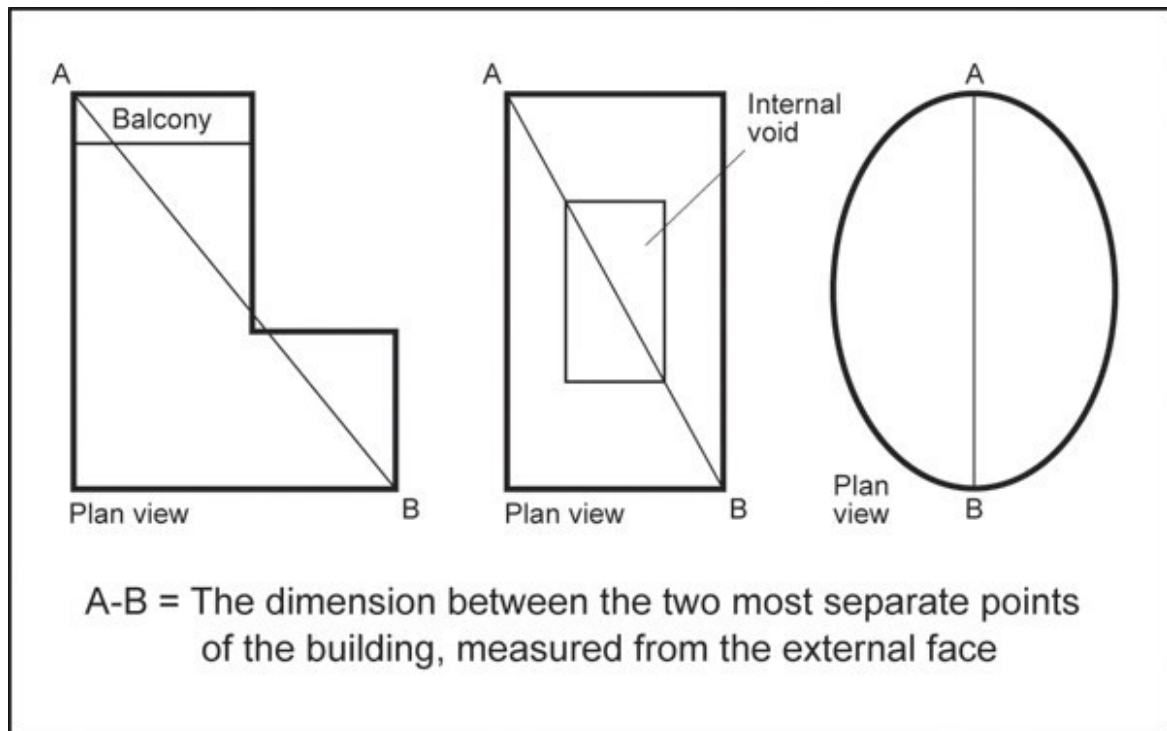
Purpose: ensure that high-rise buildings:

- are not overly bulky in appearance and manage significant visual dominance effects;
- allow adequate sunlight and daylight access to streets, public open space and nearby sites;
- provide adequate sunlight and outlook around and between buildings; and
- mitigate adverse wind effects.

- (1) The maximum plan dimension of that part of the building above 32.5m must not exceed 55m.
- (2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.

- (3) The part of a building above 32.5m must be located at least 6m from any side or rear boundary of the site.

Figure H9.6.4.1 Maximum tower dimension plan view



H9.6.5. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
- avoid locating activities that require privacy on the ground floor of buildings.

- (1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H9.6.6. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H9.6.6.1 below.

Table H9.6.6.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H9.6.7. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

- (1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

- (2) The required landscaping in Standard H9.6.7(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H9.6.8. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H9.6.9. Wind

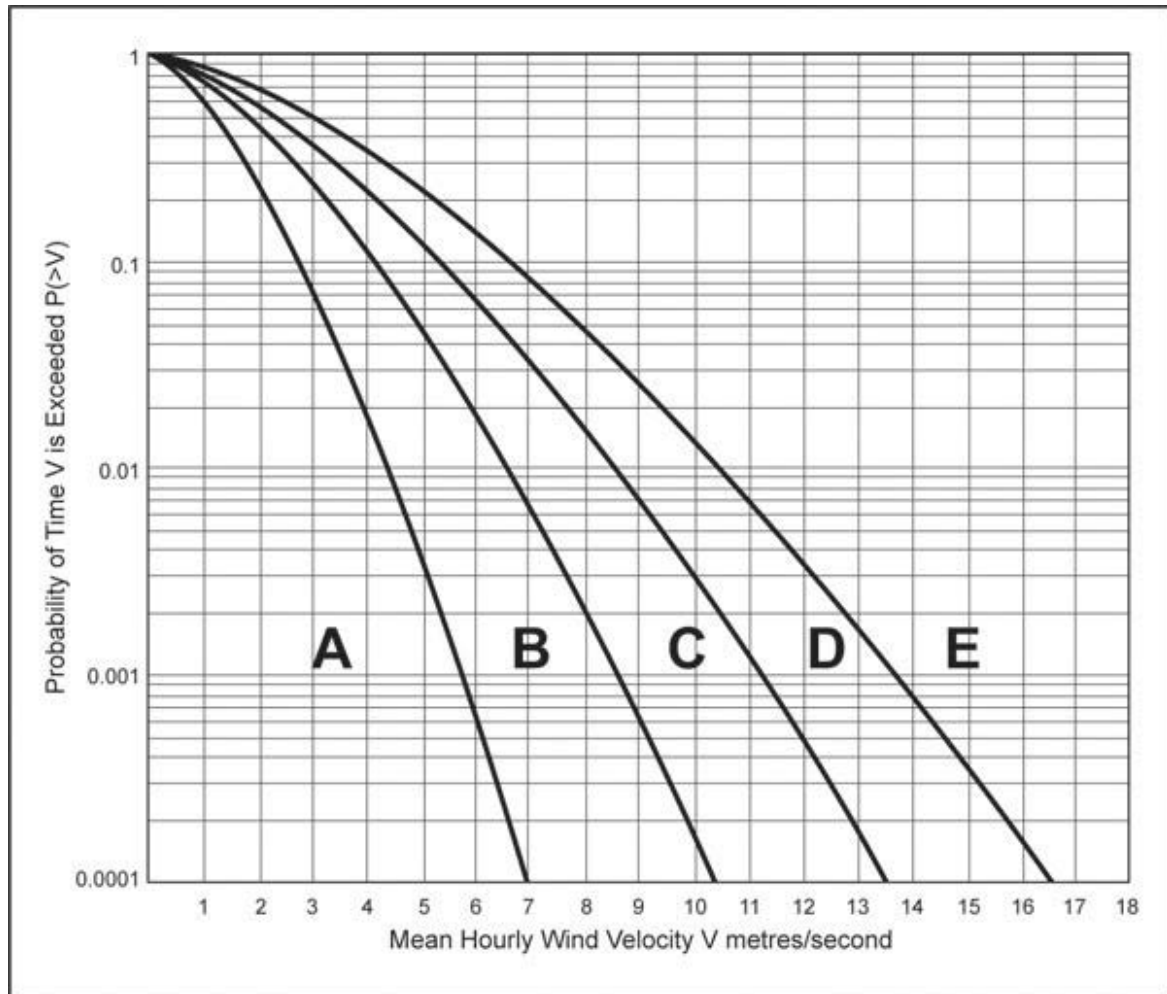
Purpose: mitigate the adverse wind effects generated by tall buildings.

- (1) A new building exceeding 25m in height 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;
- (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
- (c) an existing wind speed which exceeds the controls of Standard H9.6.9(1)(a) or Standard H9.6.9(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H9.6.9(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H9.6.9(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H9.6.9.1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxation features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A to C above
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure H9.6.9.1 Wind environment control**H9.6.10. Outlook space**

Purpose:

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, 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.

(1) The 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.

- (2) 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 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.
- (3) The minimum dimensions for outlook space are:
 - (a) for principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, must be in accordance with Figure H9.6.10.2, for the relative height of the floor above the average ground level along each building face; or
 - (b) for bedrooms, the outlook space must be a minimum of 6m, measured perpendicular to the exterior face of the building.
- (4) The outlook space must extend from the exterior wall of the principal living room or bedroom and not the windows.
- (5) The outlook space may be over:
 - (a) 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);
 - (b) the street;
 - (c) public open space; or
 - (d) another site, only if:
 - (i) the outlook space is secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction; and
 - (ii) the written approval of the owner of the adjoining site for the outlook space is provided when the application for resource consent is lodged.
- (6) In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure H9.6.10.2, the street width is deemed to satisfy the minimum outlook space requirement.
- (7) More than one building on the site may share an outlook space.

Figure H9.6.10.1 Outlook over the street

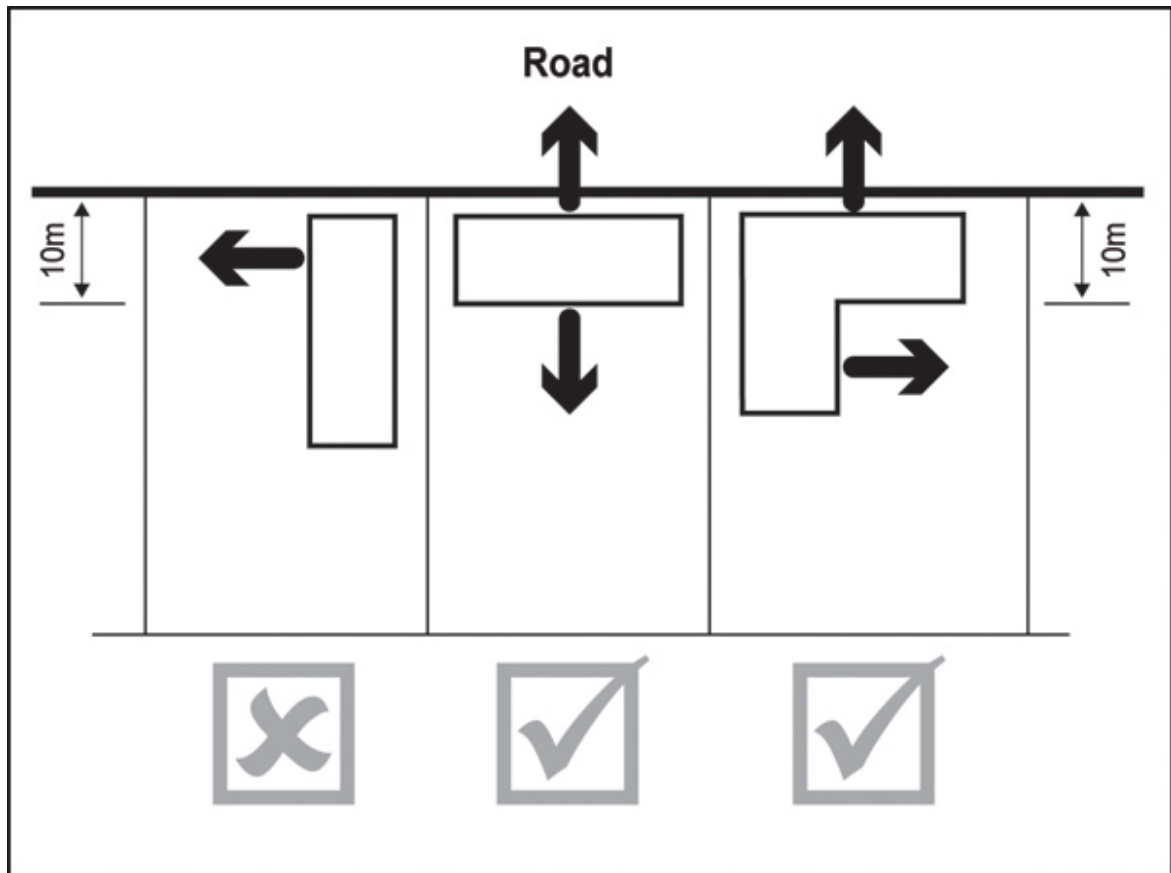
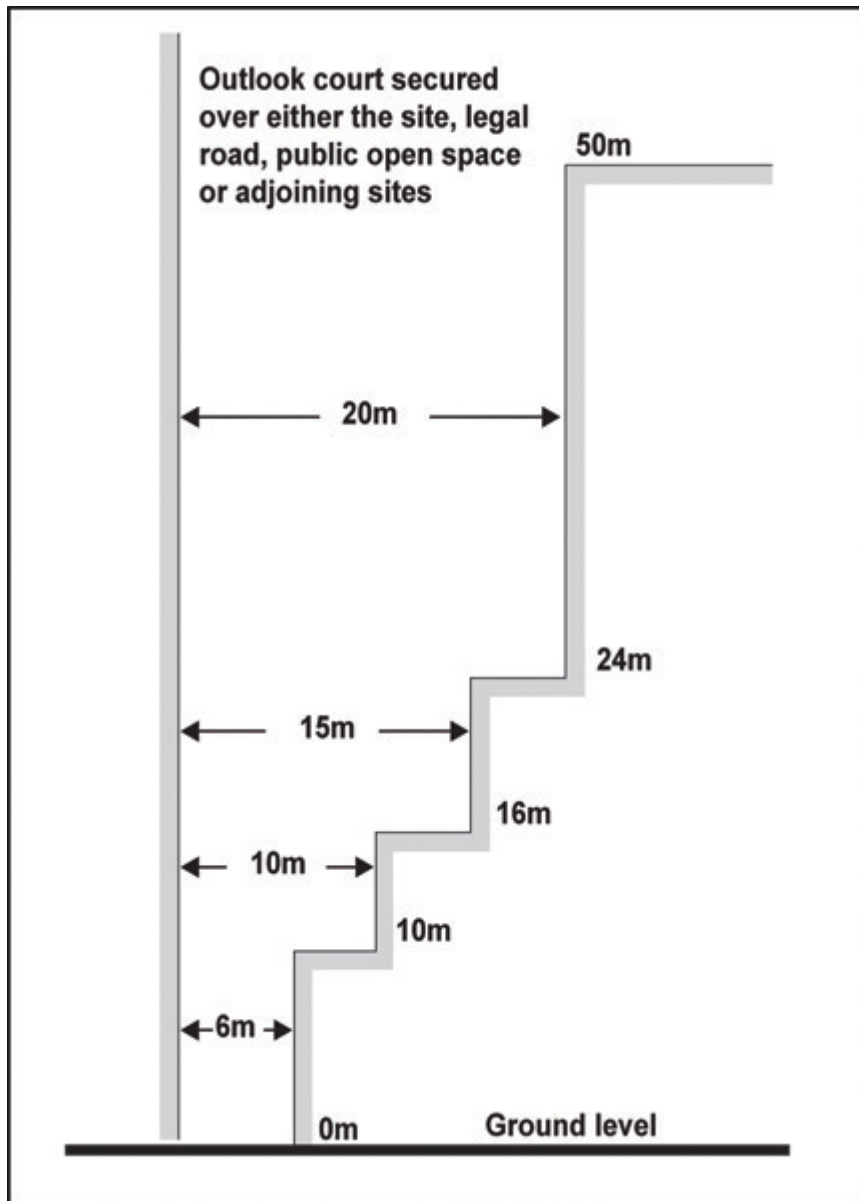


Figure H9.6.10.2 Outlook space



H9.6.11 Minimum dwelling size

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

- (1) Dwellings must have a net internal floor area as follows:
 - (a) 35m² for studio dwellings.

The minimum net internal floor area for studio dwellings may be reduced by 5m² where a balcony, ground floor terrace or roof terrace of 5m² or greater is provided.

(b) 50m² for one or more bedroom dwellings.

The minimum net internal floor area for one or more bedroom dwellings may be reduced by 8m² where a balcony, ground floor terrace or roof terrace of 8m² or greater is provided.

(c) Provided that for the purpose of Standard H9.6.11(1)(a) or Standard H9.6.11(1)(b) above, the balcony, ground floor terrace or roof terrace:

- (i) is for the exclusive use of the dwelling occupants;
- (ii) has a minimum depth of 1.2m for studios;
- (iii) has a minimum depth of 1.8m for one or more bedroom dwellings; and
- (iv) balconies and ground floor terraces shall be directly accessible from the principal living room space.

H9.7. Assessment – controlled activities

H9.7.1. Matters of control

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

- (1) demolition of buildings:
 - (a) measures required to manage potential adverse effects on the quality and amenity of adjoining streets and public open spaces including pedestrian safety and protection from the weather; and
 - (b) measures required to manage potential adverse traffic effects on the surrounding transport network.

H9.7.2. Assessment criteria

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

- (1) demolition of buildings:
 - (a) for Matter H9.7.1(1)(a) refer to Policy H9.3(3)(b) and Policy H9.3(3)(c); and
 - (b) for Matter H9.7.1(1)(b) refer to Policy H9.3(3)(b) and Policy H9.3(3)(c).

H9.8. Assessment – restricted discretionary activities

H9.8.1. Matters of discretion

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

- (1) drive through restaurants, activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;

- (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings.
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and
 - (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (3) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy;
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (4) in addition to the matters for new buildings stated above the Council will retain discretion to the following matter in regard to:

- drive through restaurants; or
- service stations.

(a) the effects of the location and design of:

- (i) buildings and associated equipment, parking and service areas;
- (ii) access for vehicles including service vehicles; and
- (iii) landscaping

on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;

(5) conversion of a building or part of a building to dwellings, an integrated residential development, visitor accommodation and boarding houses:

- (a) any matters that do not meet the standards set out for the activity in Standard H9.6.10 or Standard H9.6.11 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

(6) buildings that do not comply with the standards:

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

H9.8.2. Assessment criteria

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

(1) drive through restaurants, activities within 30m of a residential zone emergency services and service stations:

- (a) for Matter H9.8.1(1)(a)(i) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(8), Policy H9.3(16); Policy H9.3(17), Policy H9.3(18), Policy H9.3(19) and Policy H9.3(22);

- (b) for Matter H9.8.1(1)(a)(ii) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(8); Policy H9.3(16); Policy H9.3(17), Policy H9.3(18), Policy H9.3(19) and Policy H9.3(22);
 - (c) for Matter H9.8.1(1)(b) refer to Policy H9.3(3)(c), Policy H9.3(7), Policy H9.3(16), Policy H9.3(18) and Policy H9.3(19);
 - (d) for Matter H9.8.1(1)(c) refer to Policy H9.3(22).
 - (e) for Matter H9.8.1(1)(d) refer to Policy H9.3(12);
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) for Matter H9.8.1(2)(a)(i) refer to Policy H9.3(3)(a), Policy H9.3(3)(b) and Policy H9.3(16)
 - (b) for Matter H9.8.1(2)(a)(ii) refer to Policy H9.3(3)(c), Policy H9.3(16), Policy H9.3(18) and Policy H9.3(19);
 - (c) for Matter H9.8.1(2)(a)(iii) refer to Policy H9.3(4);
 - (d) for Matter H9.8.1(2)(a)(iv) refer to Policy H9.3(3)(a);
 - (e) for Matter H9.8.1(2)(a)(v) refer to Policy H9.3(7);
 - (f) for Matter H9.8.1(2)(b) refer to Policy H9.3(6);
 - (g) for Matter H9.8.1(2)(c)(i) refer to Policy H9.3(3)(a) and Policy H9.3(3)(b);
 - (h) for Matter H9.8.1(2)(c)(ii) refer to Policy H9.3(3)(a) and Policy H9.3(3)(b);
 - (i) for Matter H9.8.1(2)(c)(iii) refer to Policy H9.3(3)(a) and Policy H9.3(3)(b);
 - (j) for Matter H9.8.1(2)(d) refer to Policy H9.3(3)(c);
 - (k) for Matter H9.8.1(2)(e) refer to Policy H9.3(3)(c);
 - (l) for Matter H9.8.1(2)(f) refer to Policy H9.3(3)(b);
 - (m) for Matter H9.8.1(2)(g) refer to Policy H9.3(3)(c);
 - (n) for Matter H9.8.1(2)(h) refer to Policy E1.3(10); and
 - (o) for Matter H9.8.1(2)(i) refer to Policy H9.3(3)(12);
- (3) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- integrated retail developments; or

- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
 - (a) refer to Policy H9.3(1), Policy H9.3(5), Policy H9.3(15) and Policy H9.3(21);
- (4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
 - drive through restaurants; or
 - service stations:
 - (a) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(7), Policy H9.3(8), Policy H9.3(12); Policy H9.3(16), Policy H9.3(17), Policy H9.3(18), Policy H9.3(19) and Policy H9.3(22);
- (5) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
 - (a) refer to Policy H9.3(2);
- (6) buildings that do not comply with the standards:
 - (a) height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation:
 - (i) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(8), Policy H9.3(13), Policy H9.3(14) and Policy H9.3(15);
 - (b) residential at ground floor:
 - (i) refer to Policy H9.3(10) and Policy H9.3(18);
 - (c) yards and landscaping:
 - (i) refer to Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(7) and Policy H9.3(8);
 - (d) maximum impervious area in a riparian yard:
 - (i) refer to Policy H9.3(23);
 - (e) wind:
 - (i) refer to Policy H9.3(11);
 - (f) outlook space, minimum dwelling size:
 - (i) refer to Policy H9.3(2).

H9.9. Special information requirements

There are no special information requirements in this zone.

H10. Business – Town Centre Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H10.1. Zone description

The Business – Town Centre Zone applies to suburban centres throughout Auckland, the satellite centres of Warkworth and Pukekohe, and the rural towns of Helensville and Wellsford. The centres are typically located on main arterial roads, which provide good public transport access.

The zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services, providing a focus for commercial activities and growth.

Most centres are identified for growth and intensification. Expansion of these centres may be appropriate depending on strategic and local environmental considerations.

There is a range of possible building heights depending on the context. Provisions typically enable buildings of between four and eight storeys, although there may be special circumstances where other building heights are appropriate. The height opportunities within the centres will facilitate increased intensification, including office and residential activities at upper floors.

Some street frontages within the zone are subject to a Key Retail Frontage Control or General Commercial Frontage Control provisions. Key retail streets are a focus for pedestrian activity within the centre. General commercial streets play a supporting role. Development fronting these streets is expected to reinforce this function.

H10.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community’s social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.

- (5) A network of centres that provides:
- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
 - (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business Town Centre Zone objectives

- (6) Town centres are the focus of commercial, community and civic activities for the surrounding area and which provide for residential intensification.
- (7) The scale and intensity of development in town centres is increased while ensuring development is in keeping with the planning and design outcomes identified in this Plan for the relevant centre.
- (8) Town centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
- (9) Key Retail Frontage streets are a focus for pedestrian activity, with General Commercial Frontage streets supporting this role.

H10.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and

- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – Town Centre Zone policies

- (15) Provide for town centres including new town centres of different scales and locations, that:
- (a) service the surrounding community's needs for a range of uses, such as commercial, leisure, tourist, cultural, community and civic activities; and
 - (b) support a range of transport modes including, public transport, pedestrian and cycle networks and the ability to change transport modes.
- (16) Enable significant growth and intensification in town centres, except for those centres where it would compromise the planning outcomes identified in this Plan for the relevant centre.
- (17) Manage development in town centres so that it contributes to the function and amenity of the centre.
- (18) Require those parts of buildings with frontages subject to the Key Retail Frontage Control to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (20) Encourage the location of supermarkets and department stores within town centres by recognising:
- (a) the positive contribution these activities make to centre viability and function;
 - (b) the functional and operational requirements of these activities; and
 - (c) where preferred built form outcomes are not achieved, the development needs to achieve a quality built environment by positively contributing to public open space, including the activation of streets.
- (21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (22) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H10.4. Activity table

Table H10.4.1 Activity table specifies the activity status of land use and development activities in the Business – Town Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H10.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Drive-through restaurants	RD
(A10)	Entertainment facilities	P
(A11)	Entertainment facilities within 30m of a residential zone	RD
(A12)	Cinemas	P
(A13)	Offices	P
(A14)	Retail	P
(A15)	Service stations	RD
Community		
(A16)	Artworks	P
(A17)	Care centres	P
(A18)	Care centres within 30m of a residential zone	RD
(A19)	Community facilities	P
(A20)	Education facilities	P
(A21)	Emergency services	RD
(A22)	Healthcare facilities	P
(A23)	Hospitals	D
(A24)	Justice facilities	P
(A25)	Recreation facilities	P
(A26)	Tertiary education facilities	P

Activity		Activity status
Industry		
(A27)	Industrial activities	NC
(A28)	Industrial laboratories	P
(A29)	Light manufacturing and servicing	P
(A30)	Repair and maintenance services	P
(A31)	Storage and lock-up facilities	D
(A32)	Waste management facilities	NC
(A33)	Warehousing and storage	P
Mana Whenua		
(A34)	Marae complex	P
Development		
(A35)	New buildings	RD
(A36)	Demolition of buildings	P
(A37)	Alterations to building facades that are less than 25m ²	P
(A38)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A39)	Internal alterations to buildings	P
(A40)	Additions and alterations to buildings not otherwise provided for	RD

H10.5. Notification

- (1) Any application for resource consent for an activity listed in Table H10.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H10.6.11 Minimum dwelling size.

H10.6. Standards

All activities listed as permitted or restricted discretionary in Table H10.4.1 Activity table must comply with the following standards.

H10.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
- (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

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 visual dominance effects;
 - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
 - enable greater height in areas identified for intensification; and
 - provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones
- (1) Buildings must not exceed the height in metres as shown in Table H10.6.1.1 below for sites subject to the Height Variation Control on the planning maps.
- (2) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H10.6.1.1 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

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.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H10.6.2.1 and Figure H10.6.2.1 or Figure H10.6.2.2 below.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian accessway, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian accessway is greater than 2.5m in width, the control will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H10.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H10.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H10.6.2.3 to true north. Figure H10.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H10.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H10.6.2.1

Table H10.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H10.6.2.1 or	Height above ground level which the recession plane will be measured from (identified as y in Figure

		Figure H10.6.2.2)	H10.6.2.1 or Figure H10.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m
	Business – Mixed Use Zone; or Business – General Business Zone	60°	8m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space –Community Zone	45°	16.5m

Figure H10.6.2.1 Height in relation to boundary

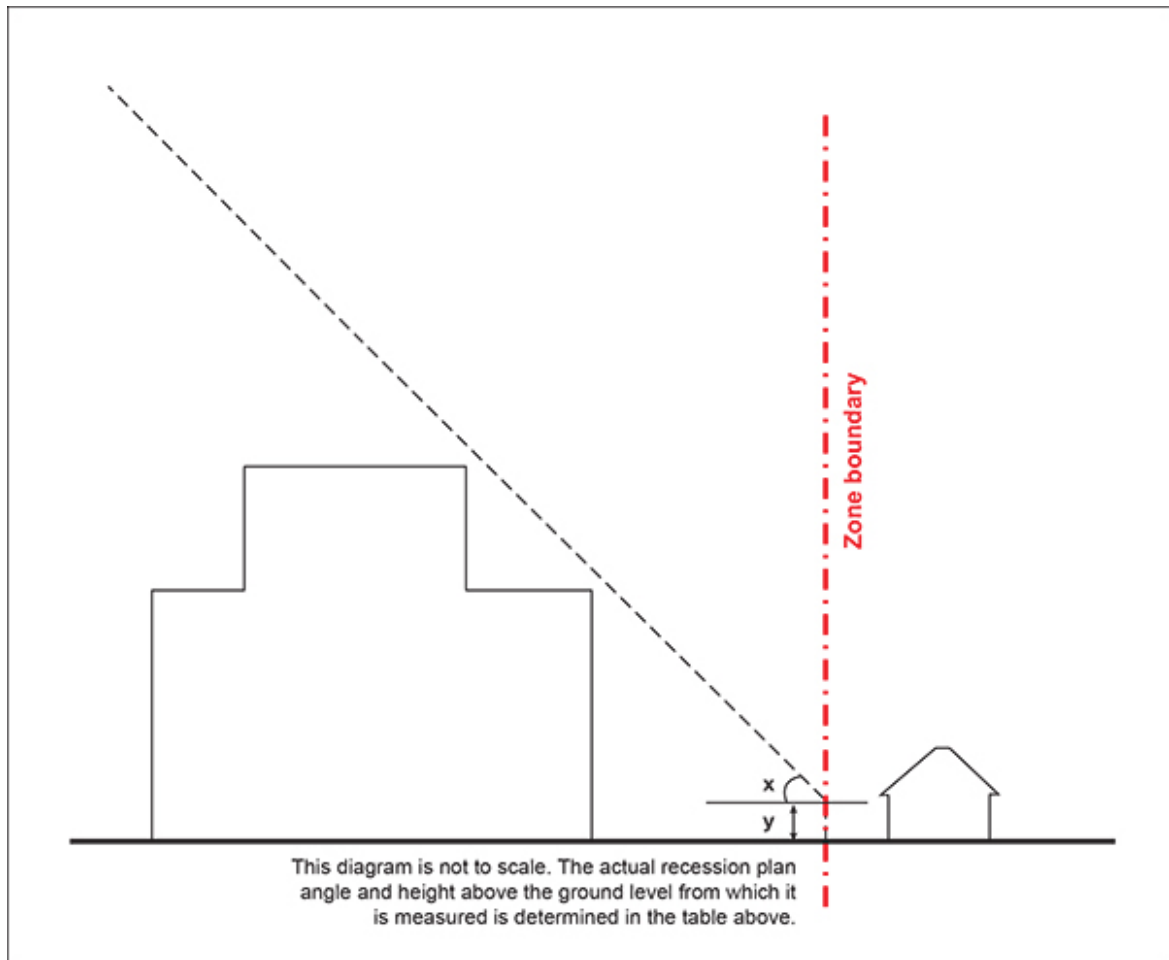


Figure H10.6.2.2 Height in relation to boundary opposite a road

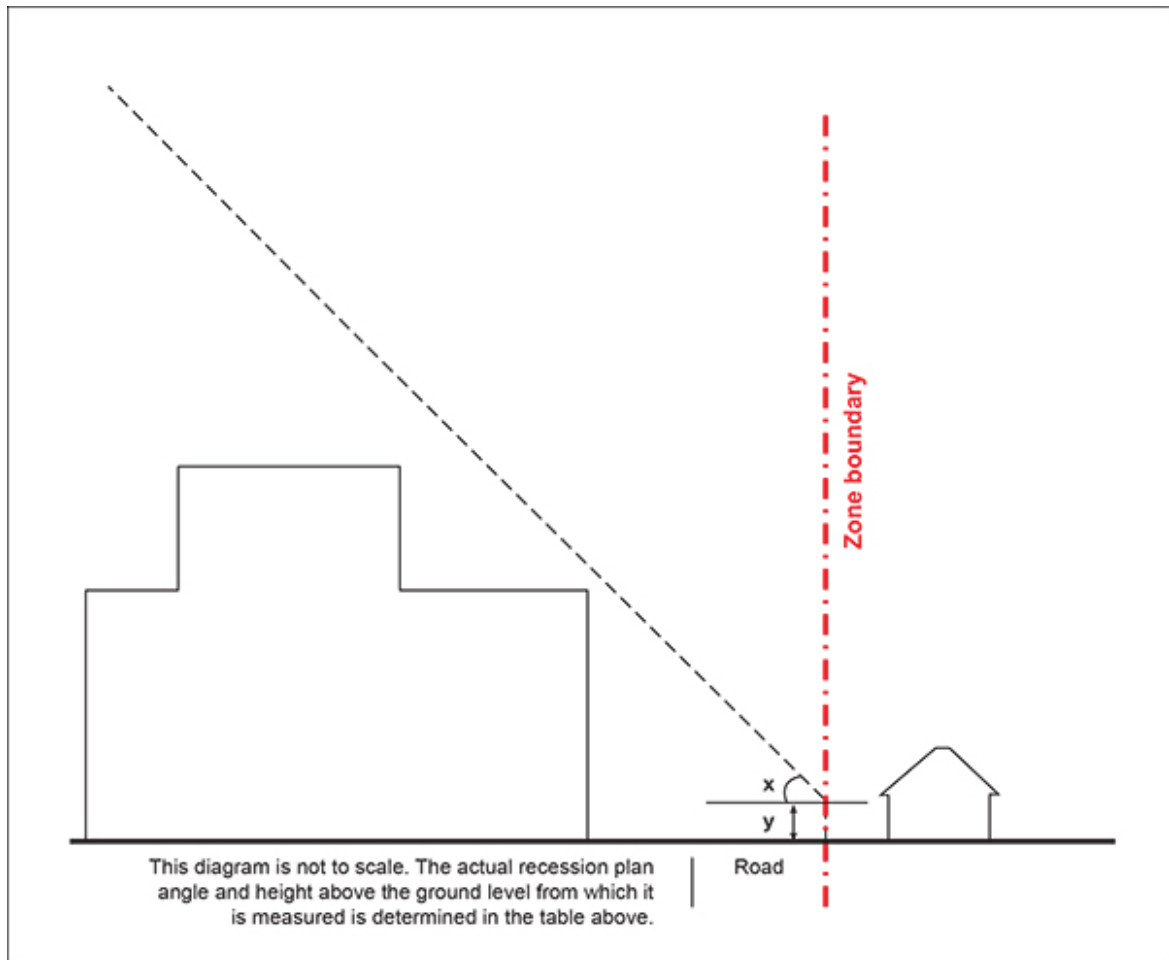
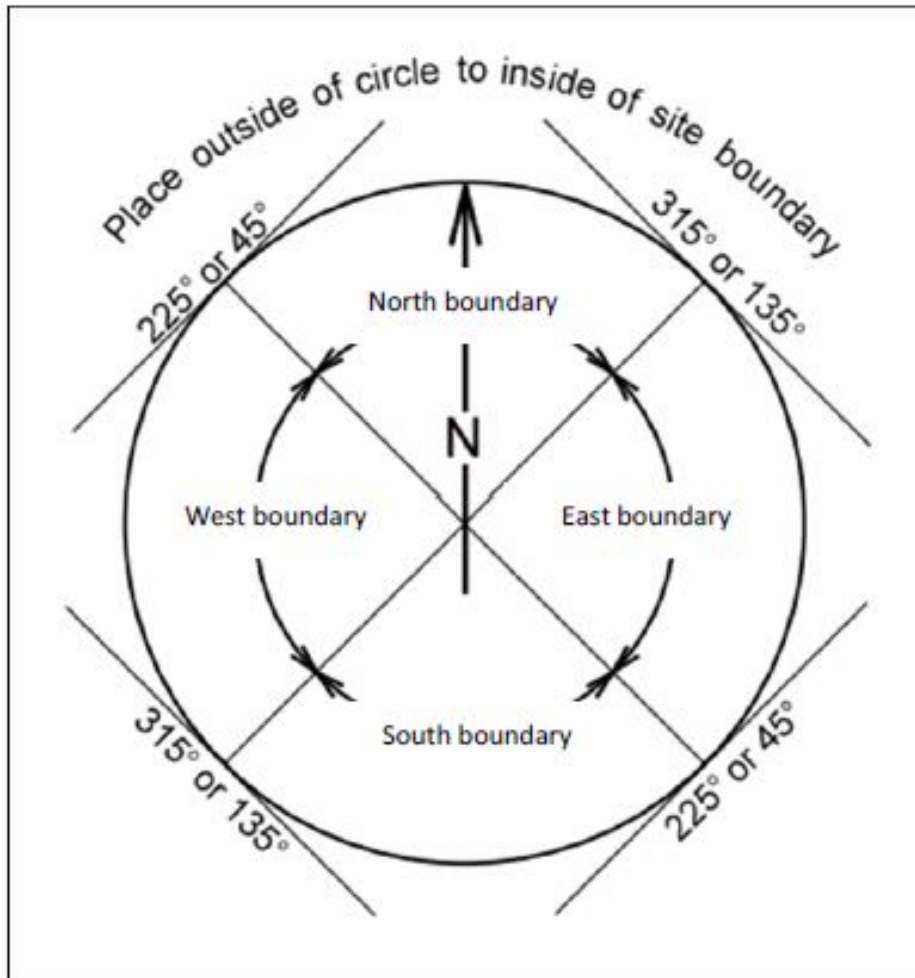


Figure H10.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H10.6.3. Building setback at upper floors

Purpose:

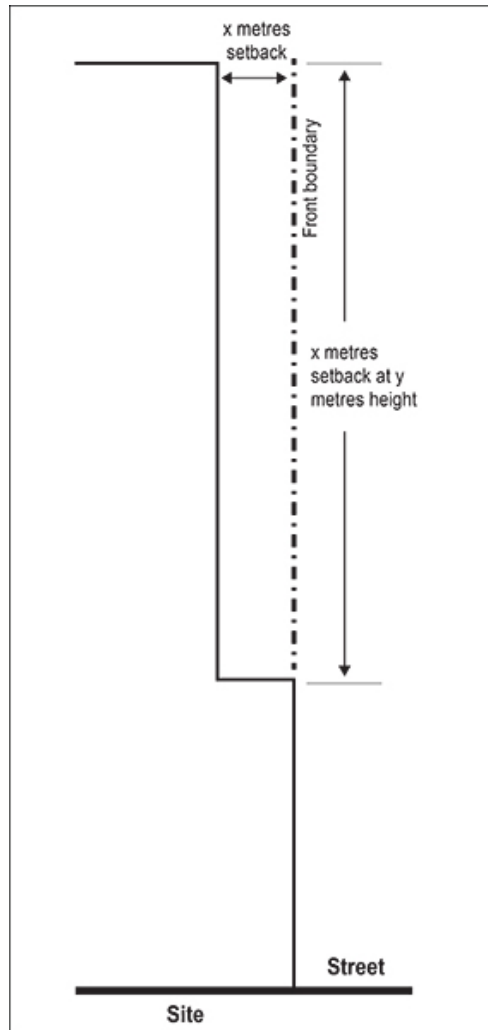
- provide adequate daylight access to streets;
- manage visual dominance effects on streets;
- manage visual dominance, residential amenity and privacy effects on residential zones; and
- mitigate adverse wind effects.

(1) A new building must be set back from the site frontage from the point where it exceeds the height listed in metres specified for the relevant zone in Table H10.6.3.1.

Table H10.6.3.1 Building setback at upper floors

Opposite zone	Minimum setback (identified as x in Figure H10.6.3.1)	Height (identified as y in Figure H10.6.3.1)
When opposite a residential zone	6m	18m
All other zones	6m	27m

Figure H10.6.3.1 Building setback at upper floors



H10.6.4. Maximum tower dimension and tower separation

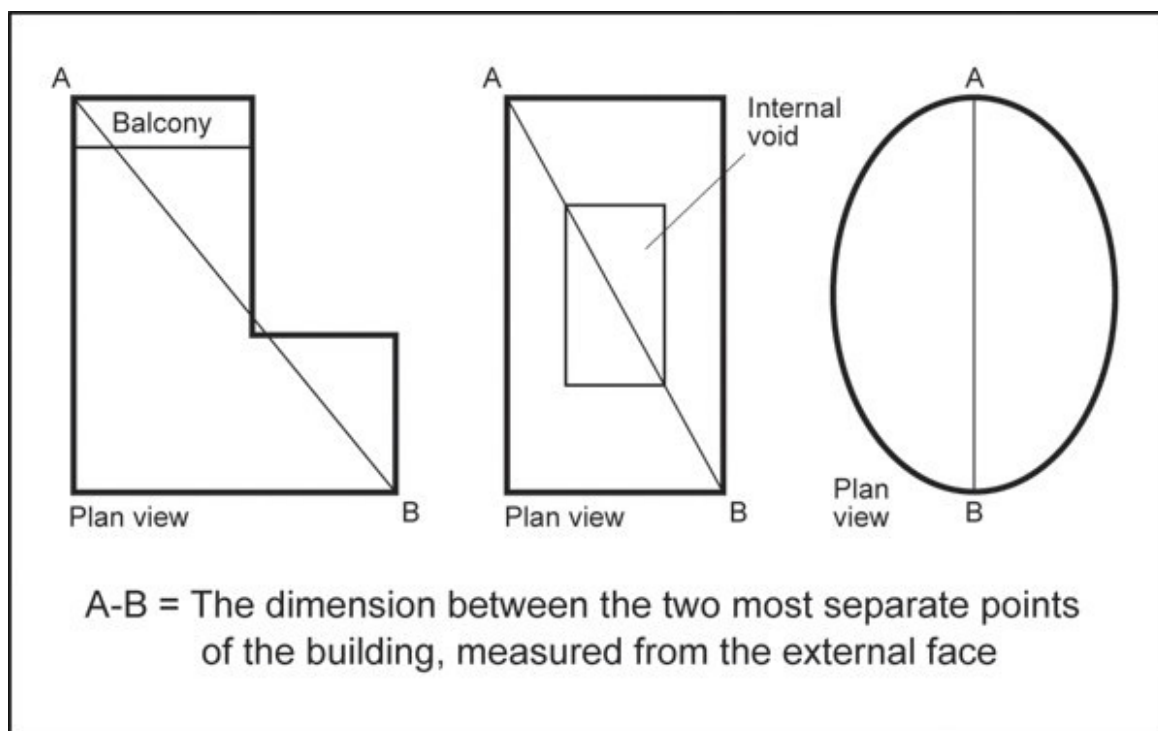
Purpose: ensure that high-rise buildings:

- are not overly bulky in appearance and manage significant visual dominance effects;
- allow adequate sunlight and daylight access to streets, public open space and nearby sites;
- provide adequate sunlight and outlook around and between buildings; and

- mitigate adverse wind effects.

- (1) The maximum plan dimension of that part of the building above 27m must not exceed 55m.
- (2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
- (3) The part of a building above 27m must be located at least 6m from any side or rear boundary of the site.

Figure H10.6.4.1 Maximum tower dimension plan view



H10.6.5. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
- avoid locating activities that require privacy on the ground floor of buildings.

- (1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H10.6.6. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and

- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H10.6.6.1.

Table H10.6.6.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H10.6.7. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
 - ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.
- (1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.
- (2) The required landscaping in Standard H10.6.7(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H10.6.8. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H10.6.9. Wind

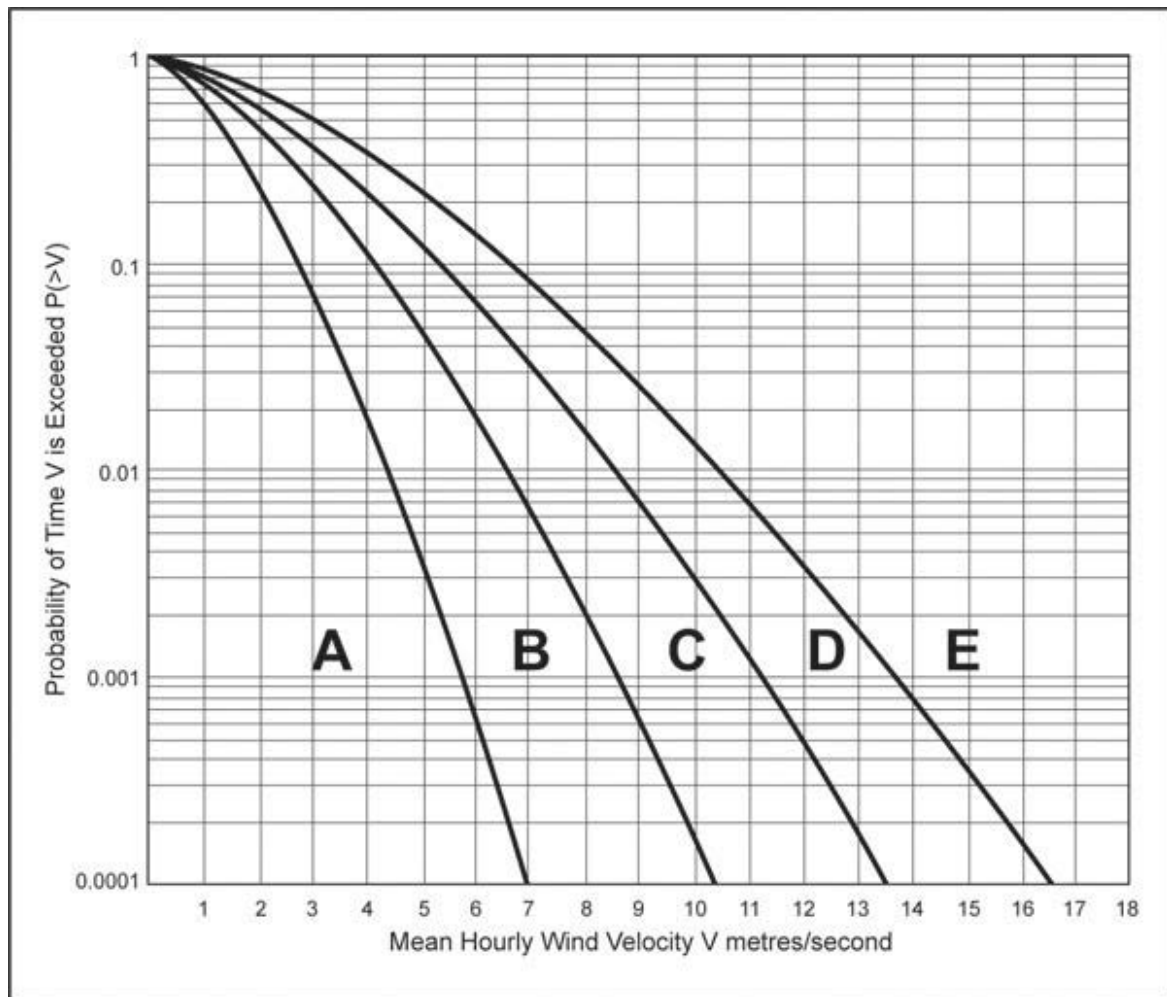
Purpose: mitigate the adverse wind effects generated by tall buildings.

- (1) A new building exceeding 25m in height 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 H10.6.9.1 and Figure H10.6.9.1 below;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and
 - (c) an existing wind speed which exceeds the controls of Standard H10.6.9(1)(a) or Standard H10.6.9(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H10.6.9(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H10.6.9(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H10.6.9.1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A to C above
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure H10.6.9.1 Wind environment control



H10.6.10. Outlook space

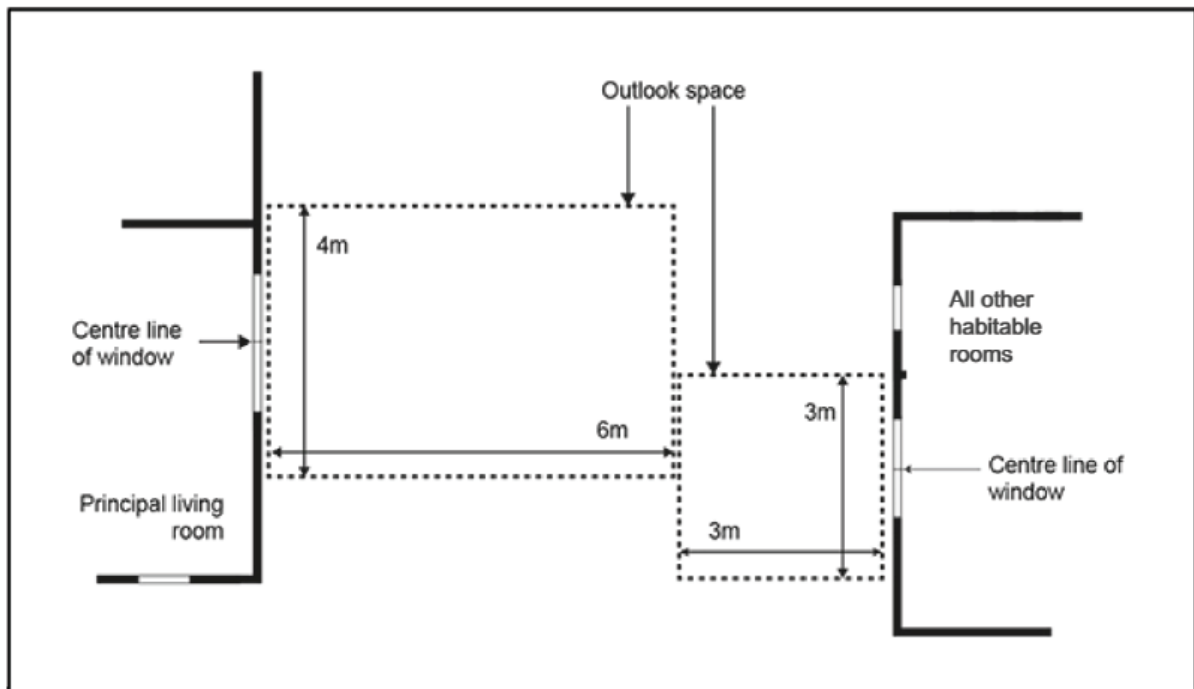
Purpose:

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

- (1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
- (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (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 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 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.
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
 - (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
 - (7) Outlook spaces may be within the site, over a public street, or other public open space.
 - (8) Outlook spaces required from different rooms within the same building may overlap.
 - (9) Outlook spaces may overlap where they are on the same wall plane.
 - (10) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H10.6.10(7) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H10.6.10.1 Required outlook space



H10.6.11 Minimum dwelling size

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

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H10.7. Assessment – controlled activities

There are no controlled activities in this zone.

H10.8. Assessment – restricted discretionary activities

H10.8.1. Matters of discretion

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

- (1) drive-through restaurants, activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity;

on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;

- (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space;
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
 - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings;

- (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of crime prevention through environmental design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and
 - (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (3) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (4) In addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive through restaurants; or
 - service stations:
- (a) the effects of the location and design of:
 - (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping;

on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;

- (5) conversion of a building or part of a building to dwellings, an integrated residential development, visitor accommodation and boarding houses:
 - (a) any matters that do not meet the standards set out for the activity in Standard H10.6.10 or Standard H10.6.11 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;
- (6) buildings that do not comply with the standards:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the amenity of neighbouring sites;
 - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (f) the characteristics of the development;
 - (g) any other matters specifically listed for the standard; and
 - (h) where more than one standard will be infringed, the effects of all infringements.

H10.8.2. Assessment criteria

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

- (1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations:
 - (a) for Matter H10.8.1(1)(a)(i) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(8); Policy H10.3(15)(a); Policy H10.3(17), Policy H10.3(18), Policy H10.3(19) and Policy H10.3(21);
 - (b) for Matter H10.8.1(1)(a)(ii) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(8); Policy H10.3(15)(a); Policy H10.3(17), Policy H10.3(18), Policy H10.3(19) and Policy H10.3(21);
 - (c) for Matter H10.8.1(1)(b) refer to Policy H10.3(3)(c), Policy H10.3(7), Policy H10.3(18) and Policy H10.3(19);
 - (d) for Matter H10.8.1(1)(c) refer to Policy H10.3(21); and

- (e) for Matter H10.8.1(1)(d) refer to Policy H10.3(12);
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) for Matter H10.8.1(2)(a)(i) refer to Policy H10.3(3)(a), Policy H10.3(3)(b) and Policy H10.3(17);
- (b) for Matter H10.8.1(2)(a)(ii) refer to Policy H10.3(3)(c), Policy H10.3(18) and Policy H10.3(19);
- (c) for Matter H10.8.1(2)(a)(iii) refer to Policy H10.3(4);
- (d) for Matter H10.8.1(2)(a)(iv) refer to Policy H10.3(3)(a);
- (e) for Matter H10.8.1(2)(a)(v) refer to Policy H10.3(7);
- (f) for Matter H10.8.1(2)(b) refer to Policy H10.3(6);
- (g) for Matter H10.8.1(2)(c)(i) refer to Policy H10.3(3)(a) and Policy H10.3(3)(b);
- (h) for Matter H10.8.1(2)(c)(ii) refer to Policy H10.3(3)(a) and Policy H10.3(3)(b);
- (i) for Matter H10.8.1(2)(c)(iii) refer to Policy H10.3(3)(a) and Policy H10.3(3)(b);
- (j) for Matter H10.8.1(2)(d) refer to Policy H10.3(3)(c);
- (k) for Matter H10.8.1(2)(e) refer to Policy H10.3(3)(c);
- (l) for Matter H10.8.1(2)(f) refer to Policy H10.3(3)(b);
- (m) for Matter H10.8.1(2)(g) refer to Policy H10.3(3)(c);
- (n) for Matter H10.8.1(2)(h) refer to Policy E1.3(10); and
- (o) for Matter H10.8.1(2)(i) refer to Policy H10.3(12);
- (3) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) refer to Policy H10.3(1), Policy H10.3(5), Policy H10.3(16) and Policy H10.3(20);

(4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:

- Drive-through restaurants; or
- service stations:

(a) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(7), Policy H10.3(8), Policy H10.3(12), Policy H10.3(15)(a); Policy H10.3(17), Policy H10.3(18); Policy H10.3(19) and Policy H10.3(21);

(5) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

(a) refer to Policy H10.3(2);

(6) buildings that do not comply with the standards:

(a) height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation:

(i) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(8), Policy H10.3(13), Policy H10.3(14) and Policy H10.3(15);

(b) residential at ground floor:

(i) refer to Policy H10.3(10) and Policy H10.3(18);

(c) yards and landscaping:

(i) refer to Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(7) and Policy H10.3(8);

(d) maximum impervious area in a riparian yard:

(i) refer to Policy H10.3(22);

(e) wind:

(i) refer to Policy H10.3(11);

(f) outlook space, minimum dwelling size:

(i) refer to Policy H10.3(2).

H10.9. Special information requirements

There are no special information requirements in this zone.

H11. Business – Local Centre Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H11.1. Zone description

This Business – Local Centre Zone applies to a large number of small centres throughout Auckland. The centres are generally located in areas of good public transport.

The zone primarily provides for the local convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and appropriately scaled supermarkets. Large-scale commercial activity requires assessment to ensure that a mix of activities within the local centre is enabled. The expansion of local centres will be appropriate if it provides greater social and economic well-being benefits for the community. Provisions typically enable buildings up to four storeys high, enabling residential use at upper floors.

New development within the zone requires assessment so that it is designed to a high standard which enhances the quality of the centre’s streets and public open spaces.

H11.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community’s social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
 - (a) a framework and context to the functioning of the urban area and its transport network, recognising:

- (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
- (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business – Local Centre Zone objectives

- (6) Local centres enable commercial activity which primarily services local convenience needs and provides residential living opportunities.
- (7) The scale and intensity of development within local centres is in keeping with the planning outcomes identified in this Plan for the surrounding environment.
- (8) Local centres are an attractive place to live, work and visit.

H11.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.

- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Maori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.
- (15) In areas surrounding the city centre, recognising their proximity and accessibility to the Business – City Centre Zone and Business – Metropolitan Centre Zone at

Newmarket, provide opportunities for substantial office activities in the Business – Local Centre Zone and Business – Mixed Use Zone.

Business – Local Centre Zone policies

- (16) Enable activities for the local convenience needs of the surrounding residential area, including retail, commercial services, office, food and beverage and small scale supermarkets.
- (17) Enable large scale commercial activity where this:
- (a) supports:
 - (i) a diversity of activities within the local centre; and
 - (ii) the centre's on-going ability to provide for the local convenience needs of its surrounding community;
 - (b) does not significantly adversely affect the function, role and amenity of the Business - City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competitors; and
 - (c) manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.
- (18) Provide for the expansion of local centres to better provide for community social and economic well-being, where expansion is suitable for growth in terms of strategic and local environmental effects.
- (19) Recognise:
- (a) the positive contribution supermarkets make to centre vitality and function;
 - (b) the functional and operational requirements of these activities; and
 - (c) where preferred built form outcomes are not achieved, the supermarket needs to achieve a quality built environment by positively contributing to public open space, including the activation of streets.
- (20) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (21) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H11.4. Activity table

Table H11.4.1 Activity table specifies the activity status of land use and development activities in the Business – Local Centre Zone pursuant to section 9(3) of the Resource Management Act 1991

Table H11.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	D
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Department stores	RD
(A10)	Drive-through restaurants	RD
(A11)	Entertainment facilities	D
(A12)	Cinemas	D
(A13)	Food and beverage	P
(A14)	Garden centres	D
(A15)	Marine retail	D
(A16)	Motor vehicle sales	D
(A17)	Offices within the Centre Fringe Office Control as shown on the planning maps	P
(A18)	Offices up to 500m ² gross floor area per tenancy	P
(A19)	Offices greater than 500m ² gross floor area per tenancy	RD
(A20)	Retail up to 450m ² gross floor area per tenancy	P
(A21)	Retail greater than 450m ² gross floor area per tenancy	RD
(A22)	Service stations	RD
(A23)	Supermarkets up to 2000m ² gross floor area per tenancy	P
(A24)	Supermarkets greater than 2000m ² gross floor area per tenancy	RD
(A25)	Trade suppliers	D
Community		
(A26)	Artworks	P
(A27)	Care centres	P
(A28)	Community facilities	P

[CIV-2016-404-002289: Kiwi Property Group Limited and Kiwi Property Holdings Limited]

Activity		Activity status
(A29)	Education facilities	P
(A30)	Emergency services	RD
(A31)	Healthcare facilities	P
(A32)	Hospitals	NC
(A33)	Justice facilities	D
(A34)	Recreation facilities	P
(A35)	Tertiary education facilities	RD
Industry		
(A36)	Industrial activities	NC
(A37)	Industrial laboratories	P
(A38)	Light manufacturing and servicing	P
(A39)	Repair and maintenance services	P
(A40)	Storage and lock-up facilities	NC
(A41)	Waste management facilities	NC
(A42)	Warehousing and storage	P
Mana Whenua		
(A43)	Marae complex	P
Development		
(A44)	New buildings	RD
(A45)	Demolition of buildings	P
(A46)	Alterations to building facades that are less than 25m ²	P
(A47)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A48)	Internal alterations to buildings	P
(A49)	Additions and alterations to buildings not otherwise provided for	RD

H11.5. Notification

- (1) Any application for resource consent for an activity listed in Table H11.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

[ENV-2016-AKL-
000243: K Vernon]

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

(a) Development which does not comply with Standard H11.6.9 Minimum dwelling size.

H11.6. Standards

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

H11.6.0 Activities within 30m of a residential zone

(1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:

- (a) bars and taverns;
- (b) drive-through restaurants;
- (c) outdoor eating areas accessory to restaurants;
- (d) entertainment facilities;
- (e) child care centres; and
- (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone

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 visual dominance effects;
- allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
- enable greater height in areas identified for intensification; and
- provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

- (1) Buildings must not exceed the height in metres specified in Table H11.6.1.1, unless otherwise specified in the Height Variation Control on the planning maps.

Table H11.6.1.1 Building height

Occupiable building height	Height for roof form	Total building height
16m	2m	18m

- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H11.6.1.2 and for the site on the planning maps.
- (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H11.6.1.2 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

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.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H11.6.2.1 and Figure H11.6.2.1 or Figure H11.6.2.2.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian

access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.

- (3) Figure H11.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H11.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H11.6.2.3 to true north. Figure H11.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H11.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H11.6.2.1

Table H11.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H11.6.2.1 or Figure H11.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H11.6.2.1 or Figure H11.6.2.2)
NA	Residential - Single House Zone; or Residential - Mixed Housing Suburban Zone	45°	2.5m
	Residential - Mixed Housing Urban Zone	45°	3m
	Residential - Terrace Housing and Apartment Building Zone	60°	8m
	Special Purpose - Māori Purpose Zone; or Special Purpose - School Zone	45°	6m
	Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space -Sport and Active Recreation Zone; Open Space -Civic Zone; or Open Space - Community Zone	45°	4.5m
Buildings located on the southern boundary of the adjacent site	Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space -Sport and Active Recreation Zone; Open Space -Civic	45°	8.5m

	Zone; or Open Space - Community Zone		
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Figure H11.6.2.1 Height in relation to boundary

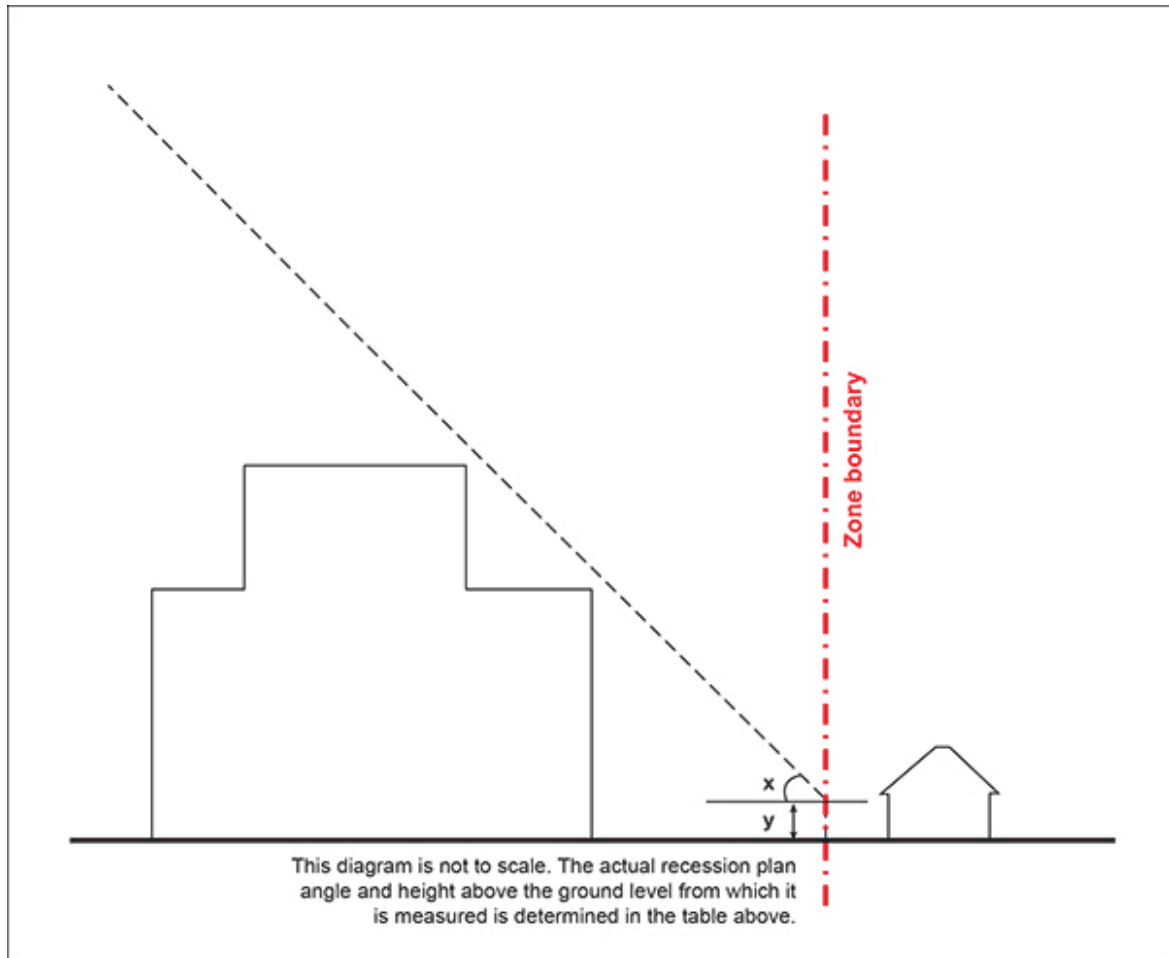


Figure H11.6.2.2 Height in relation to boundary opposite a road

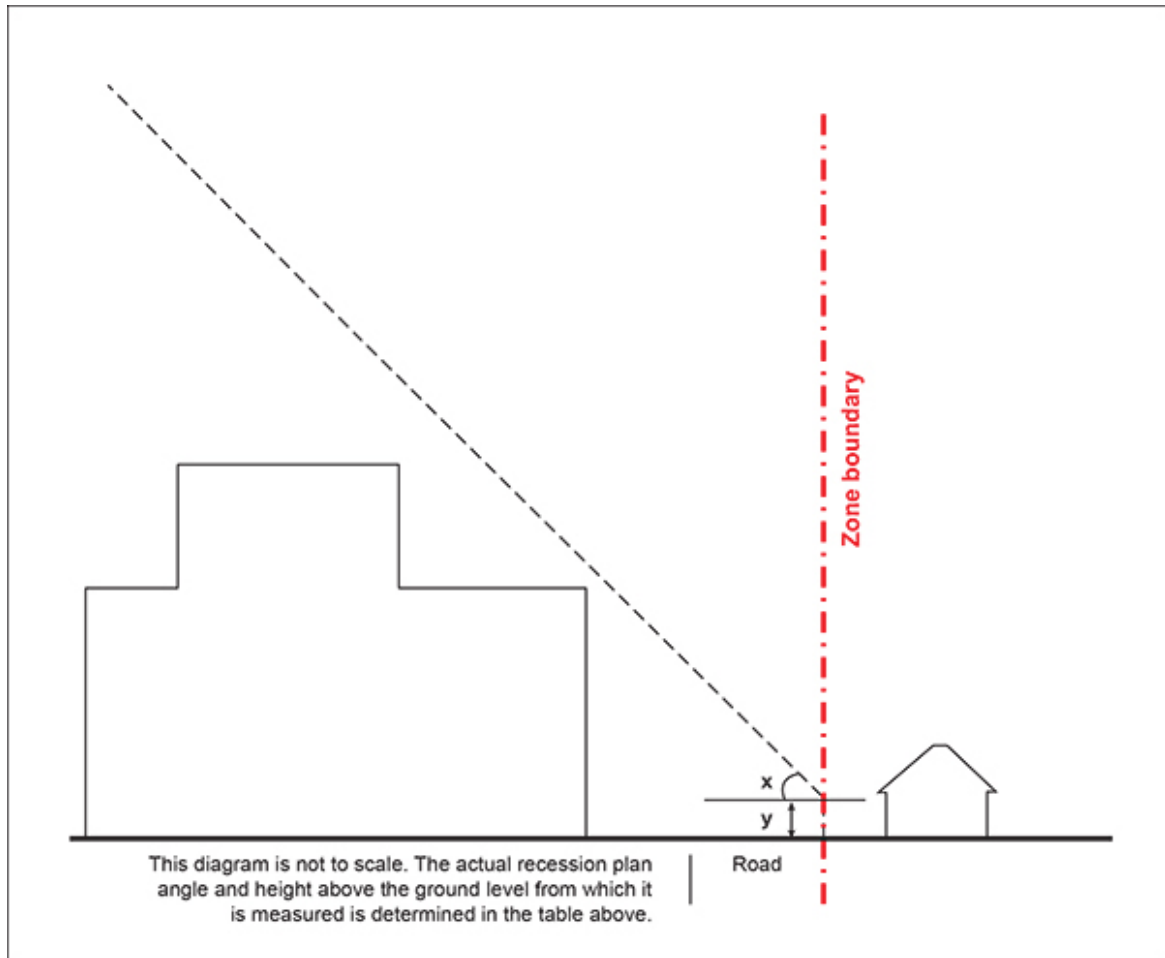
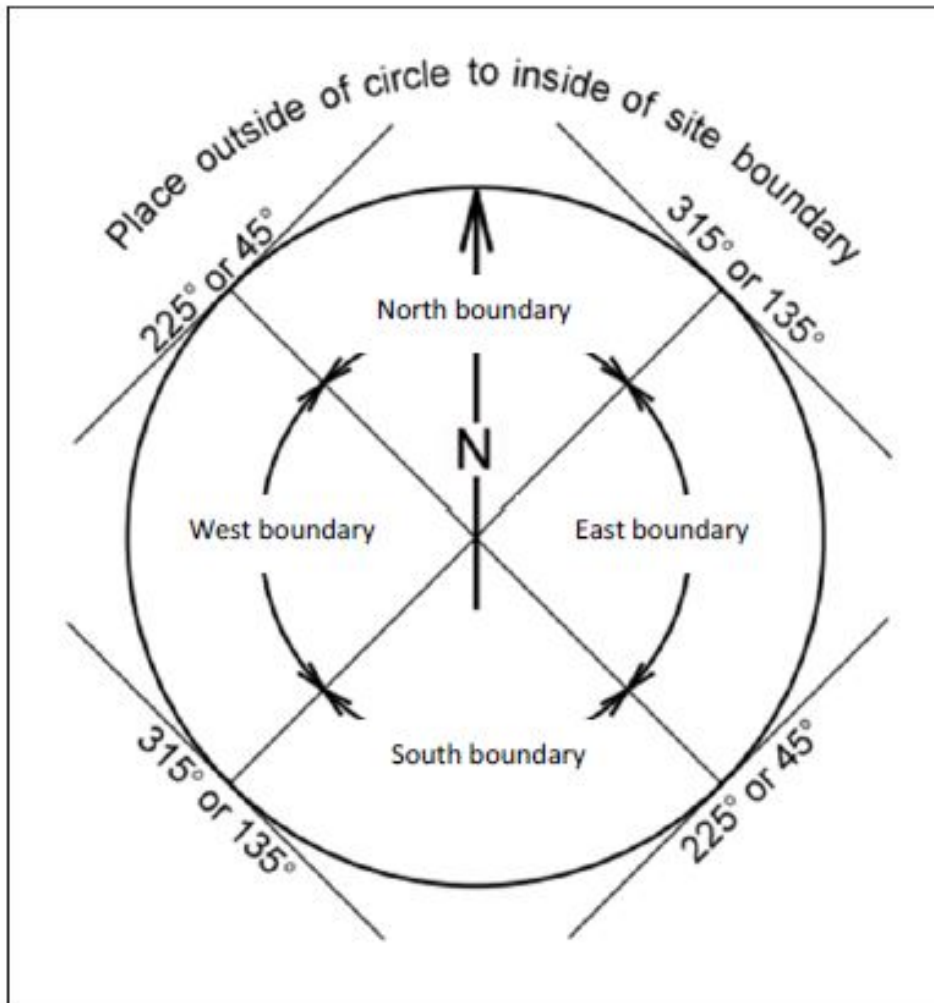


Figure H11.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H11.6.3. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
- avoid locating activities that require privacy on the ground floor of buildings.

(1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H11.6.4. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H11.6.4.1.

Table H11.6.4.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

(2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H11.6.5. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

(2) The required landscaping in Standard H11.6.5(1) must comprise a mix of trees, shrubs or ground cover plants (including grass).

H11.6.6. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H11.6.7. Wind

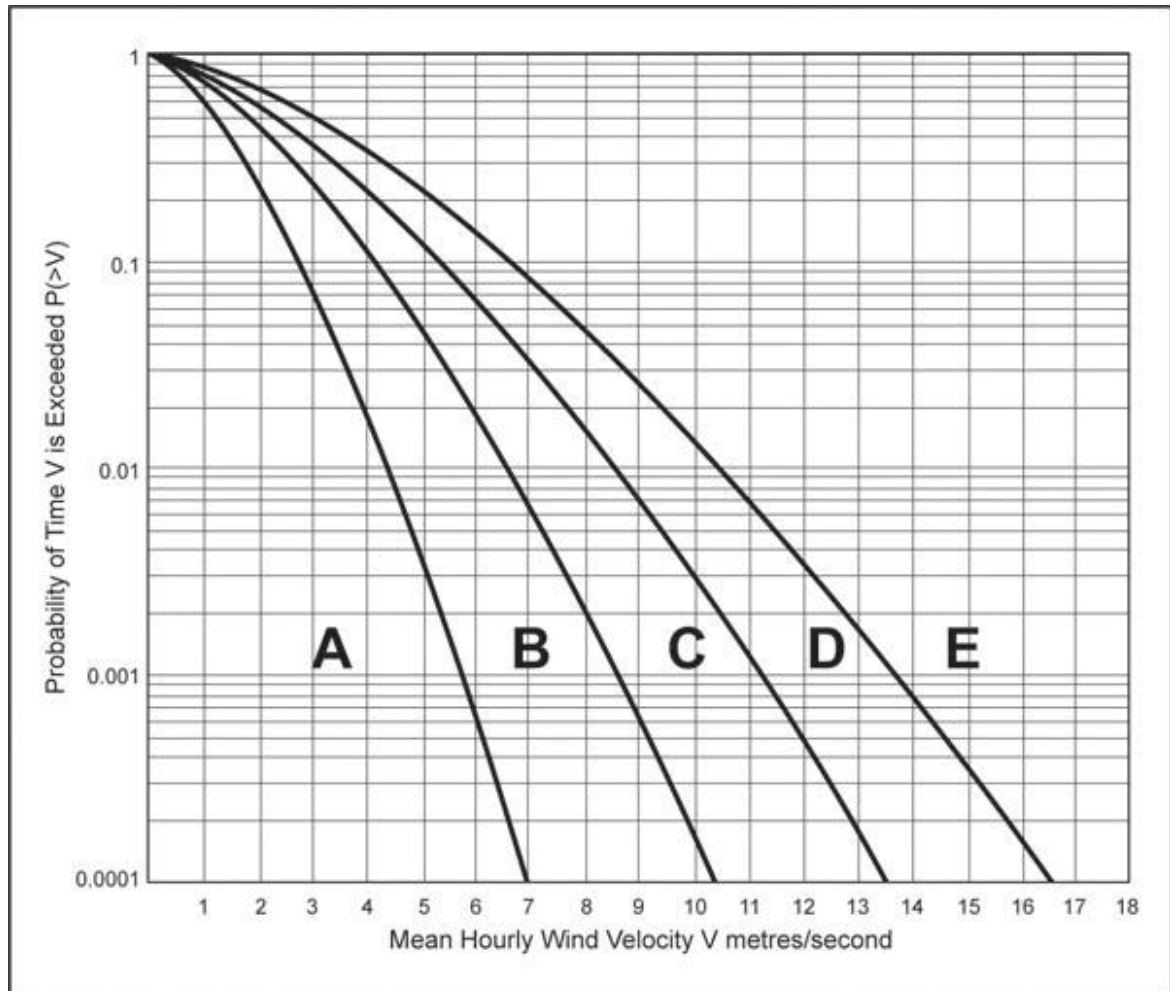
Purpose: mitigate the adverse wind effects generated by tall buildings.

- (1) A new building exceeding 25m in height 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;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H11.6.7(1)(a) or Standard H11.6.7(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H11.6.7(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H11.6.7(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H11.6.7.1 Categories

(B1)	Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
(B2)	Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
(B3)	Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
(B4)	Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above.
(B5)	Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E

	conditions are unacceptable and are not allocated to any physically defined areas of the city
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Figure H11.6.7.1 Wind environment control**H11.6.8. Outlook space**

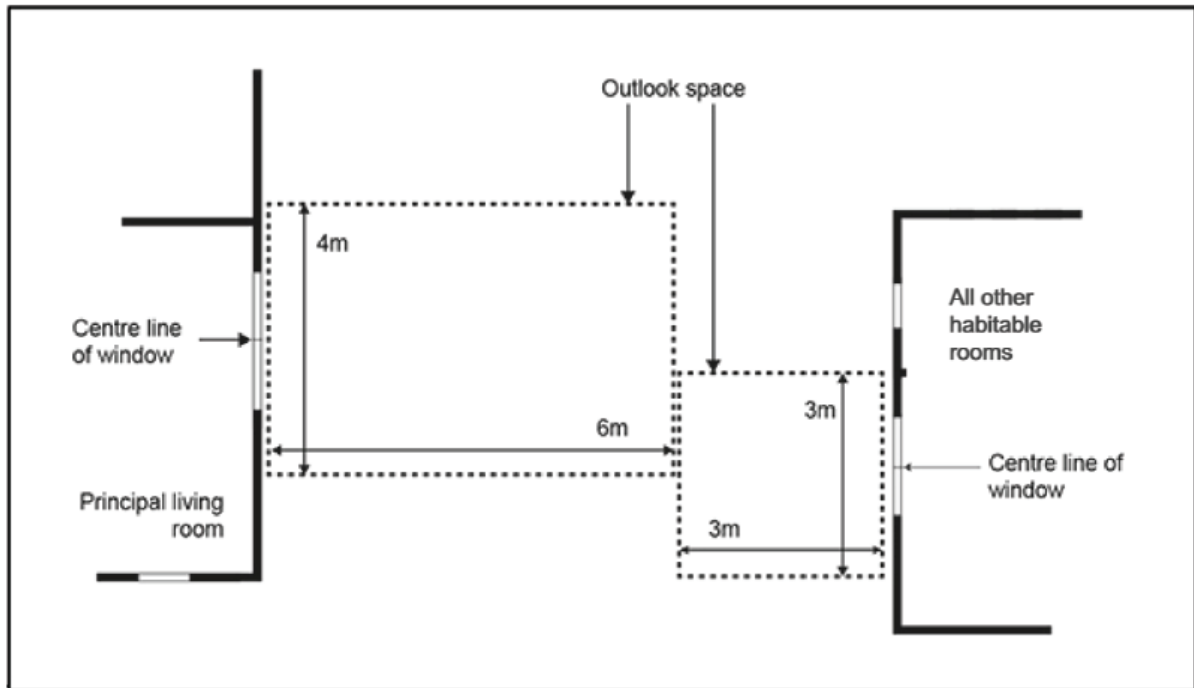
Purpose:

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

- (1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
- (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (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 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 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.
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
 - (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
 - (7) Outlook spaces may be within the site, over a public street, or other public open space.
 - (8) Outlook spaces required from different rooms within the same building may overlap.
 - (9) Outlook spaces may overlap where they are on the same wall plane.
 - (10) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H11.6.8(7) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H11.6.8.1 Required outlook space



H11.6.9 Minimum dwelling size

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

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H11.7. Assessment – controlled activities

There are no controlled activities in this section.

H11.8. Assessment – restricted discretionary activities

H11.8.1. Matters of discretion

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

- (1) drive through restaurants, activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and

- (ii) the effects of the operation of the activity
 - on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects.
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) retail greater than 450m², office activity greater than 500m², supermarkets greater than 2000m² and department stores:
- (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other Centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors;
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (3) tertiary education facilities:
- (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
- (4) new buildings and alterations and additions to buildings not otherwise provided for:

- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
- (b) The provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time.
- (c) The extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings;
- (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
- (e) the application of Crime Prevention through Environmental Design (CPTED) principles to the design and layout of buildings adjoining public spaces;
- (f) the effects of creation of new roads and/or service lanes on the matters listed above;
- (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
- (h) taking an integrated stormwater management approach; and
- (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;

- (5) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy;
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (6) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive through restaurants; or
 - service stations.
- (a) the effects of the location and design of:
- (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping
- on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (7) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) any matters that do not meet the standards set out for the activity in Standard H11.6.8 or Standard H11.6.9 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;
- (8) activities that do not meet the standards
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;

- (d) the effects on the amenity of neighbouring sites;
- (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (f) the characteristics of the development;
- (g) any other matters specifically listed for the standard; and
- (h) where more than one standard will be infringed, the effects of all infringements.

H11.8.2. Assessment criteria

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

- (1) drive through restaurants, activities within 30m of a residential zone emergency services and service stations:
 - (a) for Matter H11.8.1(1)(a)(i) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(8) and Policy H11.3(20)
 - (b) for Matter H11.8.1(1)(a)(ii) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(8); Policy H11.3(16) and Policy H11.3(20);
 - (c) for Matter H11.8.1(1)(b) refer to Policy H11.3(3)(c) and Policy H11.3(7);
 - (d) for Matter H11.8.1(1)(c) refer to Policy H11.3(20);
 - (e) for Matter H11.8.1(1)(d) refer to Policy H11.3(12);
- (2) retail greater than 450m², office activity greater than 500m², supermarkets greater than 2000m² and department stores:
 - (a) for Matter H11.8.1(2)(a) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(8) and Policy H11.3(16)
 - (b) for Matter H11.8.1(2)(b) refer to Policy H11.3(7);
 - (c) for Matter H11.8.1(2)(c) refer to Policy H11.3(1); H11.3(17)(b)
 - (d) for Matter H11.8.1(2)(d) refer to Policy H11.3(12);
- (3) tertiary education facilities:
 - (a) for Matter H11.8.1(3)(a) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c) and H11.3(16);
- (4) new buildings and alterations and additions to buildings not otherwise provided for:

- (a) for Matter H11.8.1(4)(a)(i) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
 - (b) for Matter H11.8.1(4)(a)(ii) refer to Policy H11.3(3)(c);
 - (c) for Matter H11.8.1(4)(a)(iii) refer to Policy H11.3(4);
 - (d) for Matter H11.8.1(4)(a)(iv) refer to Policy H11.3(3)(a);
 - (e) for Matter H11.8.1(4)(a)(v) refer to Policy H11.3(7);
 - (f) for Matter H11.8.1(4)(b) refer to Policy H11.3(6);
 - (g) for Matter H11.8.1(4)(c)(i) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
 - (h) for Matter H11.8.1(4)(c)(ii) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
 - (i) for Matter H11.8.1(4)(c)(iii) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
 - (j) for Matter H11.8.1(4)(d) refer to Policy H11.3(3)(c);
 - (k) for Matter H11.8.1(4)(e) refer to Policy H11.3(3)(c);
 - (l) for Matter H11.8.1(4)(f) refer to Policy H11.3(3)(b);
 - (m) for Matter H11.8.1(4)(g) refer to Policy H11.3(3)(c);
 - (n) for Matter H11.8.1(4)(h) refer to Policy E1.3(10); and
 - (o) for Matter H11.8.1(4)(i) refer to Policy H11.3(3)(12);
- (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) refer to Policy H11.3(1), Policy H11.3(5), Policy H11.3(17), Policy H11.3(18) and Policy H11.3(19);
- (6) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- drive through restaurants; or
 - service stations:

(a) refer to Policy H11.3.(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(7), Policy H11.3(8), Policy H11.3(12), Policy H11.3(16) and H11.3(20);

(7) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

(a) refer to Policy H11.3(2);

(8) buildings that do not comply with the standards:

(a) height and height in relation to boundary:

(i) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(8), Policy H11.3(13) and Policy H11.3(14);

(b) residential at ground floor:

(i) refer to Policy H11.3(10);

(c) yards and landscaping:

(i) refer to Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(7) and Policy H11.3(8);

(d) maximum impervious area in a riparian yard:

(i) refer to Policy H11.3(21);

(e) wind:

(i) refer to Policy H11.3(11);

(f) outlook space, minimum dwelling size:

(i) refer to Policy H11.3(2).

H11.9. Special information requirements

There are no special information requirements in this section.

Business – Neighbourhood Centre Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H12.1. Zone description

The Business – Neighbourhood Centre Zone applies to single corner stores or small shopping strips located in residential neighbourhoods. They provide residents and passers-by with frequent retail and commercial service needs.

Provisions typically enable buildings of up to three storeys high and residential use at upper floors is permitted. Development is expected to be in keeping with the surrounding residential environment.

New development within the zone requires assessment in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

H12.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community’s social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
 - (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and

- (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
- (b) a clear framework within which public and private investment can be prioritised and made; and
- (c) a basis for regeneration and intensification initiatives.

Business – Neighbourhood Centre Zone objectives

- (6) Commercial activities within residential areas, limited to a range and scale that meets the local convenience needs of residents as well as passers-by, are provided in neighbourhood centres.
- (7) Neighbourhood centres are developed to a scale and intensity in keeping with the planning outcomes identified in this Plan for the surrounding environment.

H12.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.

- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – Neighbourhood Centre Zone policies

- (15) Provide for small scale commercial activities to meet either local or passers-by convenience needs, including local retail, business services, food and beverage activities.
- (16) Discourage large-scale commercial activity that:
 - (a) would adversely affect the retention and establishment of a mix of activities within the neighbourhood centre;

(b) would significantly adversely affect the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone, beyond those effects ordinarily associated with trade effects on trade competitors; and

(c) does not appropriately manage adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.

(17) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.

(18) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

H12.4. Activity table

Table H12.4.1 Activity table specifies the activity status of land use and development activities in the Business – Neighbourhood Centre Zone pursuant to section 9(3) of the Resource Management Act 1991

Table H12.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	D
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Department stores	NC
(A10)	Drive-through restaurants	RD
(A11)	Entertainment facilities	D
(A12)	Cinemas	D
(A13)	Food and beverage	P
(A14)	Funeral directors' premises	D

[CIV-2016-404-002289: Kiwi Property Group Limited and Kiwi Property Holdings Limited]

Activity		Activity status
(A15)	Garden centres	NC
(A16)	Marine retail	NC
(A17)	Motor vehicle sales	NC
(A18)	Offices up to 500m ² gross floor area per tenancy	P
(A19)	Offices greater than 500m ² gross floor area per tenancy	NC
(A20)	Retail up to 450m ² gross floor area per tenancy	P
(A21)	Retail greater than 450m ² gross floor area per site tenancy	NC
(A22)	Service stations	D
(A23)	Supermarkets up to 450m ² gross floor area per tenancy	P
(A24)	Supermarkets exceeding 450m ² and up to 2000m ² gross floor area per tenancy	RD
(A25)	Supermarkets exceeding 2000m ² per tenancy and up to 4000m ² gross floor area per tenancy	D
(A26)	Supermarkets greater than 4000m ² gross floor area per tenancy	NC
(A27)	Trade suppliers	NC
Community		
(A28)	Artworks	P
(A29)	Care centres	P
(A30)	Care centres within 30m of a residential zone	RD
(A31)	Community facilities	D
(A32)	Education facilities	D
(A33)	Emergency services	RD
(A34)	Healthcare facilities	P
(A35)	Hospitals	NC
(A36)	Justice facilities	NC
(A37)	Recreation facilities	D
(A38)	Tertiary education facilities	D
Industry		
(A39)	Industrial activities	NC
(A40)	Industrial laboratories	NC
(A41)	Light manufacturing and servicing	NC
(A42)	Repair and maintenance services	P
(A43)	Storage and lock-up facilities	NC
(A44)	Waste management facilities	NC
(A45)	Warehousing and storage	NC

Activity		Activity status
Mana Whenua		
(A46)	Marae complex	D
Development		
(A47)	New buildings	RD
(A48)	Demolition of buildings	P
(A49)	Alterations to building facades that are less than 25m ²	P
(A50)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A51)	Internal alterations to buildings	P
(A52)	Additions and alterations to buildings not otherwise provided for	RD

H12.5. Notification

- (1) Any application for resource consent for an activity listed in Table H12.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H12.6.9 Minimum dwelling size.

[ENV-2016-AKL-000243: K Vernon]

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.

H12.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
 - (a) bars and taverns;
 - (b) drive-through restaurants;

- (c) outdoor eating areas accessory to restaurants;
- (d) entertainment facilities;
- (e) child care centres; and
- (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

H12.6.1. 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;
 - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
 - enable greater height in areas identified for intensification; and
 - provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones
- (1) Buildings must not exceed the height in metres specified in Table H12.6.1.1 below, unless otherwise specified in the Height Variation Control on the planning maps.

Table H12.6.1.1 Building height

Occupiable building height	Height for roof form	Total building height
11m	2m	13m

- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H12.6.1.2 below and for the site on the planning maps.
- (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H12.6.1.2 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

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.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H12.6.2.1 and Figure H12.6.2.1 or Figure H12.6.2.2 below.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H12.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H12.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H12.6.2.3 to true north. Figure H12.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H12.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H12.6.2.1

Table H12.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H12.6.2.1 or Figure H12.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H12.6.2.1 or Figure H12.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	4.5m
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m

Figure H12.6.2.1 Height in relation to boundary

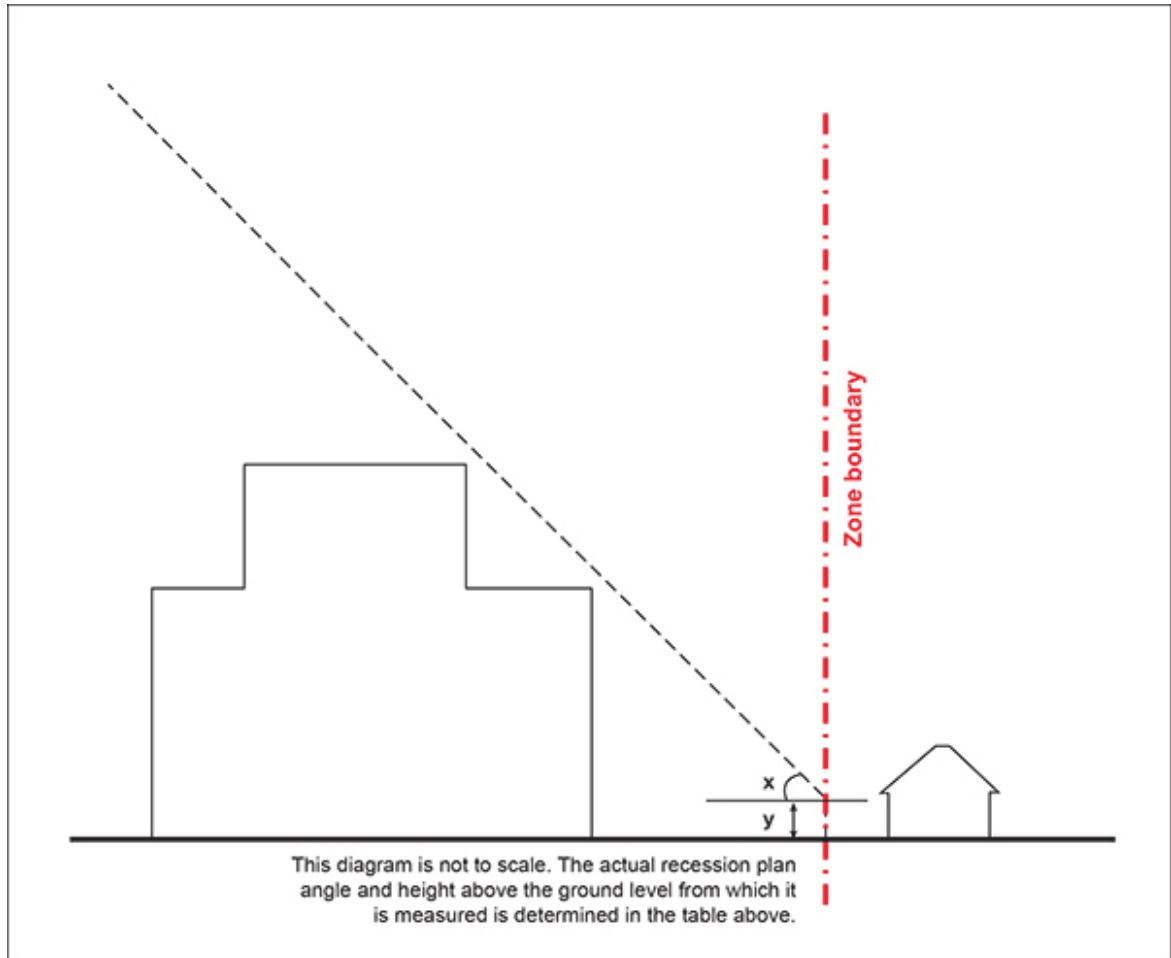


Figure H12.6.2.2 Height in relation to boundary opposite a road

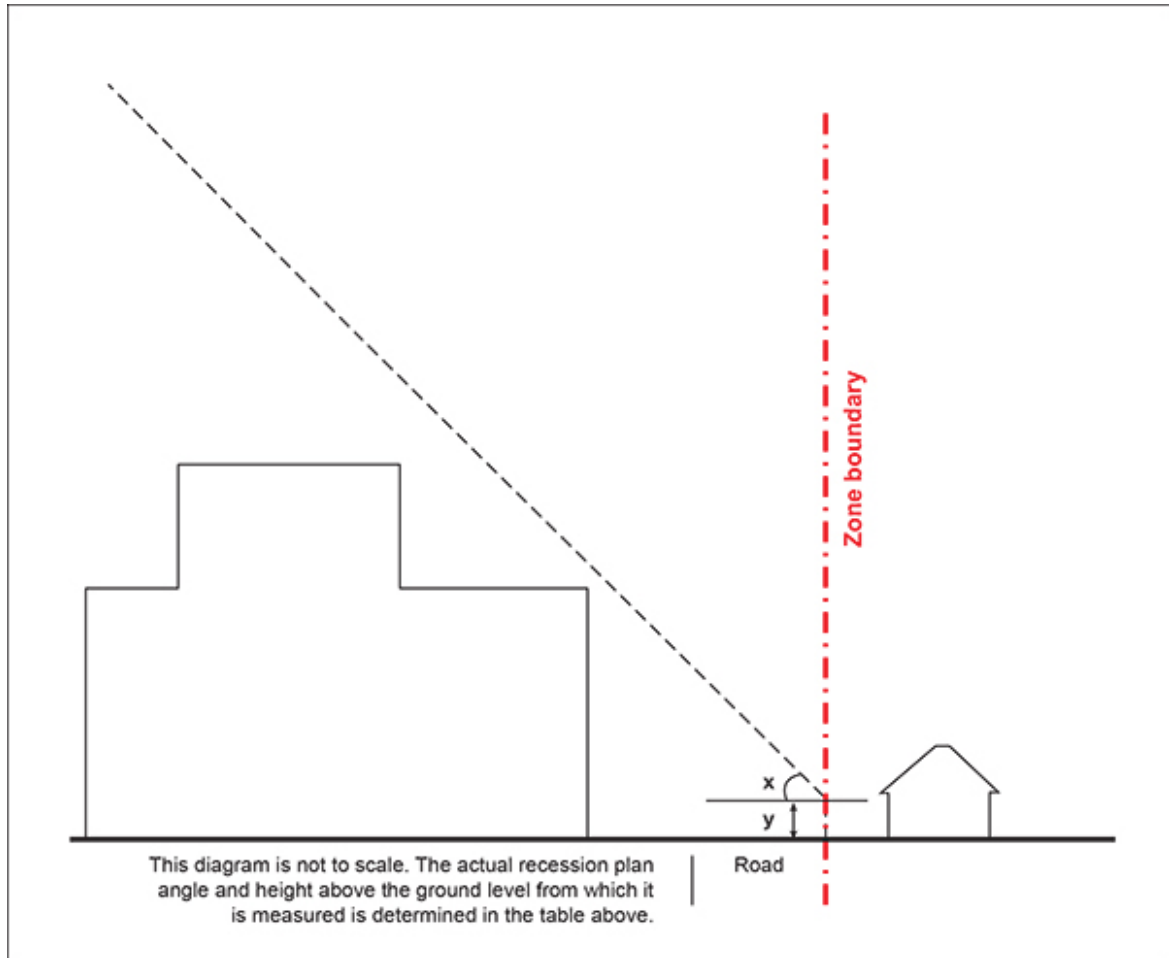
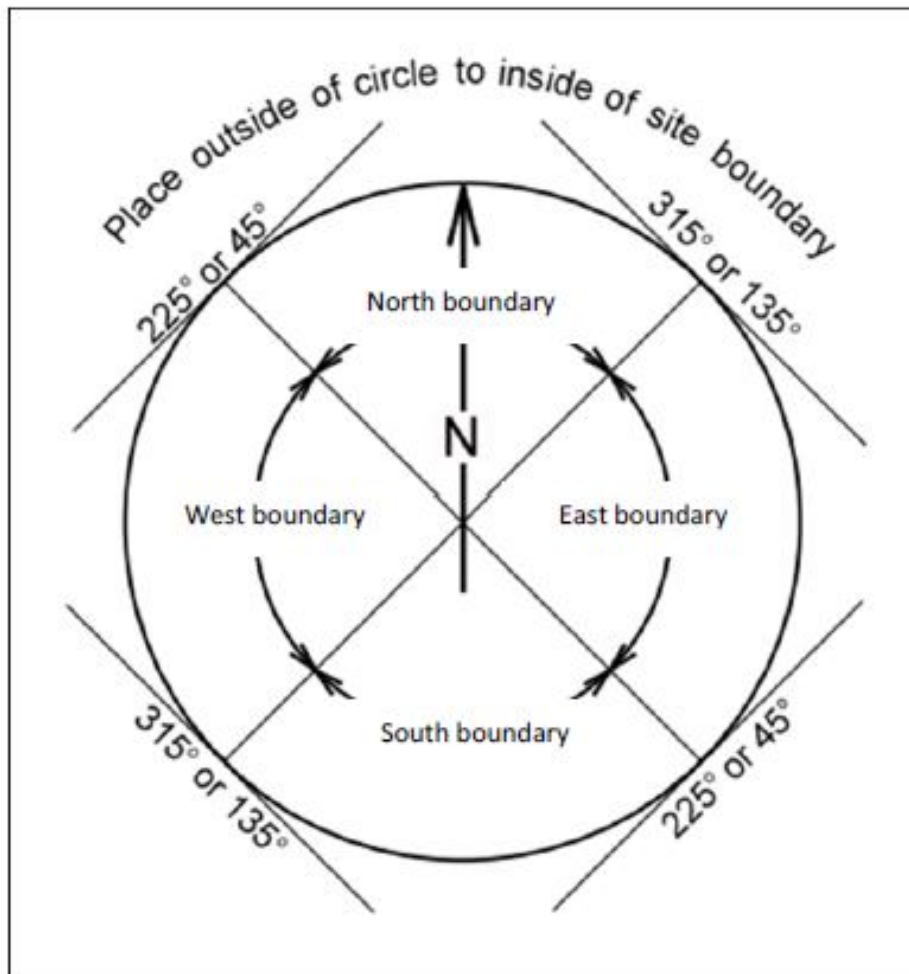


Figure H12.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H12.6.3. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
- avoid locating activities that require privacy on the ground floor of buildings.

(1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H12.6.4. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H12.6.4.1 below.

Table H12.6.4.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

(2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H12.6.5. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

- (2) The required landscaping in Standard H12.6.5(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H12.6.6. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H12.6.7. Wind

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

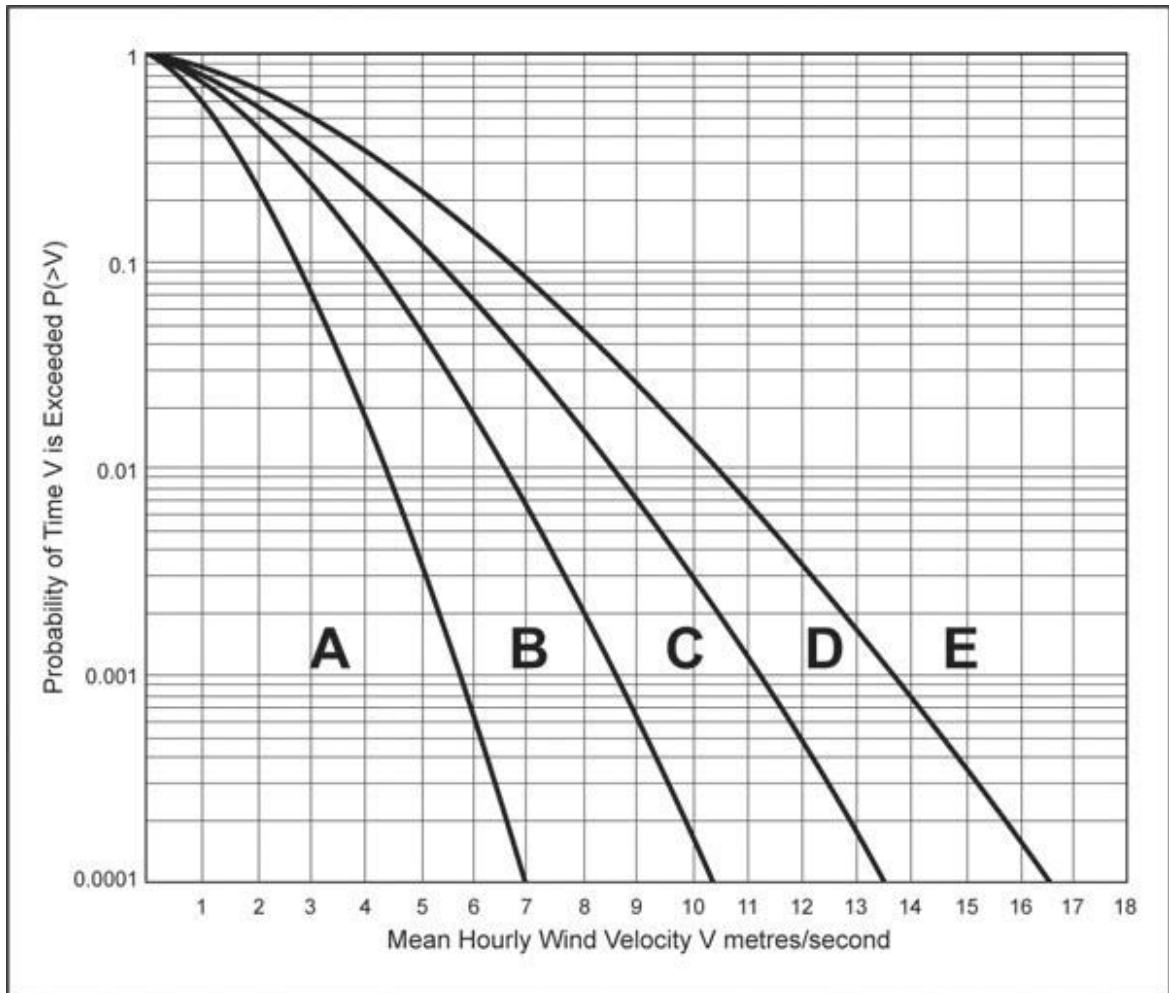
- (1) A new building exceeding 25m in height must not cause:
- (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H12.6.7.1 and Figure H12.6.7.1 below;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H12.6.7(1)(a) or Standard H12.6.7(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H12.6.7(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H12.6.7(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H12.6.7.1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above.

<p>Category E</p>	<p>Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city</p>
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Figure H12.6.7.1 Wind environment control



H12.6.8. Outlook space

Purpose:

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

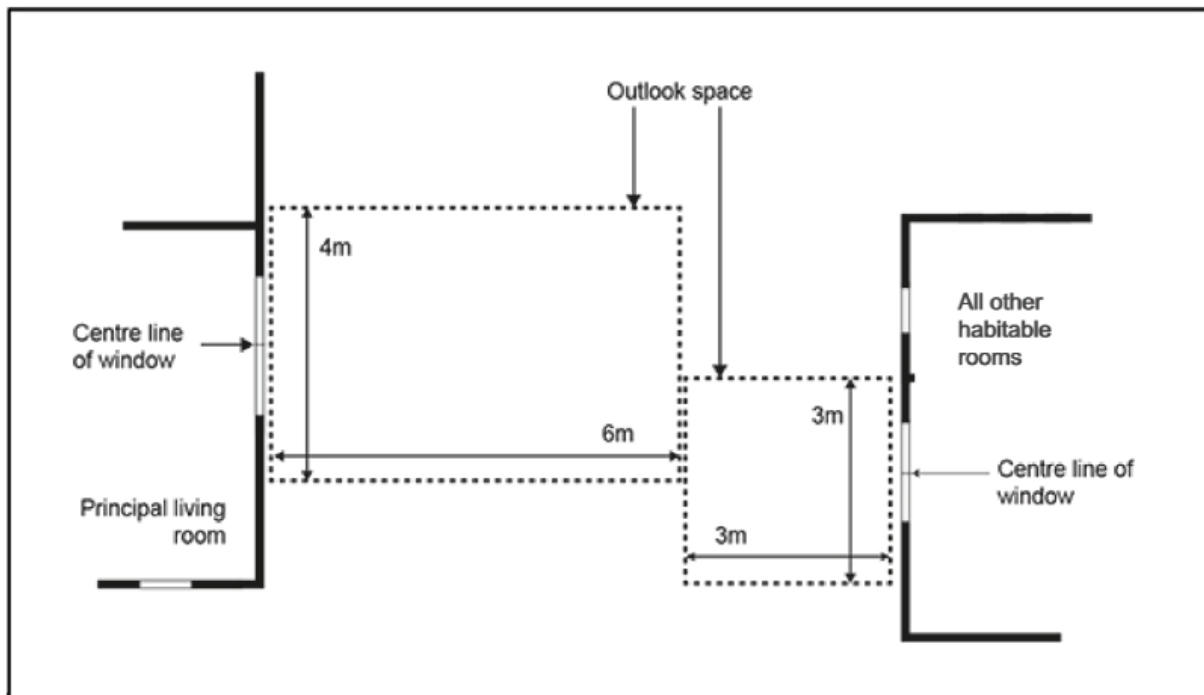
(1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.

(2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external

faces with windows the outlook space must be provided from the face with the largest area of glazing.

- (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 must have a outlook space with a minimum dimension of 6m in depth and 4m in width;
 - (b) all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (7) Outlook spaces may be within the site, over a public street, or other public open space.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces may overlap where they are on the same wall plane.
- (10) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H12.6.8(7) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H12.6.8.1 Required outlook space



H12.6.9 Minimum dwelling size

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

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H12.7. Assessment – controlled activities

There are no controlled activities in this zone.

H12.8. Assessment – restricted discretionary activities

H12.8.1. Matters of discretion

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

- (1) drive through restaurants, activities within 30m of a residential zone and emergency services:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity

on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects.

- (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) supermarkets greater than 450m² and up to 2000m²:
- (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (3) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;

- (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
- (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
- (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
- (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings.
- (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
- (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
- (f) the effects of creation of new roads and/or service lanes on the matters listed above;
- (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
- (h) taking an integrated stormwater management approach; and
- (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (4) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy;
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and

associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;

(5) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:

- drive through restaurants; or
- service stations.

(a) the effects of the location and design of:

- (i) buildings and associated equipment, parking and service areas;
- (ii) access for vehicles including service vehicles; and
- (iii) landscaping

on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;

(6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

(a) any matters that do not meet the standards set out for the activity in Standard H12.6.8 or Standard H12.6.9 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

(7) buildings that do not meet the standards:

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

H12.8.2. Assessment criteria

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

- (1) drive through restaurants, activities within 30m of a residential zone emergency services and service stations:
 - (a) for Matter H12.8.1(1)(a)(i) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(8), Policy H12.3(15) and H12.3(17);
 - (b) for Matter H12.8.1(1)(a)(ii) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(8), Policy H12.3(15); and H12.3(17);
 - (c) for Matter H12.8.1(1)(b) refer to Policy H12.3(3)(c) and Policy H12.3(7);
 - (d) for Matter H12.8.1(1)(c) refer to Policy H12.3(17);
 - (e) for Matter H12.8.1(1)(d) refer to Policy H12.3(12);
- (2) supermarkets greater than 450m² and up to 2000m²:
 - (a) for Matter H12.8.1(2)(a) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c) and Policy H12.3(8);
 - (b) for Matter H12.8.1(2)(b) refer to Policy H12.3(7);
 - (c) for Matter H12.8.1(2)(c) refer to Policy H12.3(1);
 - (d) for Matter H12.8.1(2)(d) refer to Policy H12.3(12);
- (3) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) for Matter H12.8.1(3)(a)(i) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);
 - (b) for Matter H12.8.1(3)(a)(ii) refer to Policy H12.3(3)(c);
 - (c) for Matter H12.8.1(3)(a)(iii) refer to Policy H12.3(4);
 - (d) for Matter H12.8.1(3)(a)(iv) refer to Policy H12.3(3)(a);
 - (e) for Matter H12.8.1(3)(a)(v) refer to Policy H12.3(7);
 - (f) for Matter H12.8.1(3)(b) refer to Policy H12.3(6);
 - (g) for Matter H12.8.1(3)(c)(i) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);
 - (h) for Matter H12.8.1(3)(c)(ii) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);

- (i) for Matter H12.8.1(3)(c)(iii) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);
 - (j) for Matter H12.8.1(3)(d) refer to Policy H12.3(3)(c);
 - (k) for Matter H12.8.1(3)(e) refer to Policy H12.3(3)(c);
 - (l) for Matter H12.8.1(3)(f) refer to Policy H12.3(3)(b);
 - (m) for Matter H12.8.1(3)(g) refer to H12.3(3)(c);
 - (n) for Matter H12.8.1(3)(h) refer to Policy E1.3(10);
 - (o) for Matter H12.8.1(3)(i) refer to Policy H12.3(3)(12);
- (4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) refer to Policy H12.3(1), Policy H12.3(5), and Policy H12.3(16);
- (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- drive through restaurants; or
 - service stations:
- (a) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(7), Policy H12.3(8), Policy H12.3(12), Policy H12.3(15) and H12.3(17);
- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) refer to Policy H12.3(2);
- (7) buildings that do not comply with the standards:
- (a) height and height in relation to boundary:
- (i) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(8), Policy H12.3(13) and Policy H12.3(14);
- (b) residential at ground floor:
- (i) refer to Policy H12.3(10);
- (c) yards and landscaping:

- (i) refer to Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(7) and Policy H12.3(8);
- (d) maximum impervious area in a riparian yard:
 - (i) Policy H12.3(18);
- (e) wind:
 - (i) Policy H12.3(11);
- (f) outlook space, minimum dwelling size and outdoor living space:
 - (i) refer to Policy H12.3(2).

H12.9. Special information requirements

There are no special information requirements in this zone.

H13. Business – Mixed Use Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[CIV-2016-404-002333: Franco Belgiorno-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H13.1. Zone description

The Business – Mixed Use Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential areas and the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone. It also applies to areas where there is a need for a compatible mix of residential and employment activities.

The zone provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres. The zone does not specifically require a mix of uses on individual sites or within areas.

There is a range of possible building heights depending on the context. Provisions typically enable heights up to four storeys. Greater height may be enabled in areas close to the city centre, metropolitan centres and larger town centres.

Some street frontages within the zone are subject to a General Commercial Frontage Control.

New development within the zone requires resource consent in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

H13.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community’s social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.

- (5) A network of centres that provides:
- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
 - (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business – Mixed Use Zone objectives

- (6) Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.
- (7) Activities within the zone do not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.
- (8) A mix of compatible residential and non-residential activities is encouraged.
- (9) Business – Mixed Use Zone zoned areas have a high level of amenity.

H13.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and

- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
- (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.
- (15) In areas surrounding the city centre, recognising their proximity and accessibility to the Business – City Centre Zone and Business – Metropolitan Centre Zone at Newmarket, provide opportunities for substantial office activities in the Business – Local Centre Zone and Business – Mixed Use Zone.

Business – Mixed Use Zone policies

- (16) Locate the Business – Mixed Use Zone in suitable locations within a close walk of the City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone or the public transport network.
- (17) Provide for a range of commercial activities that will not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone, beyond those effects ordinarily associated with trade effects on trade competitors.
- (18) Enable the development of intensive residential activities.
- (19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (20) Promote and manage development to a standard that:
- (a) recognises the moderate scale, intensity and diversity of business, social and cultural activities provided in the zone;
 - (b) recognises the increases in residential densities provided in the zone; and
 - (c) avoids significant adverse effects on residents.
- (21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (22) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H13.4. Activity table

Table H13.4.1 Activity table specifies the activity status of land use and development activities in the Business – Mixed Use Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H13.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Department stores	D
(A10)	Drive-through restaurants	P
(A11)	Entertainment facilities	P
(A12)	Cinemas	NC
(A13)	Food and beverage	P
(A14)	Garden centres	D
(A15)	Marine retail	D
(A16)	Motor vehicle sales	D
(A17)	Offices within the Centre Fringe Office Control as shown on the planning maps	P
(A18)	Offices up to 500m ² gross floor area per tenancy	P
(A19)	Offices greater than 500m ² gross floor area per tenancy	D
(A20)	Retail up to 200m ² gross floor area per tenancy	P
(A21)	Retail greater than 200m ² gross floor area per tenancy	D
(A22)	Service stations	RD
(A23)	Supermarkets up to 450m ² gross floor area per tenancy	P
(A24)	Supermarkets exceeding 450m ² and up to 2000m ² gross floor area per tenancy	RD
(A25)	Supermarkets greater than 2000m ² gross floor area per tenancy	D
(A26)	Trade suppliers	D
Community		
(A27)	Artworks	P
(A28)	Care centres	P

[CIV-2016-404-002289: Kiwi Property Group Limited and Kiwi Property Holdings Limited]

Activity		Activity status
(A29)	Community facilities	P
(A30)	Education facilities	P
(A31)	Emergency services	RD
(A32)	Healthcare facilities	P
(A33)	Hospitals	D
(A34)	Justice facilities	D
(A35)	Recreation facility	P
(A36)	Tertiary education facilities	P
Industry		
(A37)	Industrial activities	NC
(A38)	Industrial laboratories	P
(A39)	Light manufacturing and servicing	P
(A40)	Repair and maintenance services	P
(A41)	Storage and lock-up facilities	D
(A42)	Waste management facilities	NC
(A43)	Warehousing and storage	P
Mana Whenua		
(A44)	Marae complex	P
Development		
(A45)	New buildings	RD
(A46)	Demolition of buildings	P
(A47)	Alterations to building facades that are less than 25m ²	P
(A48)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A49)	Internal alterations to buildings	P
(A50)	Additions and alterations to buildings not otherwise provided for	RD

H13.5. Notification

- (1) Any application for resource consent for an activity listed in Table H13.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

[ENV-2016-AKL-000243: K Vernon]

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

(a) Development which does not comply with Standard H13.6.10 Minimum dwelling size.

H13.6. Standards

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

H13.6.0 Activities within 30m of a residential zone

(1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:

- (a) bars and taverns;
- (b) drive-through restaurants;
- (c) outdoor eating areas accessory to restaurants;
- (d) entertainment facilities;
- (e) child care centres; and
- (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

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;
- allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
- enable greater height in areas identified for intensification; and
- provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

- (1) Buildings must not exceed the height in metres specified in Table H13.6.1.1 below, unless otherwise specified in the Height Variation Control on the planning maps.

Table H13.6.1.1 Building height

Occupiable building height	Height for roof form	Total building height
16m	2m	18m

- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H13.6.1.2 below and for the site on the planning maps.
- (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H13.6.1.2 Total building height shown in the Height Variation Control on the planning maps

[ENV-2016-AKL-000243: K Vernon] – Addition sought

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

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 neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H13.6.2.1 and Figure H13.6.2.1 or Figure H13.6.2.2 below.

- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the control applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the control will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H13.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H13.6.2.1 The recession plane angle is calculated by orientating both site plan and Figure H13.6.2.3 to true north. Figure H13.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H13.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H13.6.2.1

Table H13.6.2.1 Height in relation to boundary

[ENV-2016-AKL-000243: K Vernon] – Addition sought

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H13.6.2.1 or Figure H13.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H13.6.2.1 or Figure H13.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space -Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space –	45°	8.5m

	Community Zone		
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	16.5m

Figure H13.6.2.1 Height in relation to boundary

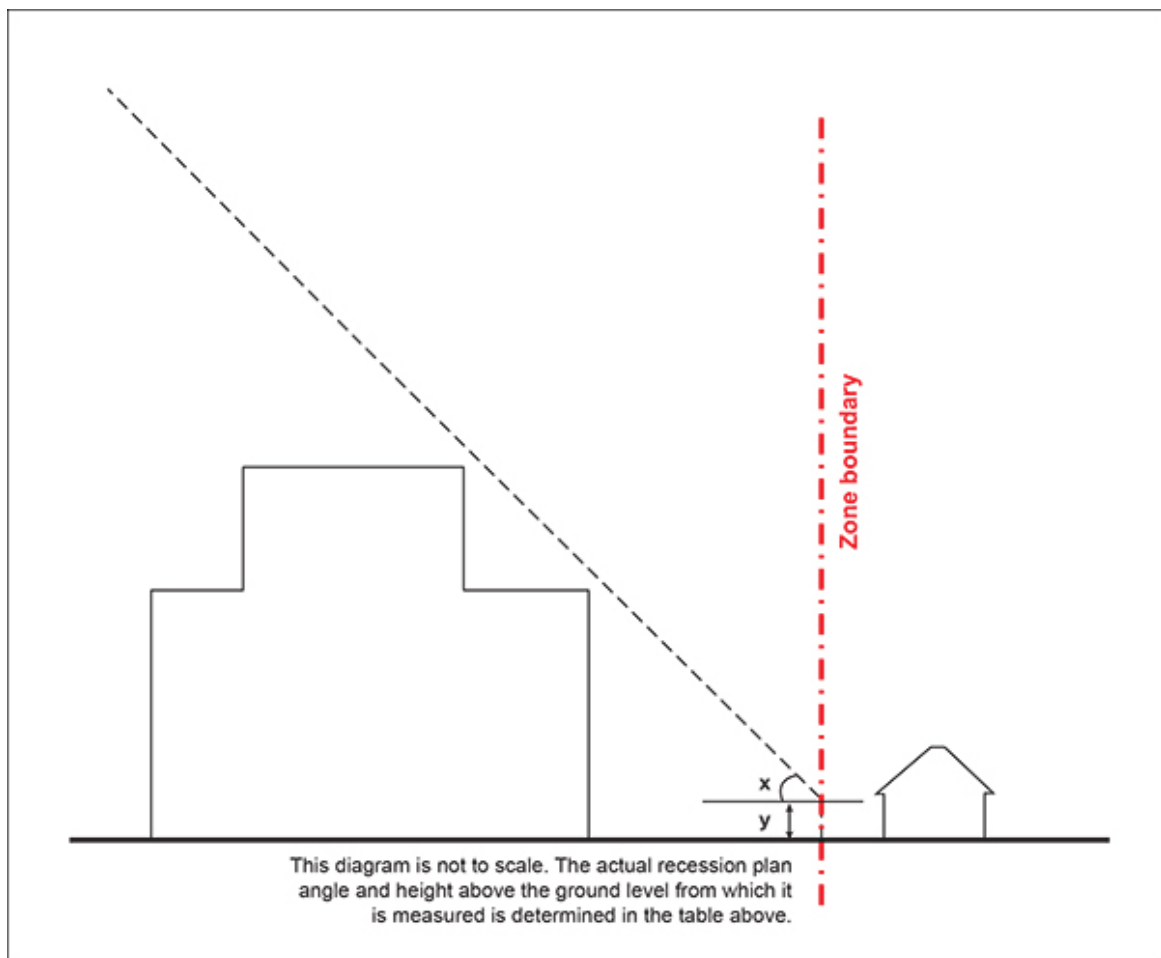


Figure H13.6.2.2 Height in relation to boundary opposite a road

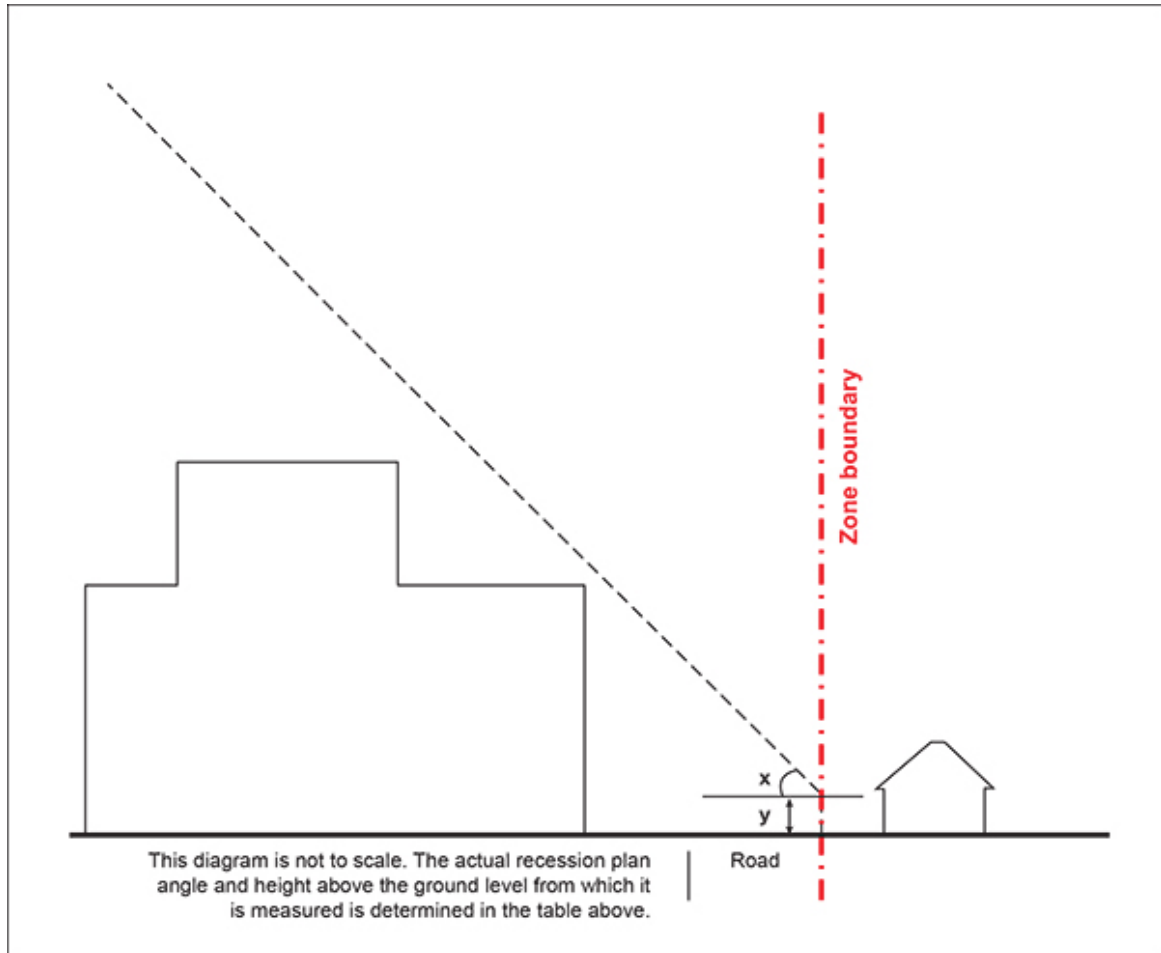
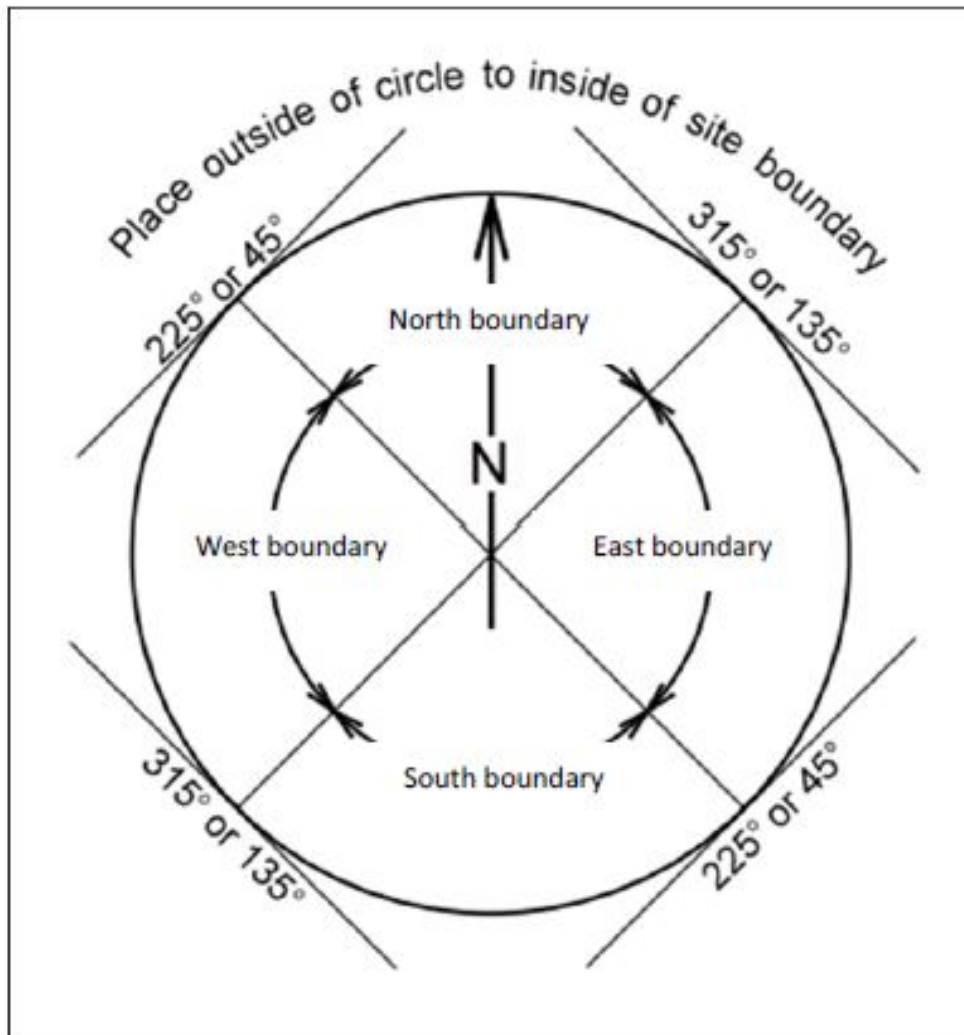


Figure H13.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H13.6.3. Building setback at upper floors

Purpose:

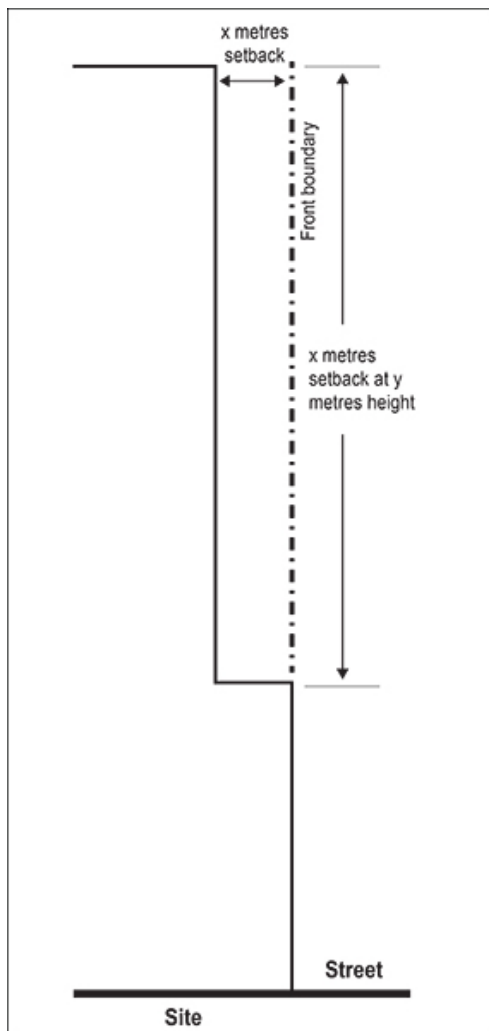
- provide adequate daylight access to streets;
- manage visual dominance effects on streets;
- manage visual dominance, residential amenity and privacy effects on residential zones; and
- mitigate adverse wind effects.

- (1) A new building must be set back from the site frontage from the point where it exceeds the height listed in metres specified in Table H13.6.3.1.

Table H13.6.3.1 Building setback at upper floors

Opposite zone		Minimum setback (identified as x in Figure H13.6.3.1)	Height (identified as y in Figure H13.6.3.1)
(B1)	When opposite a residential zone	6m	18m
(B2)	All other zones	6m	27m

Figure H13.6.3.1 Building setback at upper floors



H13.6.4. Maximum tower dimension and tower separation

Purpose: ensure that high-rise buildings:

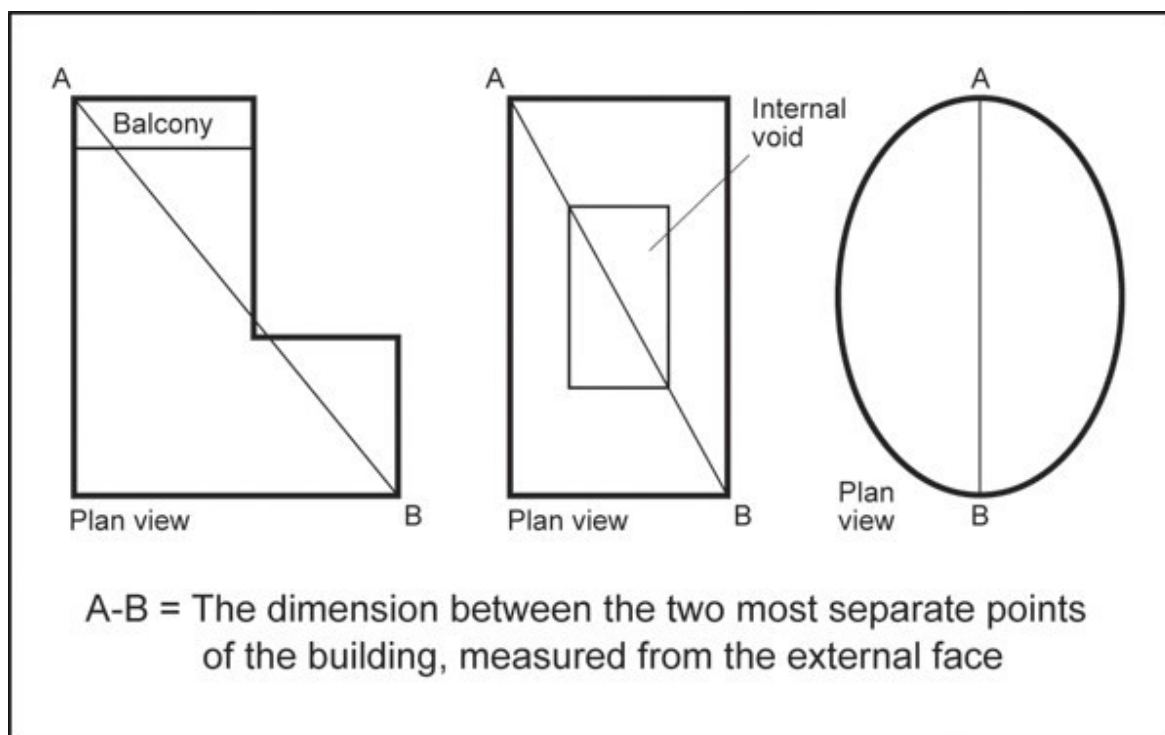
- are not overly bulky in appearance and manage significant visual dominance effects;
- allow adequate sunlight and daylight access to streets, public open space and nearby sites;
- provide adequate sunlight and outlook around and between buildings; and
- mitigate adverse wind effects.

(1) The maximum plan dimension of that part of the building above 27m must not exceed 55m.

(2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.

(3) The part of a building above 27m must be located at least 6m from any side or rear boundary of the site.

Figure H13.6.4.1 Maximum tower dimension plan view



H13.6.5. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H13.6.5.1 below.

Table H13.6.5.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H13.6.6. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

- (1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.
- (2) The required landscaping in Standard H13.6.6(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H13.6.7. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H13.6.8. Wind

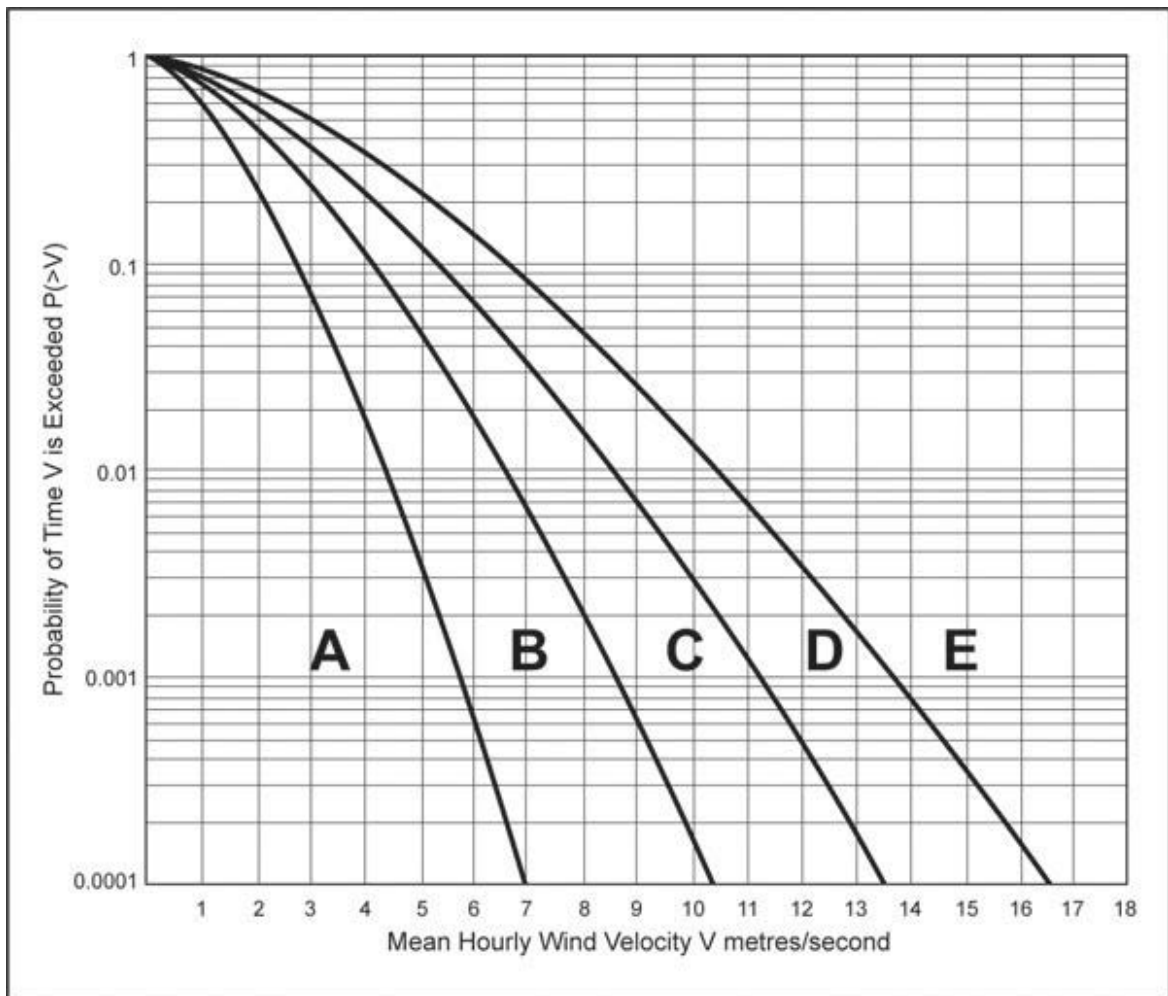
Purpose: mitigate the adverse wind effects generated by tall buildings.

- (1) A new building exceeding 25m in height 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 H13.6.8.1 and Figure H13.6.8.1 below;
 - (a) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and
 - (b) an existing wind speed which exceeds the controls of Standard H13.6.8(1)(a) or Standard H13.6.8(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H13.6.8(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H13.6.8(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H13.6.8.1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above.
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure H13.6.8.1 Wind environment control



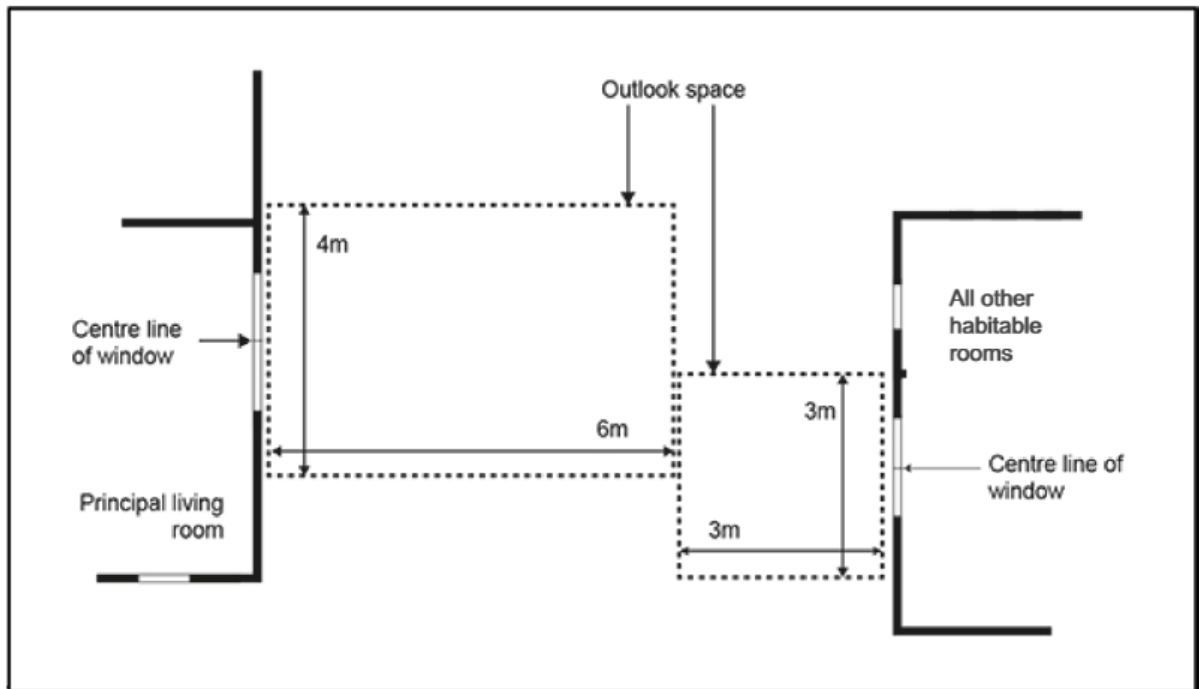
H13.6.9. Outlook space

Purpose:

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

- (1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
- (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (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 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 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.
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (7) Outlook spaces may be within the site, over a public street, or other public open space.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces may overlap where they are on the same wall plane.
- (10) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H13.6.9(7) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H13.6.9.1 Required outlook space



H13.6.10 Minimum dwelling size

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

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

- (a) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H13.7. Assessment – controlled activities

There are no controlled activities in this zone.

H13.8. Assessment – Restricted discretionary activities

H13.8.1. Matters of discretion

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

- (1) activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity;
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) supermarkets greater than 450m² and up to 2000m²:
 - (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;

- (3) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space;
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time.
 - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings;
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and

- (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (4) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (5) In addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive through restaurants; or
 - service stations:
- (a) the effects of the location and design of:
 - (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping;on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) any matters that do not meet the standards set out for the activity in Standard H13.6.9 or Standard H13.6.10 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;
- (7) buildings that do not comply with the standards:
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;

- (c) the effects of the infringement of the standard;
- (d) the effects on the amenity of neighbouring sites;
- (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (f) the characteristics of the development;
- (g) any other matters specifically listed for the standard; and
- (h) where more than one standard will be infringed, the effects of all infringements.

H13.8.2. Assessment criteria

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

- (1) activities within 30m of a residential zone, emergency services and service stations:
 - (a) for Matter H13.8.1(1)(a)(i) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(8) and Policy H13.3(21);
 - (b) for Matter H13.8.1(1)(a)(ii) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(8) and Policy H13.3(21);
 - (c) for Matter H13.8.1(1)(b) refer to Policy H13.3(3)(c) and Policy H13.3(7);
 - (d) for Matter H13.8.1(1)(c) refer to Policy H13.3(21); and
 - (e) for Matter H13.8.1(1)(d) refer to Policy H13.3(12);
- (2) supermarkets greater than 450m² and up to 2000m²:
 - (a) for Matter H13.8.1(2)(a) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c) and Policy H13.3(8);
 - (b) for Matter H13.8.1(2)(b) refer to Policy H13.3(7);
 - (c) for Matter H13.8.1(2)(c) refer to Policy H13.3(1); and
 - (d) for Matter H13.8.1(2)(d) refer to Policy H13.3(12);
- (3) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) for Matter H13.8.1(3)(a)(i) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (b) for Matter H13.8.1(3)(a)(ii) refer to Policy H13.3(3)(c);
 - (c) for Matter H13.8.1(3)(a)(iii) refer to Policy H13.3(4);

- (d) for Matter H13.8.1(3)(a)(iv) refer to Policy H13.3(3)(a);
 - (e) for Matter H13.8.1(3)(a)(v) refer to Policy H13.3(7);
 - (f) for Matter H13.8.1(3)(b) refer to Policy H13.3(6);
 - (g) for Matter H13.8.1(3)(c)(i) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (h) for Matter H13.8.1(3)(c)(ii) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (i) for Matter H13.8.1(3)(c)(iii) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (j) for Matter H13.8.1(3)(d) refer to Policy H13.3(3)(c);
 - (k) for Matter H13.8.1(3)(e) refer to Policy H13.3(3)(c);
 - (l) for Matter H13.8.1(3)(f) refer to Policy H13.3(3)(b);
 - (m) for Matter H13.8.1(3)(g) refer to Policy H13.3(3)(c);
 - (n) for Matter H13.8.1(3)(h) refer to Policy E1.3(10);
 - (o) for Matter H13.8.1(3)(i) refer to Policy H13.3(3)(12);
- (4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) refer to Policy H13.3(1), Policy H13.3(5) and Policy H13.3(20);
- (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- drive through restaurants; or
 - service stations:
- (a) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(7), Policy H13.3(8), Policy H13.3(12) and Policy H13.3(21);
- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) refer to Policy H13.3(2);
- (7) buildings that do not comply with the standards:

(a) height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation:

(i) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(8), Policy H13.3(13), Policy H13.3(14) and Policy H13.3(21);

(b) yards and landscaping:

(i) refer to Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(7) and Policy H13.3(8);

(c) maximum impervious area in a riparian yard:

(i) refer to Policy H13.3(22);

(d) wind:

(i) refer to Policy H13.3(11);

(e) outlook space, minimum dwelling size:

(i) refer to Policy H13.3(2).

H13.9. Special information requirements

There are no special information requirements in this zone.

H14. Business – General Business Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H14.1. Zone description

The Business – General Business Zone provides for business activities from light industrial to limited office, large format retail and trade suppliers. Large format retail is preferred in centres but it is recognised that this is not always possible, or practical. These activities are appropriate in the Business – General Business Zone only when they do not adversely affect the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.

Although the application of the zone within Auckland is limited, it is an important part of this Plan’s strategy to provide for growth in commercial activity and manage the effects of large format retail.

The establishment of small retail activities in the zone should be limited as the presence of these activities, in combination with large format retail, can effectively create an unplanned centre. Residential activity is also not envisaged due to the potential presence of light industrial activities and the need to preserve land for appropriate commercial activities.

The zone is located primarily in areas close to the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone or within identified growth corridors, where there is good transport access and exposure to customers.

New development within the zone requires assessment in order to ensure that it is designed to a good standard.

H14.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community’s social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and

- (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
 - (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business – General Business Zone objectives

- (6) A range of business activities outside centres are provided for, while ensuring activities within the zone do not compromise the function, role and amenity of centres.
- (7) The zone is located primarily in areas close to the Business – City Centre Zone, Business – Metropolitan Zone and Business – Town Centre Zone, or in other areas where appropriate.
- (8) The adverse effects on amenity values and the quality of the environment at the interface with other zones are managed.

H14.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;

- (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
 - (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
 - (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
 - (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
 - (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
 - (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
 - (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
 - (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
 - (12) Recognise the functional and operational requirements of activities and development.
 - (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – General Business Zone policies

- (15) Locate the zone adjacent or close to the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone and within the Identified Growth Corridor Overlay and in other areas where appropriate.
- (16) Enable a range of business activities, including large format retail, trade suppliers, light industry and small service activities that are either:
- (a) difficult to accommodate within centres due to their scale and functional requirements;
 - (b) more appropriately located outside of the Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone; or
 - (c) already established in locations where they are able to continue.
- (17) Avoid commercial and retail activities of a scale and type locating within the zone that will compromise the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competitors.
- (18) Avoid small-scale retail activities locating within the zone except for commercial services and food and beverage activities.
- (19) Enable light industrial activities to locate within the zone but discourage activities which have objectionable odour, dust or noise emissions.
- (20) Manage compatibility issues of activities within and between developments through site layout and design measures.
- (21) Manage adverse effects on the safe and efficient operation of the transport network.
- (22) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (23) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H14.4. Activity table

Table H14.4.1 Activity table specifies the activity status of land use and development activities in the Business – General Business Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H14.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	NC
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	NC
(A4)	Integrated residential development	NC
(A5)	Supported residential care	NC
(A6)	Visitor accommodation and boarding houses	NC
Commerce		
(A7)	Commercial services	P
(A8)	Commercial sexual services	D
(A9)	Conference facilities	D
(A10)	Department stores	RD
(A11)	Drive-through restaurants	P
(A12)	Entertainment facilities	P
(A13)	Cinemas	NC
(A14)	Food and beverage	P
(A15)	Food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities	RD*
(A16)	Funeral directors' premises	D
(A17)	Garden centres	P
(A18)	Marine retail	P
(A19)	Motor vehicle sales	P
(A20)	Offices up to 500m ² gross floor area per tenancy	P
(A21)	Offices greater than 500m ² gross floor area per tenancy	D
(A22)	Retail up to 200m ² gross floor area per tenancy	NC
(A23)	Retail exceeding 200m ² per tenancy and up to 450m ² gross floor area per tenancy	D
(A24)	Retail greater than 450m ² gross floor area per tenancy	P
(A25)	Service stations	RD

[CIV-2016-404-002289: Kiwi Property Group Limited and Kiwi Property Holdings Limited]

Activity		Activity status
(A26)	Supermarkets up to 450m ² gross floor area per tenancy	D
(A27)	Supermarkets greater than 450m ² gross floor area per tenancy	RD
(A28)	Trade suppliers	P
Community		
(A29)	Artworks	P
(A30)	Care centres	D
(A31)	Community facilities	D
(A32)	Education facilities	D
(A33)	Emergency services	RD
(A34)	Healthcare facilities	D
(A35)	Hospitals	D
(A36)	Justice facilities	D
(A37)	Recreation facility	P
(A38)	Tertiary education facilities	D
Industry		
(A39)	Industrial activities	P
(A40)	Waste management facilities	NC
Mana Whenua		
(A41)	Marae complex	P
Development		
(A42)	New buildings	RD
(A43)	Demolition of buildings	P
(A44)	Alterations to building facades that are less than 25m ²	P
(A45)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A46)	Internal alterations to buildings	P
(A47)	Additions and alterations to buildings not otherwise provided for	RD

*Integrated development means a development that shares the same parking or access.

H14.5. Notification

- (1) Any application for resource consent for any of the following activities must be publicly notified:
- (a) H14.4.1(A2) Dwellings; and
 - (b) H14.4.1(A4) Integrated residential development.

- (2) Any application for resource consent for an activity listed in Table H14.4.1 Activity table and which is not listed in H14.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H14.6. Standards

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

H14.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
 - (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

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 visual dominance effects;
- enable greater height in areas identified for intensification; and
- provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

- (1) Buildings must not exceed 16.5m in height, unless otherwise specified in the Height Variation Control on the planning maps.

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.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H14.6.2.1 and Figure H14.6.2.1 or Figure H14.6.2.2 below.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.

Table H14.6.2.1 Height in relation to boundary

Zoning of adjacent site	Angle of recession plane (identified as x in Figure H14.6.2.1 or Figure H14.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H14.6.2.1 or Figure H14.6.2.2)
Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
Residential – Mixed Housing Urban Zone	45°	3m
Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	4.5m

Figure H14.6.2.1 Height in relation to boundary

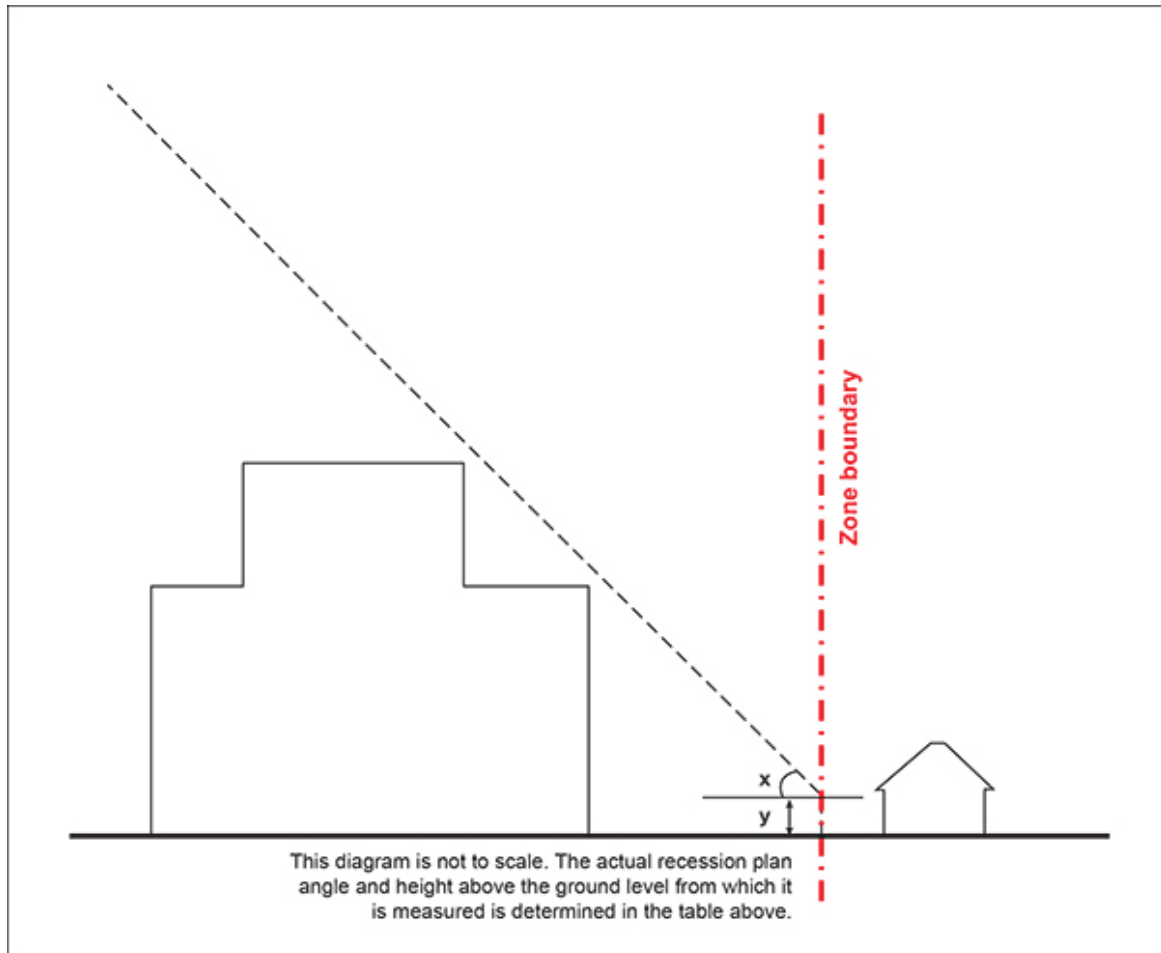
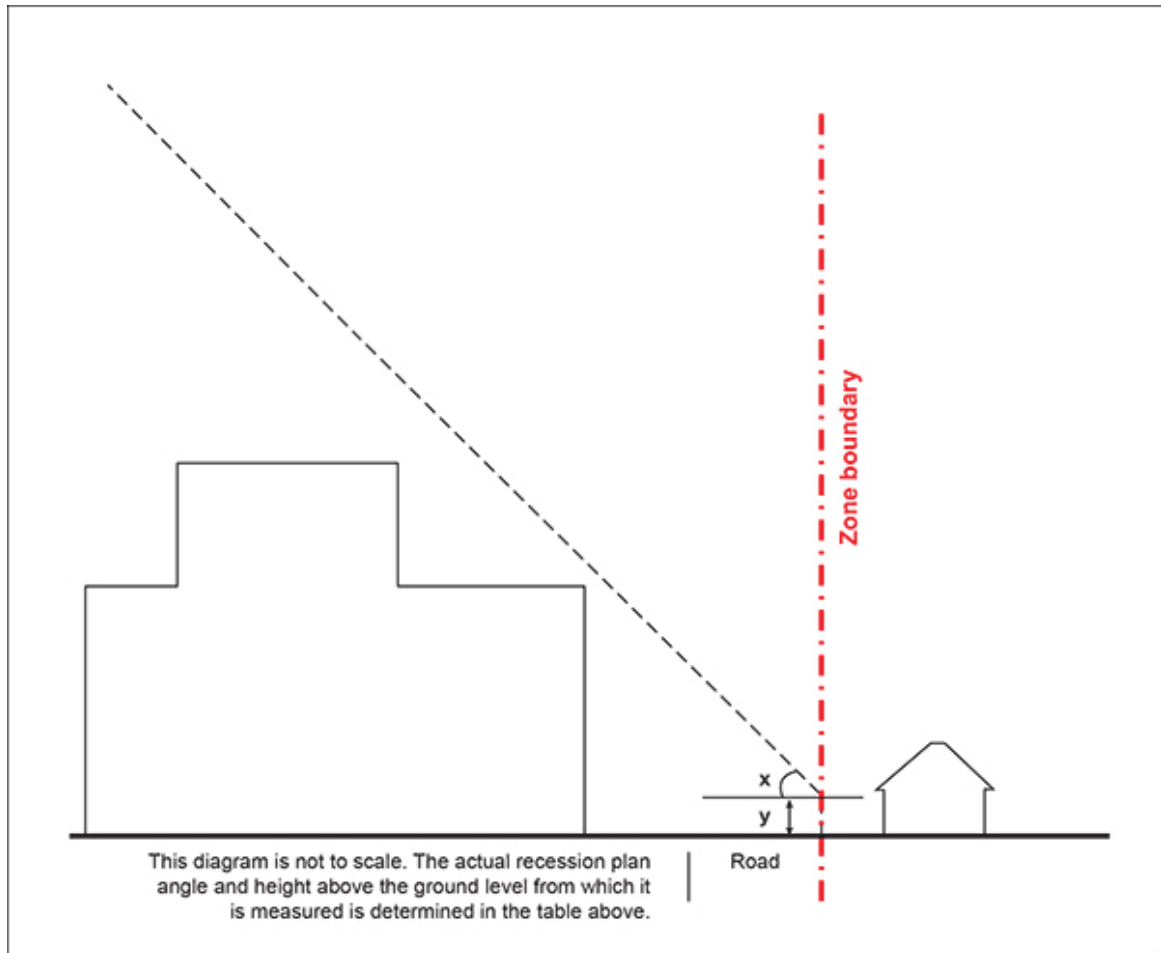


Figure H14.6.2.2 Height in relation to boundary opposite a road



H14.6.3. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H14.6.3.1 below.

Table H14.6.3.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 3

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H14.6.4. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

- (1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

- (2) The required landscaping in Standard H14.6.4(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H14.6.5. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H14.6.6. Wind

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

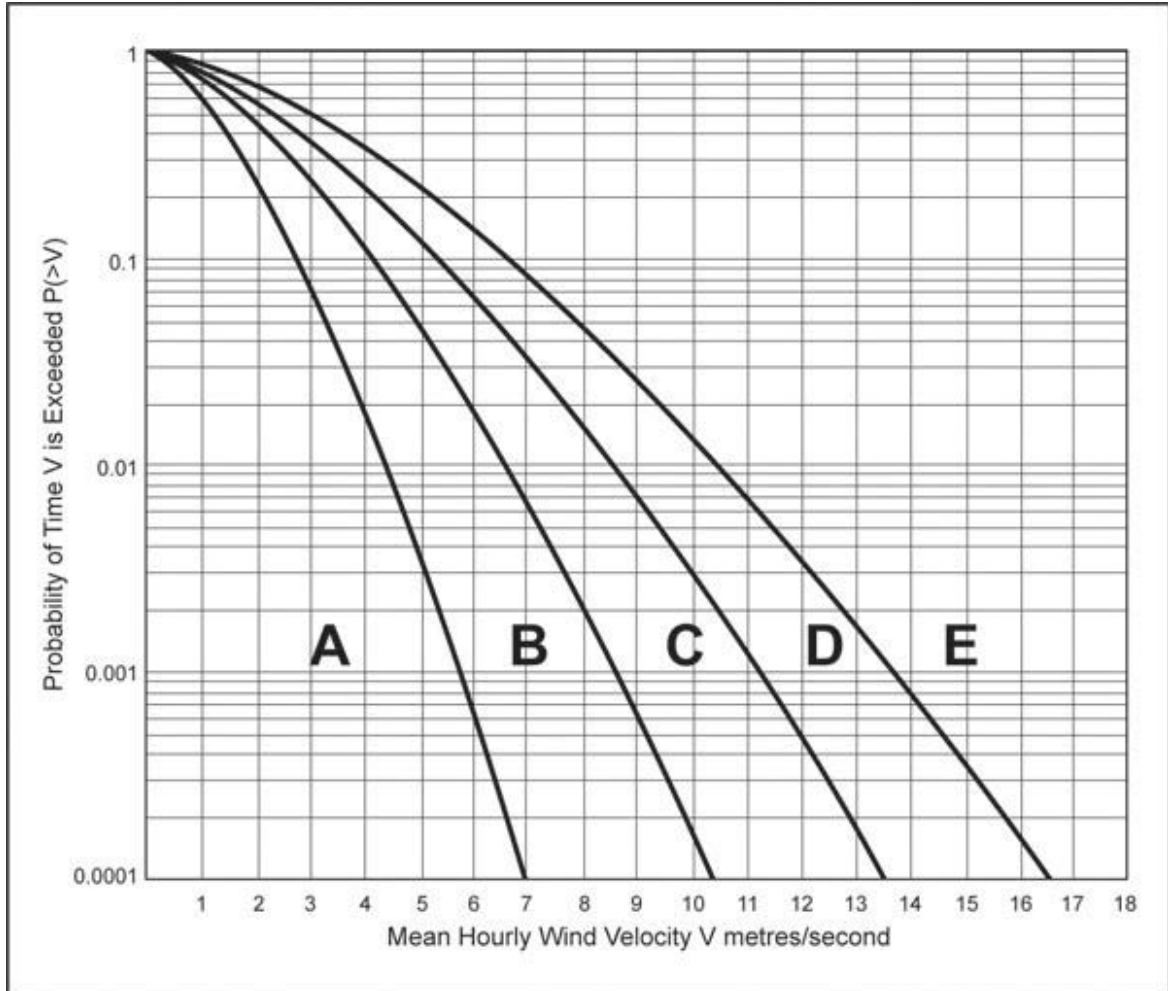
- (1) A new building exceeding 25m in height must not cause:
- (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H14.6.6.1 and Figure H14.6.6.1 below;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H14.6.6(1)(a) or Standard H14.6.6(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H14.6.6(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H14.6.6(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H14.6.6.1 Categories

Category		Description
(B48)	Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
(B49)	Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
(B50)	Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
(B51)	Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above
(B52)	Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative

		discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city
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Figure H14.6.6.1 Wind environment control



H14.7. Assessment – controlled activities

There are no controlled activities in this zone.

H14.8. Assessment – restricted discretionary activities

H14.8.1. Matters of discretion

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

- (1) activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and

- (ii) the effects of the operation of the activity;
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) supermarkets greater than 450m² gross floor area and department stores:
- (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition and characteristics of retail and office activities proposed on the existing and expected future function, role and amenity of other Centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (3) food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities:
- (a) any association between the scale of the proposed development and the enablement of high-intensity residential development either on the same site or in close vicinity; and
 - (b) the effects, including cumulative effects, of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones having regard to the need to enable convenient access of communities to commercial and

community services while disregarding effects ordinarily associated with trade effects on trade competitors;

- (4) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
 - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings.
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and

- (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (5) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy; or
 - trade suppliers where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (6) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive through restaurants; or
 - service stations:
- (a) the effects of the location and design of:
- (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping;
- on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (7) buildings that do not comply with the standards:
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the amenity of neighbouring sites;

- (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (f) the characteristics of the development;
- (g) any other matters specifically listed for the standard; and
- (h) where more than one standard will be infringed, the effects of all infringements.

H14.8.2. Assessment criteria

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

- (1) activities within 30m of a residential zone, emergency services and service stations:
 - (a) for Matter H14.8.1(1)(a)(i) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(8) and Policy H14.3(22);
 - (b) for Matter H14.8.1(1)(a)(ii) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(8) and Policy H14.3(22);
 - (c) for Matter H14.8.1(1)(b) refer to Policy H14.3(3)(c) and Policy H14.3(7);
 - (d) for Matter H14.8.1(1)(c) refer to Policy H14.3(22); and
 - (e) for Matter H14.8.1(1)(d) refer to Policy H14.3(12);
- (2) supermarkets greater than 450m² gross floor area and department stores:
 - (a) for Matter H14.8.1(2)(a) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(8) and Policy H14.3(20);
 - (b) for Matter H14.8.1(2)(b) refer to Policy H14.3(7);
 - (c) for Matter H14.8.1(2)(c) refer to Policy H14.3(1) and H14.3(17); and
 - (d) for Matter H14.8.1(2)(d) refer to Policy H14.3(12);
- (3) food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities:
 - (a) for Matter H14.8.1(3)(a) refer to Policy H14.3(2); and
 - (b) for Matter H14.8.1(3)(a) refer to Policy H14.3(1) and Policy H14.3(17);
- (4) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) for Matter H14.8.1(4)(a)(i) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
 - (b) for Matter H14.8.1(4)(a)(ii) refer to Policy H14.3(3)(c);

- (c) for Matter H14.8.1(4)(a)(iii) refer to Policy H14.3(4);
 - (d) for Matter H14.8.1(4)(a)(iv) refer to Policy H14.3(3)(a);
 - (e) for Matter H14.8.1(4)(a)(v) refer to Policy H14.3(7);
 - (f) for Matter H14.8.1(4)(b) refer to Policy H14.3(6);
 - (g) for Matter H14.8.1(4)(c)(i) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
 - (h) for Matter H14.8.1(4)(c)(ii) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
 - (i) for Matter H14.8.1(4)(c)(iii) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
 - (j) for Matter H14.8.1(4)(d) refer to Policy H14.3(3)(c);
 - (k) for Matter H14.8.1(4)(e) refer to Policy H14.3(3)(c);
 - (l) for Matter H14.8.1(4)(f) refer to Policy H14.3(3)(b);
 - (m) for Matter H14.8.1(4)(g) refer to H14.3(3)(c);
 - (n) for Matter H14.8.1(4)(h) refer to E1.3(10)
 - (o) for Matter H14.8.1(4)(i) refer to Policy H14.3(3)(12);
- (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy; or
 - trade suppliers where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) refer to Policy H14.3(1), Policy H14.3(5), Policy H14.3(17), Policy H14.3(16) and Policy H14.3(20);
- (6) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- drive through restaurants; or
 - service stations:
- (a) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(7), Policy H14.3(8), Policy H14.3(12), Policy H14.3(16) and Policy H14.3(20);

(7) buildings that do not comply with the standards:

(a) height and height in relation to boundary:

(i) refer to Policy H14.3(3)(a), Policy H14.3(3)(b) and Policy H14.3(8);

(b) yards and landscaping:

(i) refer to Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(7) and Policy H14.3(8);

(c) wind:

(i) refer to Policy H14.3(11)

(d) maximum impervious area in a riparian yard:

(i) refer to Policy H14.3(23).

H14.9. Special information requirements

There are no special information requirements in this zone.

H15. Business – Business Park Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H15.1. Zone description

A business park is a location where office-type business activities can group together in a park or campus like environment. The Business – Business Park Zone enables moderate to intensive office activity and some ancillary services such as gymnasiums, child care and food and beverage outlets. These high amenity and comprehensively planned business areas are located adjacent to the rapid and frequent services network.

The zone is designed to recognise existing business parks. It has a limited future application, as the primary location for commercial activities is expected to be within the city centre, metropolitan centres and town centres in order to reinforce the roles of those centres. Where new business parks are proposed, limits are expected to be put in place on the amount of office that can establish within these parks.

H15.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community’s social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
 - (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and

- (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
- (b) a clear framework within which public and private investment can be prioritised and made; and
- (c) a basis for regeneration and intensification initiatives.

Business – Business Park Zone objectives

- (6) Existing business parks are efficiently and effectively developed.
- (7) New business parks for office-based employment are enabled where they:
 - (a) are comprehensively planned;
 - (b) achieve high amenity;
 - (c) avoid adverse effects on the function and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and neighbouring zones; and
 - (d) are easily accessible to public transport.
- (8) Retail activities which support intensive employment activities are enabled.

H15.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.

- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – Business Park Zone policies

- (15) Enable the efficient and effective development of existing areas zoned Business Park having regard to the development potential anticipated in provisions applying to each zoned area.
- (16) Require the location of a proposed new business park to:
- (a) be within practical walking distance of public transport; and
 - (b) not significantly adversely affect the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zones.
- (17) Avoid expansion of existing and proposed business parks into residential areas.
- (18) Require a plan change for new business parks and any amendment to the provisions of existing business parks, to:
- (a) limit the permitted amount of office space so as not to adversely affect the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone;
 - (b) limit retail to those services such as food and beverage and convenience goods which meet the day to day needs of workers and visitors to the zone;
 - (c) limit residential activity except for visitor accommodation;
 - (d) demonstrate that the business park will not adversely affect the safe and efficient operation of the transport network;
 - (e) demonstrate that a comprehensively planned development and a high standard of visual, landscaped and pedestrian amenity will be achieved
 - (f) control the scale of built development so that it remains compatible with a landscaped high quality business space;
 - (g) limit development where environmental or servicing constraints exist, unless these can be adequately mitigated; and
 - (h) maximise the number and quality of connections through the site where these provide logical links to the local street network, with a priority on pedestrian and cycle routes and avoiding fenced and gated environments.
- (19) Require that where development of a business park is staged, the different stages should be managed to enhance amenity values and the environment and maintain or reduce the impact on the transport network.
- (20) Manage the effects of activities within the zone so that the scale of development and level of effects does not degrade the amenity of neighbouring zones.

- (21) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H15.4. Activity table

Table H15.4.1 Activity table specifies the activity status of land use and development activities in the Business – Business Park Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H15.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	NC
(A3)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	NC
(A4)	Integrated residential development	NC
(A5)	Supported residential care	NC
(A6)	Visitor accommodation and boarding houses	RD
Commerce		
(A7)	Commercial services	P
(A8)	Commercial sexual services	D
(A9)	Conference facilities	D
(A10)	Drive-through restaurants	NC
(A11)	Entertainment facilities	NC
(A12)	Cinemas	NC
(A13)	Food and beverage	P
(A14)	Funeral directors' premises	NC
(A15)	Offices other than in H15.4.1(A16) and (A17)	P
(A16)	Offices up to the maximum gross floor area shown for the area on the Business Park Zone Office Control as shown on the planning maps	P
(A17)	Offices that exceed the maximum gross floor area shown for the area on the Business Park Zone Office Control as shown on the planning maps	NC
(A18)	Retail	D
(A19)	Supermarkets up to 450m ² gross floor area per tenancy	P
(A20)	Supermarkets greater than 450m ² gross floor area per tenancy	NC

Activity		Activity status
Community		
(A21)	Artworks	P
(A22)	Care centres	P
(A23)	Community facilities	D
(A24)	Education facilities	D
(A25)	Emergency services	RD
(A26)	Healthcare facilities	P
(A27)	Hospitals	NC
(A28)	Justice facilities	D
(A29)	Recreation facility	P
(A30)	Tertiary education facilities	D
Industry		
(A31)	Industrial activities	NC
(A32)	Industrial laboratories	P
(A33)	Light manufacturing and servicing	P
(A34)	Repair and maintenance services	P
(A35)	Storage and lock-up facilities	D
(A36)	Waste management facilities	NC
(A37)	Warehousing and storage	P
Mana Whenua		
(A38)	Marae complex	D
Development		
(A39)	New buildings	RD
(A40)	Demolition of buildings	P
(A41)	Alterations to building facades that are less than 25m ²	P
(A42)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A43)	Internal alterations to buildings	P
(A44)	Additions and alterations to buildings not otherwise provided for	RD

H15.5. Notification

- (1) Any application for resource consent for an activity listed in Table H15.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H15.6. Standards

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

H15.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
 - (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

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 visual dominance effects; and
 - provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.
- (1) Buildings must not exceed 20.5m in height, unless otherwise specified in the Height Variation Control on the planning maps.

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.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H15.6.2.1 and Figure H15.6.2.1 or Figure H15.6.2.2 below.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the control applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the control will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H15.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H15.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H15.6.2.3 to true north. Figure H15.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H15.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H15.6.2.1

Table H15.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H15.6.2.1 or Figure H15.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H15.6.2.1 or Figure H15.6.2.2)
NA	Residential – Single House Zone; or Residential - Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m
	Open Space – Conservation Zone; Open Space – Informal	45°	4.5m

	Recreation Zone; Open Space –Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone		
Buildings located on the southern boundary of the adjacent site	Open Space –Conservation Zone; Open Space – Informal Recreation Zone; Open Space –Sport and Active Recreation Zone; Open Space –Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m

Figure H15.6.2.1 Height in relation to boundary

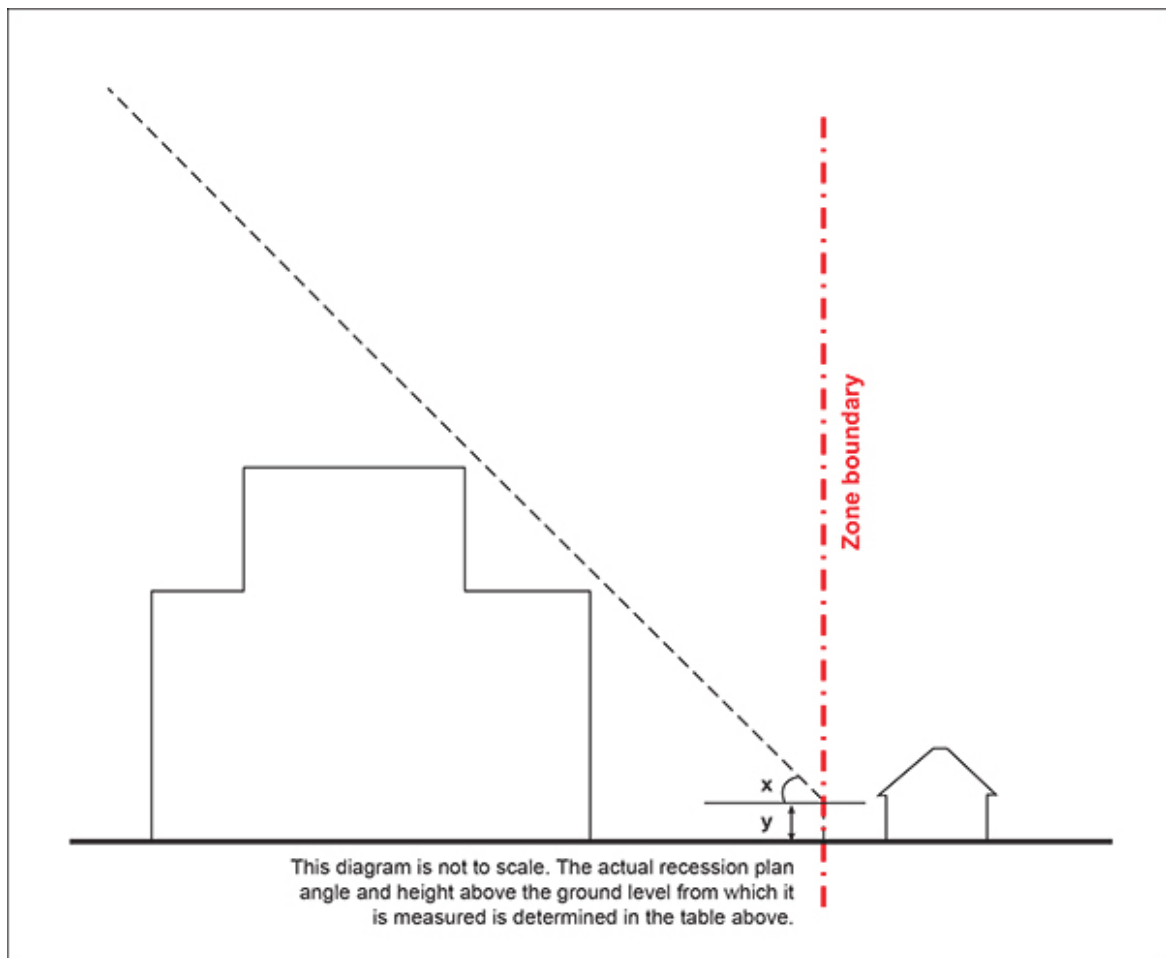


Figure H15.6.2.2 Height in relation to boundary opposite a road

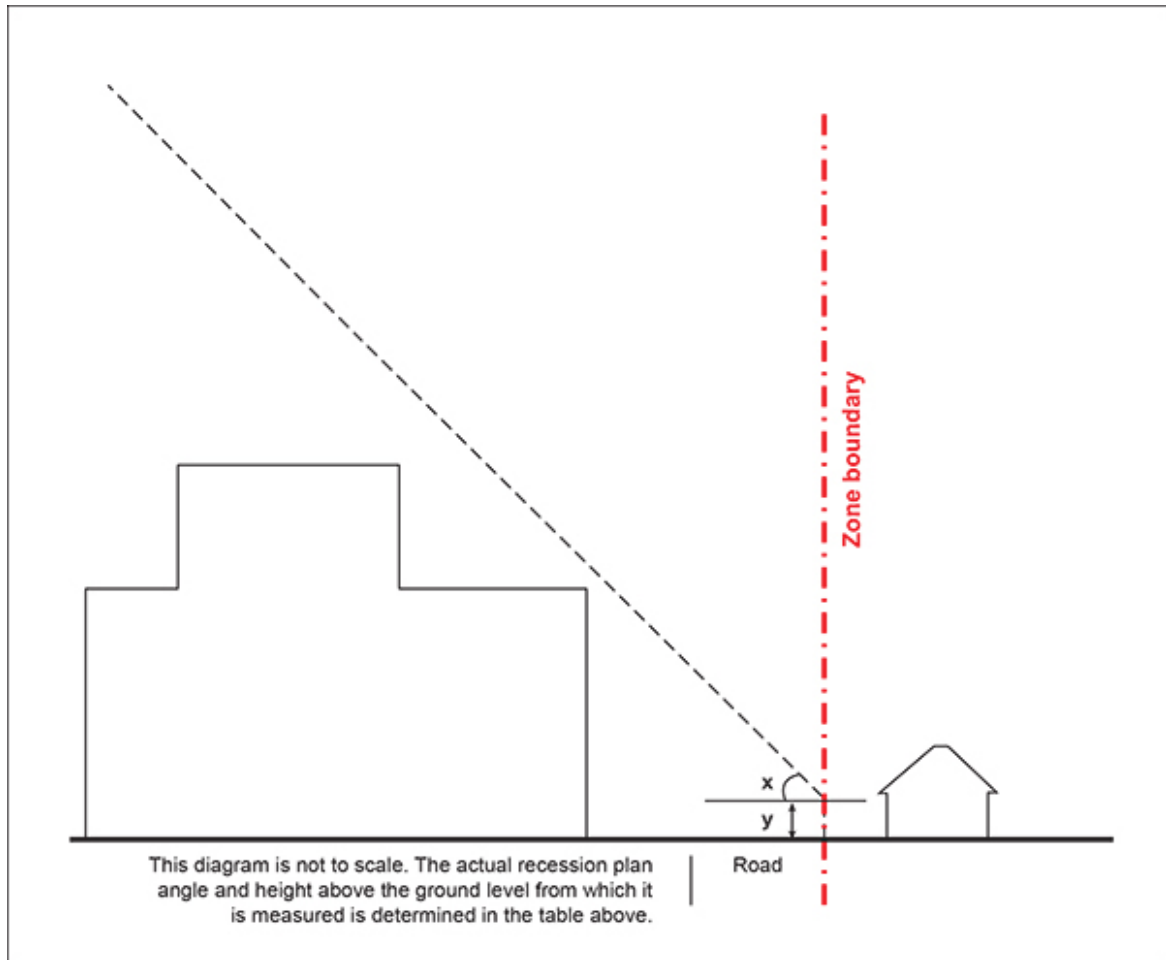
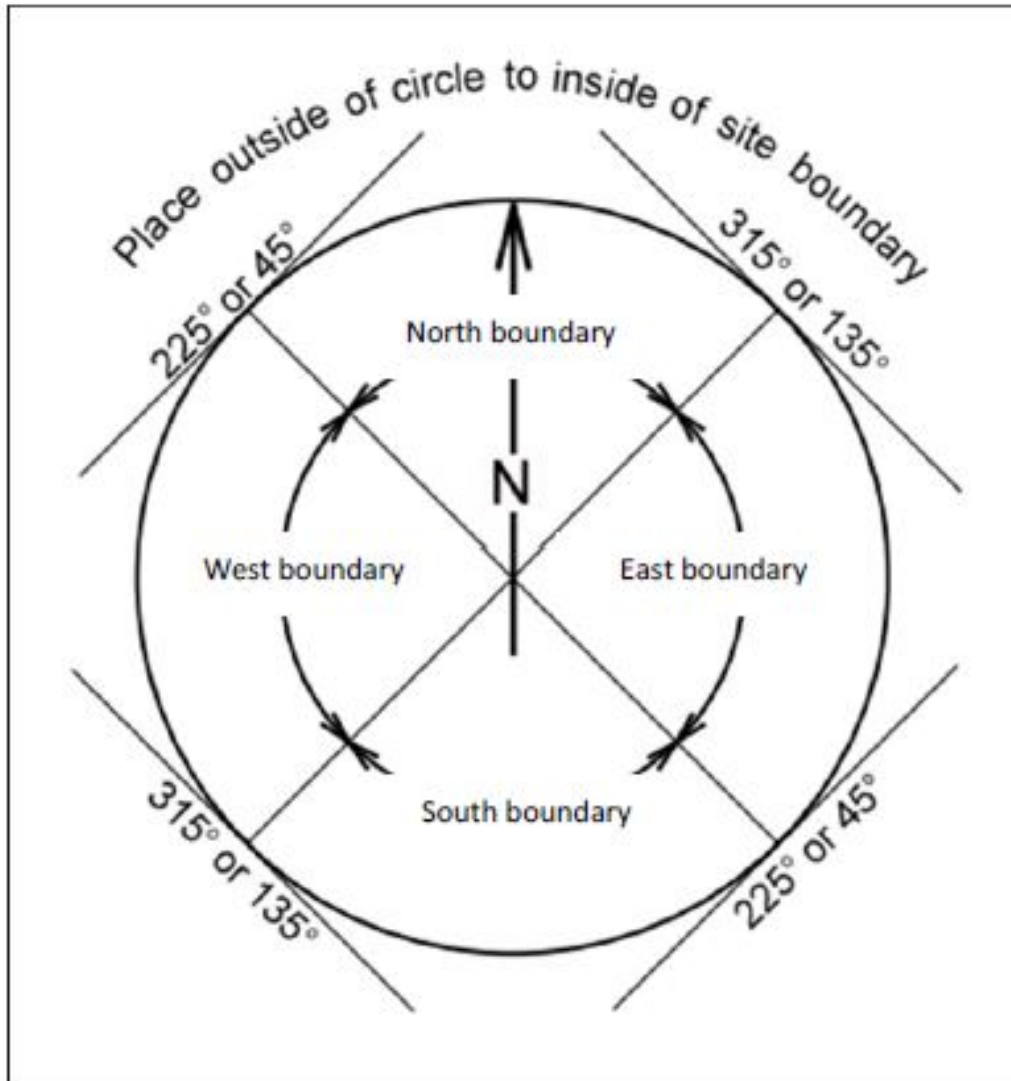


Figure H15.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H15.6.3. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H15.6.3.1 below.

Table H15.6.3.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H15.6.4. Landscaping

Purpose: ensure:

- the zone achieves a spacious landscaped character;
- landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street;
- landscaping is of sufficient quality as to make a positive contribution to the amenity of the street; and
- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks.

- (1) Landscaped areas which in total comprise at least 20 per cent of a site must be provided landscaped. The maximum impervious area in the zone is 80 per cent of the site.
- (2) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.
- (3) The required landscaping in Standard H15.6.4(2) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H15.6.5. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

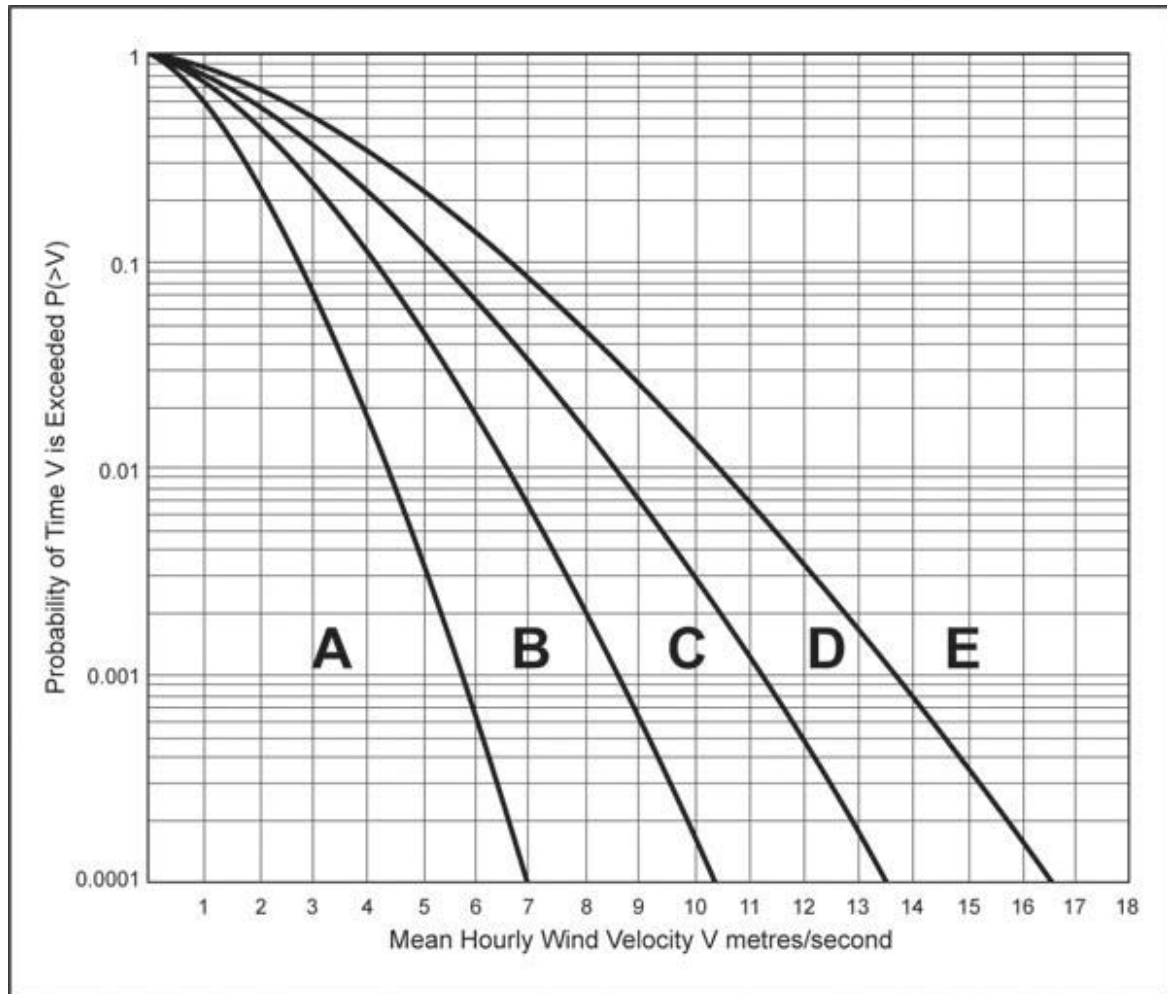
H15.6.6. Wind

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

- (1) A new building exceeding 25m in height 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;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H15.6.6(1)(a) or Standard H15.6.6(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H15.6.6(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H15.6.6(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H15.6.6.1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above.
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure H15.6.6.1 Wind environment control**H15.6.7. Outlook space**

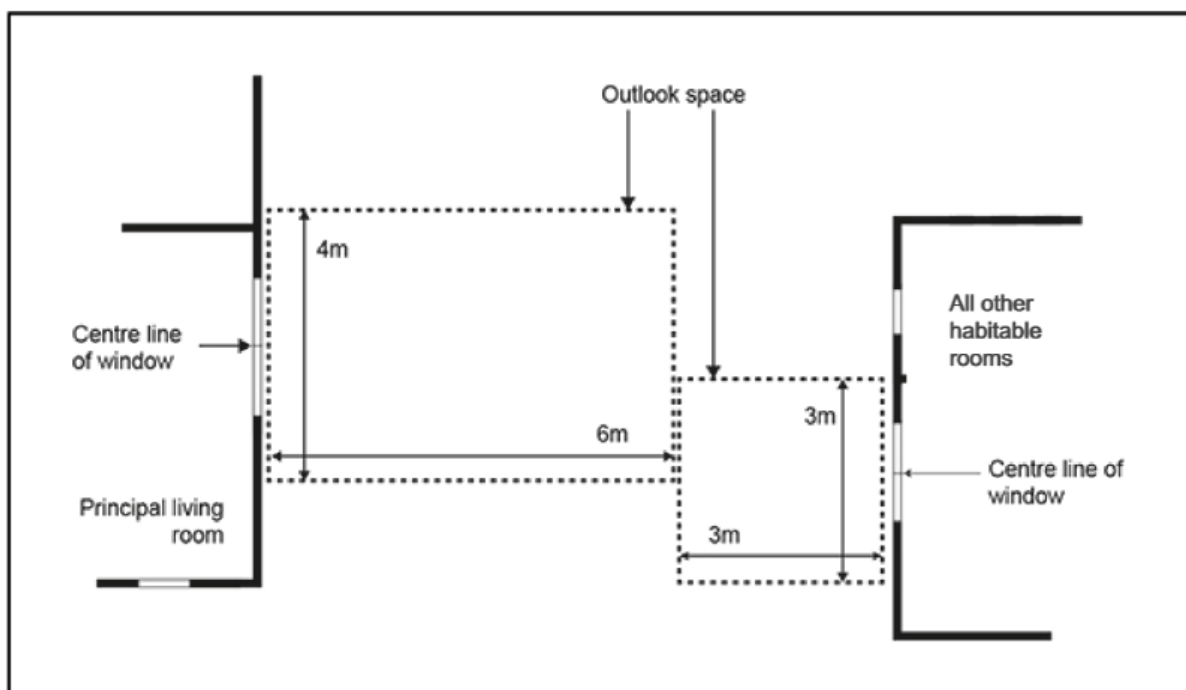
Purpose:

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

- (1) This standard applies to visitor accommodation and boarding houses.
- (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (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 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 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.
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (7) Outlook spaces may be within the site, over a public street, or other public open space.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces may overlap where they are on the same wall plane.
- (10) Outlook spaces must:
- (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H15.6.7(7) above; and
- not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H15.6.7.1 Required outlook space



H15.7. Assessment – controlled activities

There are no controlled activities in this zone.

H15.8. Assessment – restricted discretionary activities

H15.8.1. Matters of discretion

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

- (1) activities within 30m of a residential zone and emergency services:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity;
 on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects.
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and

- (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) visitor accommodation and boarding houses:
 - (a) the need to restrict the intensity and scale of the activities to a level consistent with the purpose of the zone;
- (3) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space;
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
 - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings;
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;

- (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and
 - (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (4) buildings that do not comply with the standards:
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the amenity of neighbouring sites;
 - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (f) the characteristics of the development;
 - (g) any other matters specifically listed for the standard; and
 - (h) where more than one standard will be infringed, the effects of all infringements.

H15.8.2. Assessment criteria

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

- (1) activities within 30m of a residential zone and emergency services:
 - (a) for Matter H15.8.1(1)(a)(i) refer to Policy H15.3(3)(a), Policy H15.3(3)(b), Policy H15.3(3)(c), Policy H15.3(8) and Policy H15.3(20);
 - (b) for Matter H15.8.1(1)(a)(ii) refer to Policy H15.3(3)(a), Policy H15.3(3)(b), Policy H15.3(3)(c), Policy H15.3(8) and Policy H15.3(20);
 - (c) for Matter H15.8.1(1)(b) refer to Policy H15.3(3)(c) and Policy H15.3(7);
 - (d) for Matter H15.8.1(1)(c) refer to Policy H15.3(20); and
 - (e) for Matter H15.8.1(1)(d) refer to Policy H15.3(12);
- (2) visitor accommodation and boarding houses:
 - (a) for Matter H15.8.1(2)(a) refer to Policy H15.3(20);

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

(a) for Matter H15.8.1(3)(a)(i) refer to Policy H15.3(3)(a) and Policy H15.3(3)(b);

(b) for Matter H15.8.1(3)(a)(ii) refer to Policy H15.3(3)(c);

(c) for Matter H15.8.1(3)(a)(iii) refer to Policy H15.3(4);

(d) for Matter H15.8.1(3)(a)(iv) refer to Policy H15.3(3)(a);

(e) for Matter H15.8.1(3)(a)(v) refer to Policy H15.3(7);

(f) for Matter H15.8.1(3)(b) refer to Policy H15.3(6);

(g) for Matter H15.8.1(3)(c)(i) refer to Policy H15.3(3)(a) and Policy H15.3(3)(b);

(h) for Matter H15.8.1(3)(c)(ii) refer to Policy H15.3(3)(a) and Policy H15.3(3)(b);

(i) for Matter H15.8.1(3)(c)(iii) refer to Policy H15.3(3)(a) and Policy H15.3(3)(b);

(j) for Matter H15.8.1(3)(d) refer to Policy H15.3(3)(c);

(k) for Matter H15.8.1(3)(e) refer to Policy H15.3(3)(c);

(l) for Matter H15.8.1(3)(f) refer to Policy H15.3(3)(b);

(m) for Matter H15.8.1(3)(g) refer to Policy H15.3(3)(c);

(n) for Matter H15.8.1(3)(h) refer to Policy E1.3(10); and

(o) for Matter H15.8.1(3)(i) refer to Policy H15.3(3)(12);

(4) activities that do not comply with the standards:

(a) height and height in relation to boundary:

(i) refer to Policy H15.3(3)(a), Policy H15.3(3)(b) and Policy H15.3(8);

(b) yards and landscaping:

(i) refer to Policy H15.3(7), Policy H15.3(8) and Policy H15.3(21);

(c) maximum impervious area in a riparian yard:

(i) refer to Policy H15.3(21);

(d) wind:

(i) refer to Policy H15.3(11);

(e) outlook space:

(ii) refer to Policy H15.3(2).

H15.9. Special information requirements

There are no special information requirements in this zone.

H16. Business – Heavy Industry Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H16.1. Zone description

The Business – Heavy Industry Zone provides for industrial activities that may produce objectionable odour, dust and noise emissions. Air quality emissions standards that are different to the rest of Auckland will often apply. A low level of air quality amenity applies in the Business – Heavy Industry Zone. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities.

Activities sensitive to air discharges and activities sensitive to noise are not appropriate in the zone and buildings are expected to have a mainly functional standard of amenity. The zone is typically located close to key freight routes.

The air quality of the zone is managed by the air quality provisions in E14 Air quality.

H16.2. Objectives

- (1) Heavy industry operates efficiently and is not unreasonably constrained by other activities.
- (2) Business – Heavy Industry Zone zoned land, and activities that are required to locate there because of the nature of their operation, are protected from the encroachment of:
 - (a) activities sensitive to air discharges and activities sensitive to noise; and
 - (b) commercial activities that are more appropriately located in other business zones.
- (3) The supply of large sites within the zone is not reduced by inappropriate fragmentation of those sites by subdivision.
- (4) Adverse effects on the natural environment within the zone and on the amenity values of neighbouring zones are managed.

H16.3. Policies

- (1) Avoid activities which do not support the primary function of the zone.
- (2) Manage subdivision so that it preserves the integrity of the zone for industrial use while allowing the creation of sites for established activities.
- (3) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
- (4) Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H16.4. Activity table

Table H16.4.1 Activity table specifies the activity status of land use and development activities in the Business – Heavy Industry Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H16.4.1 Activity table

Activity		Activity status
Use		
(A1)	Activities not provided for	NC
Accommodation		
(A2)	Workers accommodation - one per site	P
(A3)	Dwellings	Pr
(A4)	Integrated residential development	Pr
Commerce		
(A5)	Commercial services	NC
(A6)	Dairies up to 100m ² gross floor area	P
(A7)	Drive-through restaurant	NC
(A8)	Entertainment facilities	NC
(A9)	Food and beverage up to 120m ² gross floor area	P
(A10)	Garden centres	NC
(A11)	Motor vehicle sales	NC
(A12)	Marine retail	NC
(A13)	Offices that are accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; and (b) the office gross floor area does not exceed 100m ²	P
(A14)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	RD
(A15)	Offices not otherwise provided for	NC
(A16)	Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail gross floor area does not exceed 10 per cent of all buildings on the site	P
(A17)	Retail, up to 450m ² per site, not otherwise provided for	NC
(A18)	Retail, greater than 450m ² per site, not otherwise provided for	Pr

(A19)	Service stations	P
(A20)	Show homes	NC
(A21)	Trade suppliers	NC
Community		
(A22)	Care centres	NC
(A23)	Community facilities up to 450m ² per site	NC
(A24)	Community facilities exceeding 450m ² per site	Pr
(A25)	Emergency services	RD
(A26)	Hospitals	NC
(A27)	Recreation facilities	NC
(A28)	Tertiary education facilities that are accessory to an industrial activity on the site	P
(A29)	Tertiary education facilities not otherwise provided for	NC
Industry		
(A30)	Industrial activities	P
(A31)	Storage and lock-up facilities	NC
(A32)	Wholesaler	NC
Rural		
(A33)	Animal breeding or boarding	NC
(A34)	Horticulture	NC
Development		
(A35)	New buildings	P
(A36)	Additions and alterations to buildings	P
(A37)	Demolition of buildings	P

H16.5. Notification

- (1) Any application for resource consent for any of the following activities must be publicly notified:
 - (a) H16.4.1(A15) Offices not otherwise provided for.
- (2) Any application for resource consent for an activity listed in Table H16.4.1 Activity table and which is not listed in H16.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

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 public open spaces excluding streets, the subject site and nearby sites.

(1) Buildings must not exceed 20m in height.

H16.6.2. 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.

(1) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the residential zones, open space zones, Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone.

Figure H16.6.2.1 Height in relation to boundary

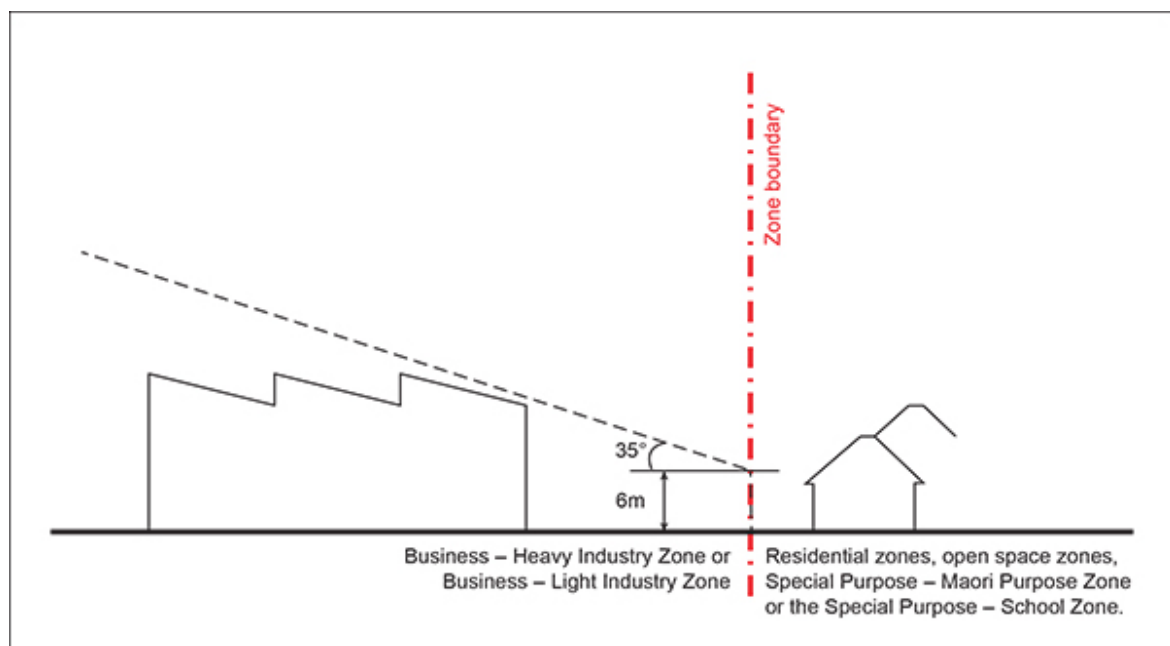
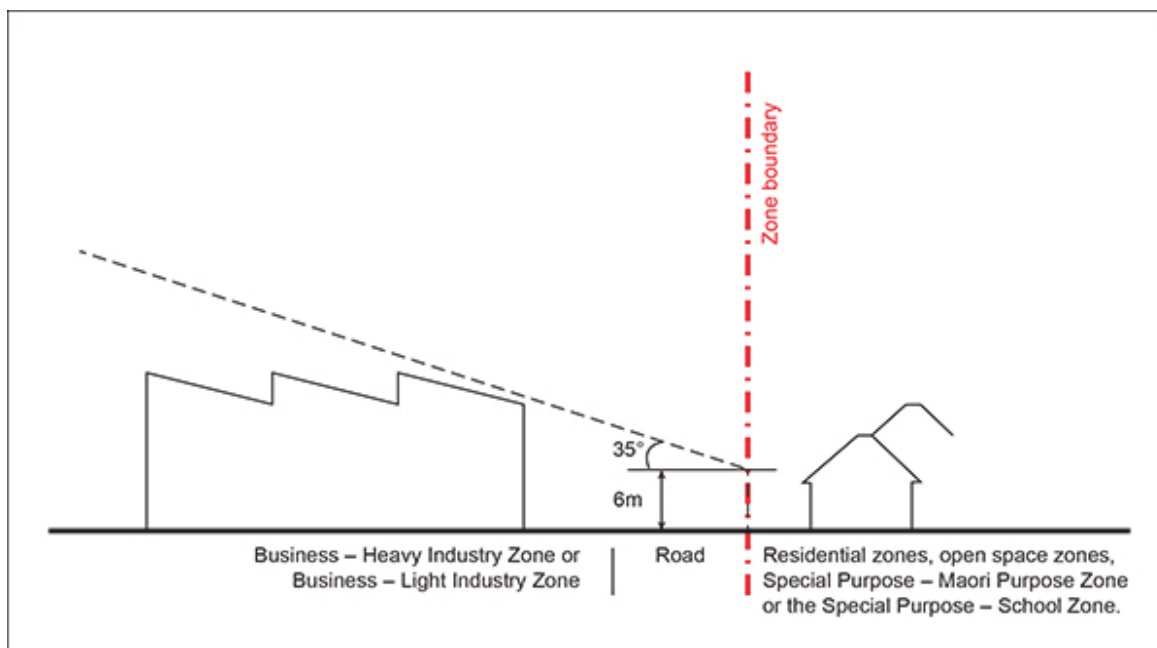


Figure H16.6.2.2 Height in relation to boundary opposite a road



H16.6.3. Maximum impervious area within the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) Maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H16.6.4. Yards

Purpose:

- provide a buffer and screening between industrial activities and neighbouring residential zones and open space zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H16.6.4.1 below:

Table H16.6.4.1 Yards

Yard	Minimum depth
Front	2m Yards are not required for internal roads or service lanes
Rear	5m where the rear boundary adjoins a residential zone, an open space zone, the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone

Side	5m where the side boundary adjoins a residential zone, an open space zone, the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone
Riparian yard	10m from the edge of permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone, open space zone, Special Purpose – Māori Purpose Zone or Special Purpose – School Zone.

- (2) Front yards (excluding access points) must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard.
- (3) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard to provide a densely planted visual buffer for a depth of at least 3m and must be appropriately maintained thereafter.

H16.6.5. Storage and screening

Purpose: require screening of rubbish and/or storage areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – School Zone or Special Purpose – Māori Purpose Zone.

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – School Zone or Special Purpose – Māori Purpose Zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at least 1.8m high.

H16.7. Assessment – controlled activities

There are no controlled activities in this zone.

H16.8. Assessment – restricted discretionary activities

H16.8.1. Matters of discretion

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

- (1) emergency services:

- (a) any location, design and/or operational characteristics which could give rise to potential reverse sensitivity effects of such significance as to inhibit or discourage heavy industry from operating in the Business – Heavy Industry Zone.
- (2) offices that are accessory to the primary activity on the site and the GFA exceeds 30 per cent of all buildings on the site:
 - (a) any location, design and operational characteristics which could give rise to potential reverse sensitivity effects which could inhibit or discourage heavy industry from operating in the Business – Heavy Industry Zone; and
 - (b) the development or expansion of activities that could reduce the available opportunities heavy industry to operate in the Business – Heavy Industry Zone
- (3) buildings that do not comply with the standards:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the amenity of neighbouring sites;
 - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (f) the characteristics of the development;
 - (g) any other matters specifically listed for the standard; and
 - (h) where more than one standard will be infringed, the effects of all infringements.

H16.8.2. Assessment criteria

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

- (1) emergency services:
 - (a) refer to Policy H16.3(1);
- (2) offices that are accessory to the primary activity on the site and the gross floor area exceeds 30 per cent of all buildings on the site:
 - (a) for Matter H16.8.1(2)(a) refer to Policy H16.3(1);
 - (b) for Matter H16.8.1(2)(b) refer to Policy H16.3(1)
- (3) buildings that do not comply with the standards:

(a) building height, height in relation to boundary, yards or storage and screening:

(i) refer to Policy H16.3(3);

(b) maximum impervious area within the riparian yard:

(i) refer to Policy H16.3(4).

H16.9. Special information requirements

There are no special information requirements in this zone.

H17. Business – Light Industry Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

[ENV-2016-AKL-000243: K Vernon] – Addition sought

H17.1. Zone description

The Business – Light Industry Zone anticipates industrial activities that do not generate objectionable odour, dust or noise. This includes manufacturing, production, logistics, storage, transport and distribution activities. The anticipated level of amenity is lower than the centres zones, Business – General Business Zone and Business – Mixed Use Zone. Due to the industrial nature of the zone, activities sensitive to air discharges are generally not provided for.

The air quality of the zone is managed by the air quality provisions in E14 Air quality

H17.2. Objectives

- (1) Light industrial activities locate and function efficiently within the zone.
- (2) The establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided.
- (3) Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.
- (4) Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.

H17.3. Policies

- (1) Enable light industrial activities to locate in the zone.
- (2) Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.
- (3) Avoid activities that do not support the primary function of the zone.
- (4) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
- (5) In identified locations enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land; and
 - (b) can be accommodated without significant adverse effects on adjacent residential zones; considering the size and depth of the area.
- (6) Avoid reverse sensitivity effects from activities within the Business – Light Industry Zone that may constrain the establishment and operation of heavy industrial activities within the Business – Heavy Industry Zone.
- (7) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.

- (8) Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H17.4. Activity table

Table H17.4.1 Activity table specifies the activity status of land use and development activities in the Business – Light Industry Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H17.4.1 Activity table

Activity		Activity status
Use		
(A1)	Activities not provided for	NC
Accommodation		
(A2)	Workers accommodation - one per site	P
(A3)	Dwellings	NC
(A4)	Integrated residential development	NC
Commerce		
(A5)	Commercial services	D
(A6)	Dairies up to 100m ² gross floor area	P
(A7)	Drive-through restaurant	P
(A8)	Entertainment facilities	D
(A9)	Food and beverage up to 120m ² gross floor area per site	P
(A10)	Garden centres other than in H17.4.1(A11)	P
(A11)	Garden centres within 100m of a Business – Heavy Industry Zone	RD
(A12)	Motor vehicle sales other than in H17.4.1(A13)	P
(A13)	Motor vehicle sales within 100m of a Business – Heavy Industry Zone	RD
(A14)	Marine retail other than in H17.4.1(A15)	P
(A15)	Marine retail within 100m of a Business – Heavy Industry Zone	RD
(A16)	Offices up to 100m ² gross floor area per site	RD
(A17)	Offices that are accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; and (b) the office gross floor area does not exceed 100m ²	P
(A18)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	RD

(A19)	Offices not otherwise provided for	NC
(A20)	Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail gross floor area does not exceed 10 per cent of all buildings on the site	P
(A21)	Retail not otherwise provided for	NC
(A22)	Service stations	P
(A23)	Show homes	P
(A24)	Trade suppliers	P
Community		
(A25)	Care centres	D
(A26)	Community facilities up to 450m ² per site	D
(A27)	Community facilities exceeding 450m ² per site	NC
(A28)	Emergency services	P
(A29)	Hospitals	D
(A30)	Recreation facilities	D
(A31)	Tertiary education facilities that are accessory to an industrial activity on the site	P
(A32)	Tertiary education facilities not otherwise provided for	D
Industry		
(A33)	Industrial activities	P
(A34)	Wholesaler	P
(A35)	Storage and lock-up facilities	P
Rural		
(A36)	Animal breeding or boarding	P
(A37)	Horticulture	P
Development		
(A38)	New buildings	P
(A39)	Additions and alterations to buildings	P
(A40)	Demolition of buildings	P

H17.5. Notification

(1) Any application for resource consent for any of the following activities must be publicly notified:

(a) H17.4.1(A3) Dwellings; and

(b) H17.4.1(A4) Integrated residential development.

(2) Any application for resource consent for an activity listed in Table H17.4.1 Activity table and which is not listed in H17.5(1) above will be subject to the normal tests

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

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

H17.6. Standards

All activities listed as permitted and restricted discretionary in Table H17.4.1 must comply with the following permitted activity standards.

H17.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
- (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

H17.6.1. Building height

Purpose:

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

- (1) Buildings must not exceed 20m in height, unless otherwise specified in the Height Variation Control on the planning maps.

H17.6.2. 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.

- (1) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the residential zones, open space zones, Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone.

Figure H17.6.2.1 Height in relation to boundary

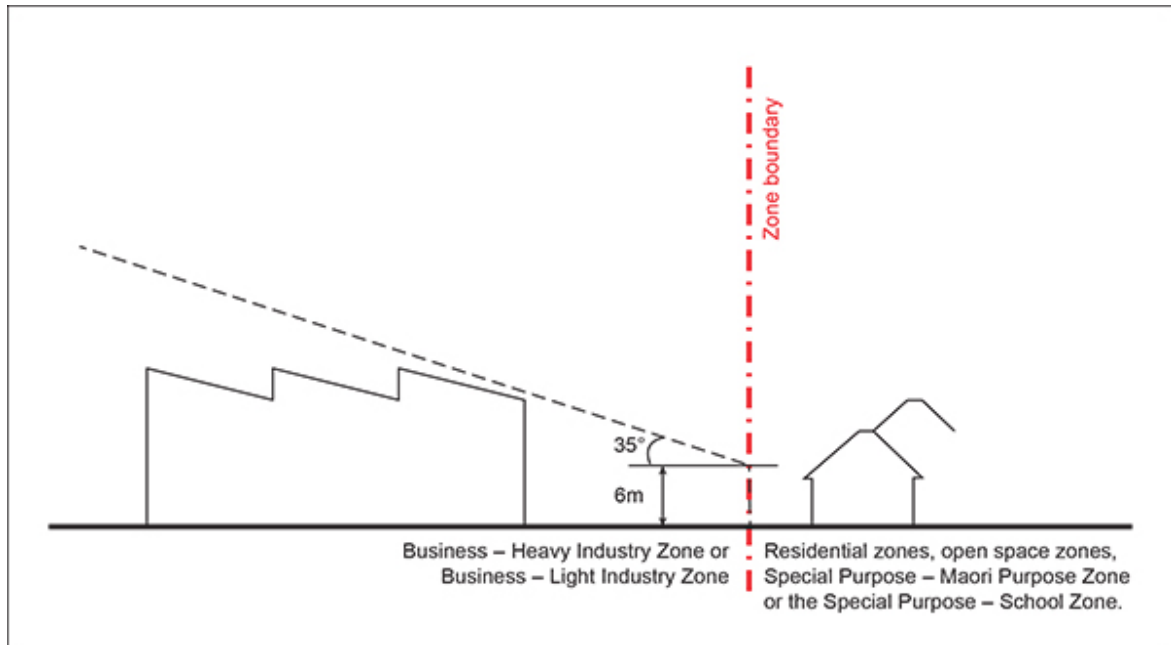
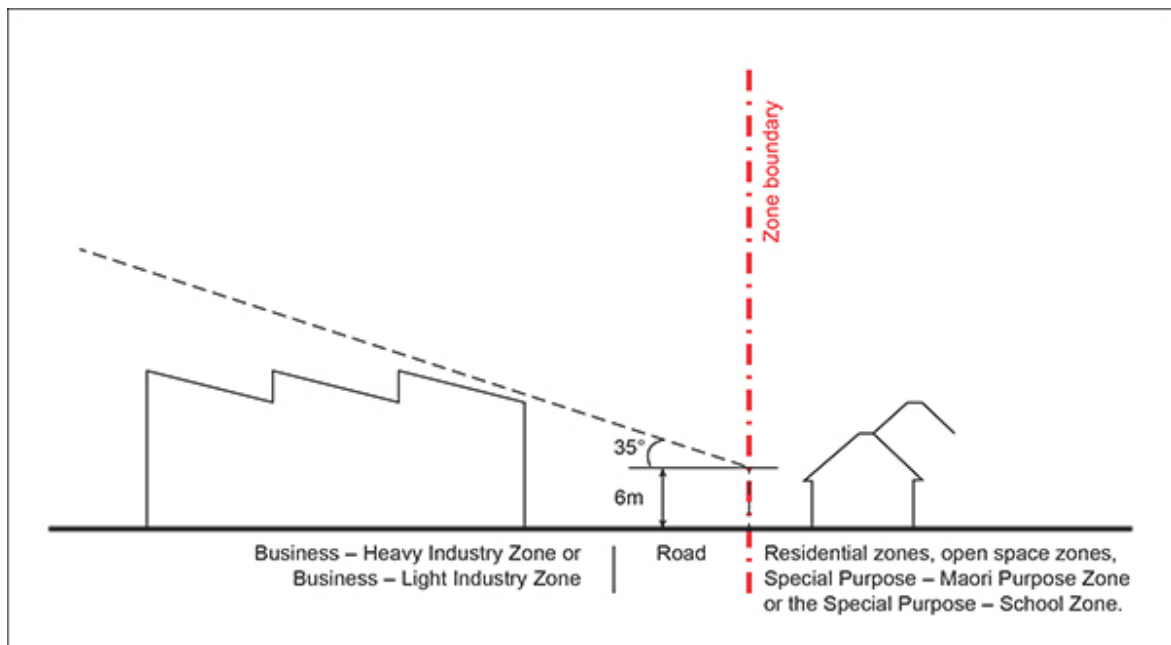


Figure H17.6.2.2 Height in relation to boundary opposite a road



H17.6.3. Maximum impervious area within the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) Maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H17.6.4. Yards

Purpose:

- provide a buffer and screening between industrial activities and neighbouring residential zones and open space zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H17.6.4.1.

Table H17.6.4.1 Yards

Yard	Minimum depth
Front	2m Yards are not required for internal roads or service lanes
Rear	5m where the rear boundary adjoins a residential zone, an open space zone, the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone
Side	5m where the side boundary adjoins a residential zone, an open space zone, the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone
Riparian yard	10m from the edge of permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone, open space zone, Special Purpose – Māori Purpose Zone or Special Purpose – School Zone.

- (2) Front yards (excluding access points) must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard.
- (3) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard to provide a densely planted visual buffer for a depth of at least 3m and must be appropriately maintained thereafter.

H17.6.5. Storage and screening

Purpose: require rubbish and/or storage areas to be screened from neighbouring residential, rural, open space zones, the Special Purpose – School Zone and the Special Purpose – Māori Purpose Zone.

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – School Zone or Special Purpose – Māori Purpose Zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at least 1.8m high.

H17.7. Assessment – controlled activities

There are no controlled activities in this zone.

H17.8. Assessment – restricted discretionary activities

H17.8.1. Matters of discretion

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

- (1) activities within 30m of a residential zone:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity;
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects. Having regard to the need to provide for the functional requirements of the activity.
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety; and
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects.
- (2) offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site, offices up to 100m² gross floor area:
 - (a) any location, design and operational characteristics which could give rise to potential reverse sensitivity effects which could inhibit or discourage light industry from operating in the Business – Light Industry Zone; and

- (b) the development or expansion of activities that could reduce the available opportunities for light industry to operate in the Business – Light Industry Zone.
- (3) activities located within 100m of the Business – Heavy Industry Zone:
 - (a) potential reverse sensitivity effects that could inhibit or restrict the operation of heavy industrial activities within the Business – Heavy Industrial Zone.
- (4) buildings that do not comply with the standards:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the amenity of neighbouring sites;
 - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (f) the characteristics of the development;
 - (g) any other matters specifically listed for the standard; and
 - (h) where more than one standard will be infringed, the effects of all infringements.

H17.8.2. Assessment criteria

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

- (1) buildings within 30m of a residential zone:
 - (a) for Matter H17.8.1(1)(a)(i) refer to Policy H17.3(4) and Policy H17.3(7);
 - (b) for Matter H17.8.1(1)(a)(ii) refer to Policy H17.3(4) and Policy H17.3(7);
 - (c) for Matter H17.8.1(1)(b) refer to Policy H17.3(4); and
 - (d) for Matter H17.8.1(1)(c) refer to Policy H17.3(4) and Policy H17.3(7).
- (2) offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site:
 - (a) for Matter H17.8.1(2)(a) refer to Policy H17.3(2); and
 - (b) for Matter H17.8.1(2)(b) refer to Policy H17.3(3).
- (3) activities located within 100m of the Business – Heavy Industry Zone
 - (a) refer to Policy H17.3(6).

(4) activities that do not comply with the standards:

(a) building height, height in relation to boundary, yards or storage and screening:

(i) refer to Policy H17.3(1) and Policy H17.3(4).

(b) maximum impervious area within the riparian yard:

(i) refer to Policy H17.3(8).

H17.9. Special information requirements

There are no special information requirements in this zone.

H18. Future Urban Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H18.1. Zone description

The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.

Refer to Chapter B Regional Policy Statement and Appendix 1 Structure plan guidelines when preparing structure plans and plan changes to rezone sites for urban activities.

H18.2. Objectives

- (1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.
- (2) Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes.
- (3) Future urban development is not compromised by premature subdivision, use or development.
- (4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.

H18.3. Policies

- (1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6).
- (2) Enable activities that are reliant on the quality of the soil or require a rural location to operate or which provide for the day to day needs of the local rural community.
- (3) Require subdivision, use and development to maintain and complement rural character and amenity.
- (4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.
- (5) Prevent the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers’ accommodation.
- (6) Avoid subdivision, use and development of land that may result in one or more of the following:
 - (a) structures and buildings of a scale and form that will hinder or prevent future urban development;
 - (b) compromise the efficient and effective operation of the local and wider transport network;

- (c) require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;
- (d) inhibit the efficient provision of infrastructure;
- (e) give rise to reverse sensitivity effects when urban development occurs;
- (f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; or
- (g) undermine the form or nature of future urban development.

H18.4. Activity table [rp/dp]

Table H18.4.1 specifies the activity status of land use activities in the Future Urban Zone pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table H18.4.1 Activity Table

Activity		Activity status
Development		
(A1)	Demolition of buildings	P
(A2)	New buildings, building additions and accessory buildings	The same activity status and standards as applies to the land use activity that the new building, building addition or accessory building is designed to accommodate
Use		
Rural		
(A3)	Farming	P
(A4)	Post-harvest facilities	D
(A5)	Rural airstrips	P
(A6)	Greenhouses	P
(A7)	Intensive farming	D
(A8)	Intensive poultry farming	D
(A9)	Free-range poultry farming	P
(A10)	Free-range poultry farming that does not comply with Standard H18.6.6	D
(A11)	Mustelid farming	Pr
(A12)	Forestry	P
(A13)	Forestry that does not comply with Standard H18.6.10	D
(A14)	Conservation planting	P
(A15)	Rural commercial services	RD
(A16)	Animal breeding or boarding	P
(A17)	Animal breeding or boarding that does not comply with Standard H18.6.11	D

(A18)	Produce sales	P
(A19)	Produce sales that do not comply with Standard H18.6.7	D
(A20)	Rural industries	RD
(A21)	On-site primary produce manufacturing	P
(A22)	Equestrian centres	RD
(A23)	Quarries - farm or forestry	P
(A24)	Quarries - farm or forestry that do not comply with Standard H18.6.13	D
(A25)	Disposal of non-residential waste or composting that complies with Standard H18.6.1.	P
(A26)	Disposal of non-residential waste or composting that does not comply with Standard H18.6.1.	D
Accommodation		
(A27)	Dwellings	P
(A28)	Dwellings that do not comply with Standard H18.6.8	NC
(A29)	Minor dwellings	RD
(A30)	Minor dwellings that do not comply with Standard H18.6.15	NC
(A31)	Workers' accommodation	RD
(A32)	Workers' accommodation that does not comply with H18.6.16	NC
(A33)	Home occupations	P
(A34)	Home occupations that do not comply with Standard H18.6.9	NC
(A35)	Camping grounds	RD
(A36)	Visitor accommodation	D
Commerce		
(A37)	Restaurants and cafes ancillary to farming carried out on the same site	RD
(A38)	Restaurants and cafes not otherwise provided for	D
(A39)	Garden centres	RD
(A40)	Markets	P
(A41)	Markets that do not comply with Standard H18.6.12	D
(A42)	Storage and lock-up facilities	D
(A43)	Show homes	D
(A44)	Veterinary clinics	RD
(A45)	Rural tourist and visitor activities	D
Community		
(A46)	Care centres for up to 10 people	P
(A47)	Care centres for more than 10 people	RD
(A48)	Community facilities	D

(A49)	Healthcare facilities	D
(A50)	Education facilities	D
(A51)	Information facilities	P
(A52)	Artworks	P
(A53)	Informal recreation	P
(A54)	Organised sport and recreation	RD
(A55)	Emergency services	RD
(A56)	Clubrooms	RD
Coastal		
(A57)	Navigational aids	P
(A58)	Boat launching facilities	D
Mana Whenua		
(A59)	Urupā	D
(A60)	Marae	D
(A61)	Customary use	P
Mineral activities		
(A62)	Mineral extraction activities	D
(A63)	Mineral prospecting	P
(A64)	Mineral prospecting that does not comply with Standard H18.6.14	D
(A65)	Mineral exploration	P
(A66)	Mineral exploration that does not comply with Standard H18.6.14	D
Cleanfill, managed fill and landfill		
(A67)	Cleanfill	D
(A68)	Managed fill disposal site	D
(A69)	Landfill	NC

H18.5. Notification

- (1) Any application for resource consent for an activity listed in Table 18.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H18.6. Standards

All activities in Table H18.4.1 Activity table must comply with the relevant applicable standards in H18.6.1 to H18.6.16.

H18.6.1. Disposal of non-residential waste or compost

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Countryside Living Zone, any urban residential zones, or the Rural – Rural and Coastal Settlement Zone.
- (2) Areas used for disposal of non-residential waste or composting must be located at least 20m from the boundary of adjoining sites in all rural zones other than the Rural – Countryside Living Zone.

H18.6.2. Maximum building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with rural landscape, character and amenity.

- (1) Dwellings and buildings accessory to dwellings must not exceed 9m in height.
- (2) Other accessory buildings must not exceed 15m in height.

H18.6.3. Yards

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

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

- (1) Buildings and accessory buildings or parts of such buildings must be set back from the relevant boundary by the minimum depth listed in Table H18.6.3.1 Yards below

Table H18.6.3.1 Yards

Yard	Minimum depth
Front yard of sites adjoining arterial roads as shown on the planning map (unless otherwise specified)	20m
Front yard all other sites	10m
Side or rear yard for buildings other than dwellings and their accessory buildings (unless otherwise specified)	12m
Side or rear yard for dwellings and their accessory buildings within a Quarry Buffer Area Overlay	20m
Side or rear yard of the site for dwellings and their accessory buildings (unless otherwise specified)	6m

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

H18.6.4. Buildings housing animals – minimum separation distance

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

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
- opportunities for reverse sensitivity effects to arise.

(1) Buildings housing animals must be located at least 12m from any site boundary.

H18.6.5. Maximum size of buildings for animal breeding or boarding, produce sales, and on-site primary produce manufacturing

(1) Buildings required for, or accessory to, the following activities must not exceed the following in gross floor area:

- (a) animal breeding or boarding, produce sales: 200m²; and
- (b) on-site primary produce manufacturing: 500m².

H18.6.6. Free-range poultry farming

(1) Coops and associated hard stand areas must be set back at least 20m from the nearest site boundary.

H18.6.7. Produce sales

All of the following standards apply to produce sales:

- (1) produce sales must be carried out on the site;
- (2) produce sales are not permitted on any road or on any site that has its vehicle access from a State Highway or motorway;
- (3) only produce grown or produced on the site, or on a site owned by the same landholder may be sold or offered for sale;
- (4) the type of produce offered for sale or sold must be confined to fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices, or produce or products from on-site primary produce manufacturing or handcrafts; and
- (5) the area set aside for retailing produce (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure

or vehicle used for that purpose), must not cover more than 100m² of site area.

H18.6.8. Dwellings

- (1) A proposed dwelling must not be located on a closed road or road severance allotment.
- (2) No more than one dwelling is permitted on any site.

H18.6.9. Home occupations

The following standards apply to home occupations:

- (1) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (2) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
- (3) no more than 10 guests may be accommodated within an existing single dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm daily;
- (5) car trips to and from the home occupation must not exceed 20 per day;
- (6) heavy vehicle trips to and from the home occupation must not exceed two per week;
- (7) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (8) at least one additional car parking space must be provided in addition to any car parking required for the dwelling except where:
 - (a) there are no employees of the home occupation who do not use the dwelling as their primary place of residence; or
 - (b) the home occupation does not involve the sale of goods from the site apart from those purchased by mail, telephone or the internet;
- (9) storage for rubbish and recycling must be provided on site and must be screened from public view;
- (10) materials or goods manufactured, serviced or repaired in the home occupation must be stored within a building on the same site; and
- (11) goods sold from the home occupation must comply with the standards for produce sales in H18.6.7.

H18.6.10. Forestry

The following standards apply to forestry:

- (1) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or

the adjoining site is a scheduled significant ecological area or the adjoining site is already afforested;

- (2) forestry must be carried out at least 5m from permanent stream, river, lake, wetland or coastal edge;
- (3) forestry must be carried out at least 5m from a scheduled significant ecological area; and
- (4) portable sawmills must not be located on a site for longer than 6 months in any 12 month period.

H18.6.11. Animal breeding or boarding

The following standards apply to animal breeding or boarding:

- (1) no animal breeding or boarding may operate on a site with an area of less than 2,000m²;
- (2) no more than 20 cats may be bred or boarded on a site at any one time;
- (3) no dogs may be bred or boarded at any time;
- (4) no more than 25 domestic pets other than cats or dogs may be bred or boarded on any site at any one time; and
- (5) all buildings or areas used for animal breeding or boarding must be located at least 20m from any boundary of the site.

H18.6.12. Markets

- (1) No market may operate on a site with an area less than 1ha;
- (2) No market may operate on any rear site.
- (3) No market may offer for sale any goods other than food and beverages, agricultural or horticultural produce, or handcrafts.
- (4) No market may operate outside the hours of 7am to 7pm on any day.

H18.6.13. Quarries - farm or forestry

- (1) Any farm or forestry quarry must not be located closer than:
 - (a) 50m from the edge of any lake, river or stream;
 - (b) 50m from the edge of any wetland larger than 1,000m²;
 - (c) 100m from either side of a foredune; or
 - (d) 100m from the landward boundary of the coastal marine area.

H18.6.14. Mineral prospecting and mineral exploration

- (1) Mineral prospecting and mineral exploration:
 - (a) must not involve any blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H18.6.15. Minor dwellings

- (1) There must be no more than one minor dwelling on any site.
- (2) A minor dwelling must comply with all of the relevant maximum height and minimum yard standards for buildings in H18.6.2 and H18.6.3.
- (3) No minor dwelling may be located on a site smaller than 1ha.
- (4) No minor dwelling may have a floor area greater than 65m² excluding outdoor decks and garaging.
- (5) Every minor dwelling must share the same driveway access with the principal dwelling.
- (6) The subdivision of the land on which a minor dwelling is located from the site on which the principal dwelling is located is a prohibited activity.

H18.6.16. Workers' accommodation

- (1) There must be no more than one building for workers' accommodation on any site.
- (2) A building for workers' accommodation must comply with all of the relevant maximum height and minimum yard standards for buildings in H18.6.2 and H18.6.3.
- (3) No building for workers' accommodation may be located on a site smaller than 5ha or greater than 40ha.
- (4) A building for workers' accommodation must not have a floor area which exceeds 120m² excluding decks and garaging.
- (5) A building for workers' accommodation may include a dormitory or equivalent shared habitable room.
- (6) A building for workers' accommodation may have more than one kitchen facility.
- (7) For the avoidance of doubt, a building for workers' accommodation may accommodate a number of seasonal workers.
- (8) The subdivision of the land on which a building for workers' accommodation is located from the site on which the principal dwelling is located is a prohibited activity.

H18.7. Assessment – controlled activities

H18.7.1. Matters of control

There are no controlled activities in this zone.

H18.7.2. Matters of control

There are no controlled activities in this zone.

H18.8. Assessment – restricted discretionary activities

H18.8.1. Matters of discretion

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

- (1) the scale of the buildings and structures and whether their size or location will affect the future subdivision, use or development of the site for urban purposes;
- (2) the requirement for infrastructure and whether the provision of infrastructure will affect the future subdivision, use or development of the site for urban purposes;
- (3) reverse sensitivity effects on future urban development;
- (4) reverse sensitivity effects on character and amenity values for adjoining rural or urban zoned sites;
- (5) the adverse effects of noise on adjoining properties;
- (6) traffic volume and safety and traffic effects on adjoining sites;
- (7) effects on areas scheduled for natural heritage, historic heritage or natural resource values or on scheduled sites and places of significance to Mana Whenua; and
- (8) the matters applicable to restricted discretionary activities in the Rural – Rural Production Zone under H19.12.1

H18.8.2. Assessment criteria

The Council will have regard to the following policies when considering the matters listed in H18.8.1:

- (1) Policies H18.3(1), (2), (3) and (6).
- (2) the assessment criteria applicable to restricted discretionary activities in the Rural – Rural Production Zone under H19.12.2

H18.9. Special information requirements

There are no special information requirements in this zone.

H19. Rural zones

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H19.1 Background

There are five rural zones:

- Rural – Rural Production Zone;
- Rural – Mixed Rural Zone;
- Rural – Rural Coastal Zone;
- Rural – Rural Conservation Zone; and
- Rural – Countryside Living Zone.

These zones, and their provisions, provide the main framework for the management of subdivision, use and development in the rural areas.

Section H19.2 contains general provisions applicable to all rural zones. These general provisions are then followed by objectives and policies relevant to the individual zones (section H19.3 to H19.5.12). The general and zone-specific provisions provide the management framework for subdivision use and development in the rural areas and need to be considered together, along with the Auckland-wide objectives and policies for rural subdivision.

Within the Rural – Rural Coastal Zone there are a number of identified coastal areas that, in addition to the general objectives and policies of that zone, have additional area specific objectives and policies.

These areas are:

- Te Arai-Pakiri coastal area;
- Whangateau-Waiwera coastal area;
- Kaipara South Head and Harbour coastal area;
- Muriwai-Te Henga coastal area;
- Tasman coastal area;
- Manukau Harbour coastal area; and
- Tāmaki-Firth coastal area.

H19.2 Objectives and policies – all rural zones

The following objectives and policies apply to all rural zones.

H19.2.1. Objectives – general rural

- (1) Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.
- (2) Rural production activities are provided for throughout rural area while containing adverse environmental effects on site.

- (3) Elite soil is protected, and prime soil is managed, for potential rural production.
- (4) Rural lifestyle development avoids fragmentation of productive land.

H19.2.2. Policies – general rural

- (1) Enable activities based on use of the land resource and recognise them as a primary function of rural areas.
- (2) Require rural production activities to contain and manage their adverse environmental effects on-site to the fullest extent practicable.
- (3) Enable rural production activities on elite and prime soil and avoid land-use activities and development not based on, or related to, rural production from locating on elite soil and avoid where practicable such activities and development from locating on prime soil.
- (4) Enable and maintain the productive potential of land that is not elite or prime soil but which has productive potential for rural production purposes, and avoid its use for other activities including rural lifestyle living except where these are provided for or enabled by Policy H19.2.2(5).
- (5) Enable a range of rural production activities and a limited range of other activities in rural areas by:
 - (a) separating potentially incompatible activities such as rural production and rural lifestyle living into different zones;
 - (b) avoiding or restricting rural subdivision for activities not associated with rural production in areas other than those subdivision provided for in E39 Subdivision – Rural;
 - (c) managing the effects of activities in rural areas so that;
 - (i) essential infrastructure can be funded, coordinated and provided in a timely, integrated, efficient and appropriate manner; and
 - (ii) reverse sensitivity effects do not constrain rural production activities.
 - (d) acknowledging that, in some circumstances, the effective operation, maintenance, upgrading and development of infrastructure may place constraints on productive land and other rural activities; or
 - (e) providing for tourism and activities related to the rural environment.
- (6) Recognise that a range of buildings and structures accessory to farming and forestry, and other operational structures for rural production activities are an integral part of rural character and amenity values.
- (7) Enable intensive farming in the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone only where it is carried out in accordance with good industry practice.

H19.2.3. Objectives – rural character, amenity and biodiversity values

- (1) The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.
- (2) Areas of significant indigenous biodiversity are protected and enhanced.

H19.2.4. Policies – rural character, amenity and biodiversity values

- (1) Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:
 - (a) a predominantly working rural environment;
 - (b) fewer buildings of an urban scale, nature and design, other than residential buildings and buildings accessory to farming; and
 - (c) a general absence of infrastructure which is of an urban type and scale.
- (2) Recognise the following are typical features of the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone and will generally not give rise to issues of reverse sensitivity in these zones:
 - (a) the presence of large numbers of farmed animals and extensive areas of plant, vine or fruit crops, plantation forests and farm forests;
 - (b) noise, odour, dust, traffic and visual effects associated with use of the land for farming, horticulture, forestry, mineral extraction and cleanfills;
 - (c) the presence of existing mineral extraction activities on sites zoned as Special Purpose – Quarry Zone;
 - (d) accessory buildings dot the landscape, particularly where farming activities are the dominant activity; and
 - (e) activities which provide for the relationship of Mana Whenua to their ancestral land and taonga.
- (3) Enable opportunities to protect existing Significant Ecological Areas or provide opportunities to enhance or restore areas to areas meeting criteria of Significant Ecological Areas.

H19.2.5. Objectives – rural industries, rural commercial services and non-residential activities

- (1) Rural production activities are supported by appropriate rural industries and services.
- (2) The character, intensity and scale of rural industries and services are in keeping with the character of the relevant rural zone.

- (3) The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced.
- (4) Industries, services and non-residential activities of an urban type and scale unrelated to rural production activities are not located in rural zones.
- (5) The rehabilitation of quarries is assisted by cleanfills and managed fills.

H19.2.6. Policies – rural industries, rural commercial services and non-residential activities

- (1) Enable rural industries and rural commercial services only where they have a direct connection with the resources, amenities, characteristics and communities of rural areas.
- (2) Manage rural industries, rural commercial services and other non-residential activities to:
 - (a) avoid creating reverse sensitivity effects;
 - (b) contain and manage adverse effects on-site; and
 - (c) avoid, remedy or mitigate adverse effects on traffic movement and the road network.
- (3) Enable cleanfills and managed fills where they can assist the rehabilitation of quarries.
- (4) Restrict cleanfills and managed fills in the Rural – Rural Conservation Zone and Rural – Countryside Living Zone. Where cleanfills are established in other rural zones:
 - (a) they should not adversely affect or inhibit the use of surrounding land for productive purposes or for carrying out any permitted, restricted discretionary or discretionary activity; and
 - (b) their completed state should be in keeping with the appearance, form and location of existing rural character and amenity values.

H19.3 Rural – Rural Production Zone

H19.3.1. Zone description

The purpose of the Rural – Rural Production Zone is to provide for the use and development of land for rural production activities and rural industries and services, while maintaining rural character and amenity values.

The zone's physical, climatic and production characteristics vary across the region, including rolling to steep hill country and flat to rolling lowlands with highly productive soils close to the metropolitan area.

In the north, the zone is characterised by:

- Auckland's highest number of remaining large rural properties;
- Low-intensity settlement, significant natural areas and natural resources; and
- an environment less modified by humans than other zones in the north.

In the south, the zone is characterised by:

- intensively subdivided land tenure pattern, particularly on lowland areas;
- the largest horticultural production area in Auckland, centred on the highly productive soils of the Franklin lowlands;
- mixed primary production including pastoral farming and forestry relating to topography, land tenure pattern and water availability on the west and east coasts; and
- the Hunua Ranges providing the backdrop to production land in the east.

The following objectives and policies apply to the Rural – Rural Production Zone.

H19.3.2. Objectives

- (1) A range of rural production, rural industries, and rural commercial activities take place in the zone.
- (2) The productive capability of the land is maintained and protected from inappropriate subdivision, use and development.

H19.3.3. Policies

- (1) Provide for a range of existing and new rural production, rural industry and rural commercial activities and recognise their role in determining the zone's rural character and amenity values.
- (2) Provide for forestry activities including:
 - (a) planting and management of new and existing forests in recognition of their production values, land stability and carbon sequestration functions, and multiple use for active recreation;
 - (b) woodlots and farm-scale forestry; and
 - (c) planting of indigenous species and amenity exotic species for long-term production purposes and the eventual harvesting of these species.
- (3) Enable the establishment of new greenhouses and the expansion of existing greenhouses in specific locations where there are advantages for operational efficiencies, transport accessibility and the provision of energy such as natural gas supplies and services, and manage the amenity expectations of other activities in these areas.
- (4) Provide for intensive farming, while managing the adverse effects and require compliance with good industry practice.
- (5) Require intensive farming of new species, including terrestrial, freshwater and marine species not currently farmed in the Rural – Rural Production Zone to:

- (a) be designed and operated to prevent the escape of any species of animal or plant that could have an adverse effect on the natural environment; and
- (b) not include any mustelid species.

H19.4 Rural – Mixed Rural Zone

H19.4.1. Zone description

The purpose of the Rural – Mixed Rural Zone is to provide for rural production, generally on smaller rural sites and non-residential activities of a scale compatible with smaller site sizes.

These areas often have a history of horticulture, viticulture, intensive farming and equine-related activities. These activities have in turn supported the establishment of produce sales or retail services such as cafés, restaurants, tourist and visitor-related facilities.

Sites in this zone provide flexibility to accommodate a range of rural production activities and associated non-residential activities while still ensuring good amenity levels for residents who use their land for rural lifestyle purposes.

The following objectives and policies apply to the Rural – Mixed Rural Zone.

H19.4.2. Objectives

- (1) The existing subdivision pattern is used by a range of rural production activities and non-residential activities that support them.
- (2) The continuation of rural production and associated non-residential activities in the zone is not adversely affected by inappropriate rural lifestyle activity.
- (3) Rural character and amenity values of the zone are maintained while anticipating a mix of rural production, non-residential and rural lifestyle activities.

H19.4.3. Policies

- (1) Enable rural production, rural industries and rural commercial services that are compatible with the existing subdivision pattern and recognise that these activities are significant elements of, and primary contributors to, rural character and amenity values.
- (2) Manage reverse sensitivity effects by:
 - (a) limiting the size, scale and type of non-rural production activities;
 - (b) retaining the larger site sizes within this zone;
 - (c) limiting further subdivision for new rural lifestyle sites; and
 - (d) acknowledging a level of amenity that reflects the presence of:
 - (i) rural production and processing activities that generate rural odours, noise from stock and the use of machinery, and the movement of commercial vehicles on the local road network; and

- (ii) non-residential activities which may generate noise, light and traffic levels greater than those normally found in areas set aside for rural lifestyle activities.

H19.5 Rural – Rural Coastal Zone

H19.5.1. Zone description

The purpose of the Rural – Rural Coastal Zone is to retain and enhance the rural character and amenity values, local coastal character and biodiversity values of rural areas along Auckland's harbours, estuaries and coastline. It is also to enable rural production activities, local non-residential activities, maintain recreational opportunities and manage the effects of existing scattered rural lifestyle development. The zone also provides opportunities to access the coastal marine area and support marine-related activities.

The zone is more extensive than the coastal environment line identified by using the New Zealand Coastal Policy Statement criteria. It recognises the significance of the coast to the character and identity of Auckland and its role as a favoured place to live and work and for recreational and leisure activities. The coastal environment, and in particular the coastal edge and margins of lakes and rivers, is important to Mana Whenua.

Much, but not all of the zone and the adjacent coastal marine area is covered by Outstand Natural Character, High Natural Character, Outstanding Natural Landscape and Significant Ecological Areas overlays.

Parts of this zone are under significant development pressure for coastal town and village settlement, further rural lifestyle opportunities, recreational, tourism and visitor activities.

The objectives and policies set out in H19.5.2 and H19.5.3 apply to the entire Rural – Rural Coastal Zone. The objectives and policies set out in sections H19.5.4. – H19.5.10. apply to specific coastal areas:

- Rural Coastal Zone – Te Arai-Pākiri coastal area;
- Rural Coastal Zone – Whangateau-Waiwera coastal area;
- Rural Coastal Zone – Kaipara South Head and Harbour coastal area;
- Rural Coastal Zone – Muriwai-Te Henga coastal area;
- Rural Coastal Zone – Tasman coastal area;
- Rural Coastal Zone – Manukau Harbour coastal area; and
- Rural Coastal Zone – Tāmaki-Firth coastal area.

H19.5.2. Objectives

- (1) Rural production activities are enabled while managing adverse effects on rural character and amenity values, landscape, biodiversity values and Mana Whenua cultural heritage values.

- (2) The development and operation of activities that provide recreational and local non-residential services are enabled where they maintain and enhance the zone's rural and coastal character, amenity values, landscape and biodiversity values.
- (3) Buildings are of a scale and intensity that do not detract from the zone's rural and coastal character and amenity values.
- (4) Rural lifestyle subdivision is limited across the zone.
- (5) The significant relationship between land, freshwater bodies and the coastal marine area and their contribution to Auckland's rural and coastal character is maintained and enhanced.
- (6) Recognise differences in coastal character in different parts of the zone and manage activities and development to maintain and enhance local coastal character.

H19.5.3. Policies

- (1) Manage activities and development to maintain the distinctive rural and coastal character of the zone which include:
 - (a) farming and forestry with a low density of buildings and other significant structures;
 - (b) rural character and amenity values, biodiversity values, values based on particular physical and natural features such as beaches, ridgelines, estuaries, harbours, indigenous vegetation, wetlands, or similar features;
 - (c) physical and visual links between land, freshwater lakes and the coastal marine area; or
 - (d) traditional cultural relationships of Mana Whenua with the coastal environment.
- (2) Enable the continuation of rural production activities and the construction of accessory buildings and structures for farming purposes.
- (3) Provide for the continued operation of forestry including harvesting and replanting in existing forest areas.
- (4) Discourage rural production activities that have significant adverse effects resulting from:
 - (a) large buildings;
 - (b) significant earthworks or changes to natural landforms;
 - (c) adverse effects that cannot be contained or managed within the boundary of the site;
 - (d) significant numbers of daily vehicle movements, particularly on scenic and tourist routes; or

- (e) significant impacts on biodiversity values and rural character and amenity values.
- (5) Maintain the rural and coastal character and amenity values in the coastal environment by controlling the number, location, size and visual impact of dwellings and other non-residential buildings and their curtilage and accessways.
- (6) Require the location and design of buildings and other significant structures to:
 - (a) avoid locating on the top of ridgelines so their profile does not protrude above the natural line of the ridge;
 - (b) minimise building platforms and accessways and earthworks associated with these; and
 - (c) avoid locating buildings and other significant structures in coastal yards and riparian margins, except for fences and structures with operational need for such a location.
- (7) Recognise the importance of major roads in the zone that:
 - (a) provide access to coastal settlements, public open space and the coast;
 - (b) function as major transport routes for rural produce;
 - (c) are major scenic and tourist routes;
 - (d) are preferred locations for recreation, tourism, visitor facilities and services and the sale of produce and crafts; or
 - (e) act as gateways to Auckland.
- (8) Enable the development of appropriate activities, while ensuring that the transport function of the road and its scenic values are not compromised.

H19.5.4. Rural – Rural Coastal Zone Te Arai-Pākiri coastal area

H19.5.4.1. Area Description

This area includes the coastal land between Te Arai Point and J Greenwood Road to the south of Pākiri village. Te Arai and Pākiri beaches are the only lengthy, exposed, high-energy beaches on mainland Auckland's east coast. In contrast to other areas on this coastline, it has a distinctly remote and wild rural character.

The area is characterised by hill country in the south and west which gives way to rolling rural land, sand dunes and flat pastoral land in the north and east. The sand dunes along with historically planted exotic forests form a natural interface between the beach and the pastoral land further afield. The areas of indigenous and exotic forest on the hills lying to the west of the Pākiri coastal area form a physical and visual backdrop to the area. There are significant areas of indigenous vegetation and wildlife habitat in the area, containing a number of important native species.

The Te Arai-Pākiri coastal area is characterised by an existing rural lifestyle and beach settlement to the south of Mangawhai Forest, focussed on the Pākiri River area. Pākiri Regional Park is located to the south of the river. There are limited public road access points to the beaches. At Te Arai Point, located towards the northern end of the coastline, there is a public reserve, regional park, scenic lookout and a golf course.

H19.5.4.2. Objectives

- (1) Low levels of built development in the Te Arai-Pākiri coastal area are maintained to retain its coastal character and the scenic and recreational values of Pākiri Beach and Te Arai Beach.
- (2) Development of Māori land is provided for in a way that retains the dominance of natural elements and scenic values over any built development.

H19.5.4.3. Policies

- (1) Avoid beachfront residential and rural lifestyle development to retain the undeveloped character of the beaches.
- (2) Manage the type and intensity of development along existing public roads and other access ways to the beaches to protect their low-key development character.
- (3) Manage built development so that the size, location and density of buildings do not dominate over natural elements and the area retains a rural and coastal character rather than a built one.
- (4) Minimise the visual and landscape impacts of buildings in areas where there are important public views to and from Pākiri Beach, Te Arai Beach and the rural backdrop, including:
 - (a) views to and from the beach at the Pākiri River mouth;
 - (b) views to and along Pākiri Beach and the southern coastal hills from Pākiri Regional Park; and
 - (c) views to and from the beach at Te Arāi Point.
- (5) Avoid activities and development that adversely affect the natural character, water quality and recreational use of the catchment of the Cape Rodney to Ōkakarī Point/Goat Island Marine Reserve, particularly on the coastal hills fronting the reserve.
- (6) Provide for the ongoing operation of the Mangawhai Forest and its multiple purposes for timber production and sand dune stabilisation, and for its landscape and open space values as a backdrop to Pākiri Beach.
- (7) Enable the use of Māori land in the area for papakāinga and other associated purposes, but recognise the high natural values of the area by:
 - (a) concentrating built development in areas of lower visual prominence;

- (b) cluster development rather than expansion along the coastal edge;
- (c) maintaining existing vegetation and landform character as far as practicable; and
- (d) managing the scale of development to reflect papakāinga and marae needs, rather than more intensive forms of development.

H19.5.5. Rural – Rural Coastal Zone East Coast area Whangateau-Waiwera

H19.5.5.1. Area Description

This extends from Rodney Road (Pākiri Hill) south as far as the northern bank of Waiwera River. Its inland boundary generally follows State Highway 1 from Waiwera to Warkworth, before extending northeast to the east of Matakana Road and along Leigh Road.

The area is characterised by an indented and variable coastline with steep headlands, small coves, sheltered beaches and harbours, and extensive sandy beaches. A sequence of five major estuaries are along the eastern coast area – Whangateau, Matakana, Mahurangi, Pūhoi and Waiwera. These estuarine environments provide fish nursery areas that contribute to the overall productivity of the Hauraki Gulf.

Between Mahurangi and Waiwera the land is characterised by steep to rolling rural land with extensive areas of indigenous vegetation and partially bush-clad slopes. There are few areas of flat land, the largest areas being at Omaha Beach and Omaha flats.

Much of the coastal edge is identified as an Outstanding Natural Character or High Natural Character overlay with further expanses of land being Outstanding Natural Landscape and Significant Ecological areas.

Five regional parks at Tāwharanui, Scandretts, Mahurangi East, Mahurangi West and Wenderholm provide public access and recreational opportunities, as well as being significant ecological areas.

H19.5.5.2. Objectives

- (1) The open, high-quality natural character, coastal landscape and natural environmental values are retained.
- (2) Recreational, marine transport, tourism and home occupation activities are supported where they are consistent the coastal landscape character and natural environmental values of the area.
- (3) Use and development is integrated with growth in identified rural and coastal towns and settlements.
- (4) The high natural values of the east coast estuaries are maintained.

H19.5.5.3. Policies

- (1) Require buildings, including dwellings, greenhouses and buildings for intensive farming and their curtilage and access to be located sensitively in

the landscape with particular consideration to their size, location, scale and density, ability to sit into the landscape.

- (2) Avoid locating dwellings and other significant buildings on ridgelines and the construction of visually prominent accessways up or across visually significant slopes.
- (3) Recognise and support the high recreational values of the area, particularly accessibility to, and use of, the coastal marine area by enabling:
 - (a) the continued use of Sandspit as a transport terminal to Kawau Island; and
 - (b) the efficient operation of existing public boat launching facilities and the establishment of new public facilities in appropriate locations.
- (4) Avoid activities and development of a type, scale or location that adversely affects the public use and enjoyment of regional parks and other public open space for:
 - (a) active and passive recreation, both on land and in the adjoining coastal marine area;
 - (b) appreciation of open space, scenic and natural landscape values;
 - (c) centres for biodiversity management and enhancement; or
 - (d) farmland management.
- (5) Concentrate larger scale tourist facilities, including tourist accommodation, in rural and coastal towns.
- (6) Manage activities that have the potential to generate sediment into the estuarine environments to ensure the high natural values of these environments are protected and maintained.

H19.5.6. Rural – Rural Coastal Zone West Coast Coastal area (Kaipara South Head and harbour)

H19.5.6.1. Area description

This area includes significant areas of Kaipara South Head, the Ōkahukura (Tāpora) Peninsula and the eastern coastal margins of the Kaipara Harbour. The area is characterised by a predominance of rural production activity, particularly pastoral farming activities and forestry and its significance to Māori. Long, high-energy beaches backed by sand dunes are located along the coast, terminating in the significant high dune landforms and Papakanui spit at South Kaipara Head.

Flat coastal alluvial plains are a special landscape feature in the Kaipara Harbour catchment. These are backed by a convoluted coastline with rolling hills. This harbour is highly tidal with extensive areas of exposed intertidal flats and defined low tidal channels and occasional mangrove communities. The South Head area

is recognised as having wind resources with potential to be used as a source of renewable energy.

Significant bird habitats are present along the coastal margins and in the harbour, particularly around the sand islands at Tāpora. Tāpora, Wharehine and Port Albert are sensitive to development due to the elevated nature of many of the surrounding roads, and due to the rolling and often open nature of the land which also connects to the low lying alluvial plains.

Development has increased in particular along the west coast of the Kaipara Harbour and along South Head. A pattern of typically large properties and low-density settlement provides a rural and semi-remote character.

Woodhill Forest along the western margins of South Kaipara peninsula provides recreation, sand stabilisation and landscape functions.

There are areas of Outstanding Natural Character, High Natural Character and Outstanding Natural Landscape which may be at risk of degradation due to development pressure. South Head and the coast of the Kaipara Harbour are areas recognised as being under pressure for development. Control over the built environment in these areas is considered prudent to ensure that the character and rural/coastal landscape and environmental and amenity values are retained.

H19.5.6.2. Objectives

- (1) The special and distinctive coastal and rural character of the West Coast area is retained.
- (2) Land-based activities and development are managed to protect the area's Outstanding and High Natural Character and landscape values and its ecological, recreation and amenity values.
- (3) The relationship between the land, the Tasman Coast and the Kaipara Harbour is recognised and maintained.
- (4) Significant Māori associations with the Kaipara Harbour area recognised and provided for.

H19.5.6.3. Policies

- (1) Enable rural production activities, particularly pastoral farming and forestry, for their economic and social role as well as in retaining a remote rural and coastal character.
- (2) Maintain a low-intensity built environment, where buildings are for rural production purposes rather than for rural lifestyle.
- (3) Require buildings for intensive farming to be sited to minimise visual impacts on natural character and landscape values.
- (4) Retain a range of land holding sizes, particularly those larger land holdings used for pastoral farming activities.

- (5) Improve public access to the Kaipara Harbour, including boat launching facilities where this does not adversely affect important habitat areas, such as the Tāpora sand islands.
- (6) Require subdivision and land-use activities to enhance and protect the distinctive special character and sensitive environments of the policy area.

H19.5.7. Rural – Rural Coastal Zone Muriwai-Te Henga coastal area

H19.5.7.1. Area description

This area consists of a rugged coastal strip between Muriwai and Bethells Beach/Te Henga and the area inland to the edge of the hill country west of Waitākere township. It has largely uninhabited steep, rugged indented coastal cliffs along the West Coast with small beaches amid high rocky headlands. Rolling to steep hills extend inland from the coast. There is significant indigenous vegetation. This area is characterised by the predominance of natural qualities that is largely unmodified by the built environment, significant roads or other landscape modifications.

Rural lifestyle development to the south of Muriwai settlement is focused on Ōaia and Constable Roads but set back from the coastal edge.

Part of this area is included in the Waitākere Ranges Heritage Area Overlay.

H19.5.7.2. Objectives

- (1) The natural character and coastal and non-urban character of the Muriwai-Bethells Beach coastal area is protected and retained.
- (2) Activities are managed to maintain the values of the adjoining Open Space Zone.

H19.5.7.3. Policies

- (1) Manage built development so that its size, location and density do not dominate natural elements and the area retains a rural and coastal character rather than a built one.
- (2) Avoid siting dwellings and accessory buildings overlooking public walkways or locations such as headlands or ridgelines where they would be highly visible from an Open Space Zone.
- (3) Avoid built development requiring significant clearance of regenerating and established indigenous vegetation.

H19.5.8. Rural – Rural Coastal Zone Tasman Coast area (Āwhitu Peninsula)

H19.5.8.1. Area description

This area comprises the western margins of the Āwhitu Peninsula. It extends from the Manukau Harbour south to the boundary with the Waikato District.

The Peninsula is largely defined by a sequence of massive dunes that rise to a central spine generally 120-190m above sea level. These enclose a series of

deep valleys and dune lakes that are exposed to the Tasman Sea. There are two dune lakes - Pēhiākura and Pokorua.

The area as a whole is one of high natural character and outstanding natural landscapes. Steep hill country gives the area a wild, scenic and remote landscape character. Pastoral land comprises large farm holdings with pockets of indigenous vegetation and forestry. Settlement is typically sparse – characterised by farm houses and accessory buildings and located adjacent to existing roads. A long history of Māori settlement has left a legacy of places and sites of significance to local iwi and strong cultural associations with the peninsula as a whole.

The potential for this area to support renewable wind energy generation facilities is acknowledged.

H19.5.8.2. Objectives

- (1) The high natural values, including natural character and landscapes are protected from inappropriate subdivision, use and development while providing for rural activities.
- (2) Natural coastal processes are recognised and managed by avoiding activities that would create or exacerbate coastal erosion and sand blowouts along the Tasman coastline.

H19.5.8.3. Policies

- (1) Provide for limited subdivision, use and development to ensure natural character and landscape values are maintained and enhanced.
- (2) Avoid land modification and development along sandy coastal margins and seaward faces of the coastal escarpments or ridgelines.
- (3) Encourage protection of stands of indigenous bush and restoration and enhancement planting of indigenous trees, shrubs and other plants along the coastal escarpments and ridgelines.
- (4) Recognise the wild, scenic, and remote values of the Tasman Coast.

H19.5.9. Rural – Rural Coastal Zone Manukau Harbour coastal area

H19.5.9.1. Area description

This area encompasses the harbour fringe from Wattle Bay at the harbour entrance to the Whangamaire Stream arm of the Pāhurehure Inlet west of Hingaia.

This coastal margin is physically diverse with a wide variety of environments including beaches, headlands, cliffs and estuaries. It is characterised by low-lying rural flatlands, low terraces and rolling topography deeply indented by the Waiuku and Taihiki rivers and various estuarine creeks and inlets.

The Waiuku River is associated with low coastal cliffs and rural land sloping down to a mangrove-lined estuary.

There are larger holdings on the eastern Āwhitu coastline than along the southern Manukau coast, with a predominance of pastoral farming activities. Overall in this location there is a relative absence of dwellings in proximity to much of the coastline. The character of the area is based on agricultural land uses and absence of built development rather than the presence of indigenous vegetation. The area also has important cultural significance.

The coastal area forms part of the wider Franklin lowlands with highly productive soils, pastoral and horticultural land uses and an intensive pattern of land subdivision into small rural sites.

H19.5.9.2. Objectives

- (1) The rural and coastal character and visual amenity values are maintained.
- (2) Activities in the area are managed to protect the ecological values of the Manukau Harbour, particularly identified wader bird habits and the visual and landscape interconnections between land and sea.
- (3) Identified special character areas as set out in Policy H19.5.9.3(3) are protected from inappropriate subdivision, use and development.
- (4) The quality and quantity of coastal and riparian vegetation in the coastal area are improved.

H19.5.9.3. Policies

- (1) Recognise the significance of the coastal margin setback in maintaining the natural character of the coastal edge and contributing to the visual amenity values, as well as providing a natural buffer to coastal erosion and flooding.
- (2) Require dwellings and other significant built development to locate outside the coastal margin setback.
- (3) Recognise the following areas which are identified as being of special character in the Rural – Rural Coastal Zone Manukau Harbour coastal area:
 - (a) Clarks Beach to Seagrove and Ellets Beach;
 - (b) Pollok Spit;
 - (c) Āwhitu Regional Park and Environs;
 - (d) Waipipi Creek Roosts;
 - (e) The Western Needles Promontory;
 - (f) Kelly's Landing Headland;
 - (g) Dickey's Landing Headland;
 - (h) Kauri Road Headland;
 - (i) Andrew Pye Road Headland;

- (j) Mako Point Headland; and
 - (k) headland between Wattle Bay and Ōrua Bay.
- (4) Protect the special character areas listed in Policy H19.5.9.3(3) by:
- (a) controlling the location, scale and density of built development;
 - (b) having vegetation cover and production land uses that are appropriate to the area having regard to its use by wader birds; and
 - (c) restricting access in identified wader bird areas.
- (5) Avoid activities and development of a type or scale or location that adversely affects the public use and enjoyment of the Āwhitu Regional Park for:
- (a) active and passive recreation, both on land and in the adjoining coastal marine area;
 - (b) appreciation of open space, scenic and natural landscape values; and
 - (c) farmland management.
- (6) Require enhancement of the coastal edge and riparian margins as part of any development for rural lifestyle purposes or non-residential activities.

H19.5.10. Rural – Rural Coastal Zone Tāmaki Firth coastal area

H19.5.10.1. Area description

This area encompasses rural coastal land from Maraetai south-east to the regional boundary south of Matingarahi on the Firth of Thames.

It is a mixture of flat land around the lower reaches of the Wairoa River and at Kawakawa Bay, Ōrere Point and Waimangu Point, separated by rolling to steep hill country. This coastal area is predominantly pastoral land but backs onto steep forest-covered hill country in the north and the Hunua Ranges in the south. Pastoral farming is predominant, interspersed with local areas of indigenous vegetation.

The coastline is characterised by a rocky shoreline of small coves and headlands, cliffs, wider sandy beaches, prominent headlands, shallow beaches, separated by rolling land, which gives way to shallow gravel beaches in the south. The southern part of this coastal area acts as the entry to coastal Firth of Thames and provides a significant bird habitat and many natural features.

H19.5.10.2. Objectives

- (1) The rural and coastal character and amenity values are maintained.
- (2) The scenic values associated with the Pōhutukawa Coast coastal environment are maintained.

H19.5.10.3. Policies

- (1) Enable rural production activities for their economic and social contribution and for their role in retaining the rural and coastal character of this area.
- (2) Avoid locating dwellings and other significant buildings on prominent headlands and ridgelines and the construction of visually prominent accessways up or across visually significant slopes.
- (3) Manage the location, type and scale of non-rural production activities along the Pōhutukawa Coast Highway to ensure that the rural character and scenic values are maintained.
- (4) Avoid activities and development of a type or scale or location that adversely affect public use and enjoyment of regional parks and other public open space, unless those effects arise from the provision of facilities for:
 - (a) active and passive recreation, both on land and in the adjoining coastal marine area;
 - (b) appreciation of open space, scenic and natural landscape values;
 - (c) centres for biodiversity management and enhancement; or
 - (d) farmland management.
- (5) Recognise and support the high recreational values of the area, particularly accessibility to and use of the coastal marine area by enabling the efficient operation of existing public boat launching facilities and the establishment of new public facilities in appropriate locations.

H19.6 Rural – Rural Conservation Zone

H19.6.1. Zone description

This zone comprises biophysically distinctive areas in rural Auckland. The zone has important natural values requiring maintenance and protection. They are largely in private ownership and are used for a range of purposes including residential, low-impact recreational activities, conservation and open space.

Most areas have significant indigenous vegetation cover, are important wildlife habitats or contain important natural features such as dune lakes. Most have been identified as Significant Ecological Areas, Outstanding Landscapes, Outstanding Natural Character and High Natural Character overlays in the Plan.

The purpose of this zone is to adopt a conservative approach to new subdivision, use and development so that the natural values of the zone are maintained and protected while enabling established rural and residential activities to continue.

H19.6.2. Objectives

- (1) The natural character, landscape, and distinctive environmental values of the zone are recognised and protected.
- (2) The zone's values are maintained and where appropriate enhanced.

- (3) Existing rural and residential activities are provided for but further development in the zone is limited to that which maintains and where appropriate enhances the values of the zone.
- (4) Buildings and structures are unobtrusive within the natural landscape.

H19.6.3. Policies

- (1) Protect the natural character and landscape from significant change or modification, particularly visually intrusive buildings, structures and roads.
- (2) Manage adverse effects of buildings and structures by:
 - (a) requiring buildings and structures to be of a design, form, scale, density and location that is in keeping with the landscape; and
 - (b) avoiding buildings and structures on ridgelines.
- (3) Enable the continued use of established rural and residential activities and provide for new activities only where adverse effects are avoided or mitigated.
- (4) Maintain and enhance water quality and quantity by:
 - (a) avoiding new primary production activities or the expansion of existing activities where they will accelerate water abstraction from lakes;
 - (b) avoiding intensive farming, cleanfills, and rural industries and services that generate contaminant discharges to land or water and increase existing levels of diffuse nutrient input into lakes;
 - (c) minimising land disturbances, landform modification and the removal of indigenous vegetation; or
 - (d) avoiding the introduction of exotic species which may undermine the ecological integrity of native terrestrial or aquatic habitats.
- (5) Protect, maintain and enhance habitats, high-value natural areas and unique features present within the zone through controls on earthworks, vegetation removal, grazing, wetland modification and limitations on activities and subdivision.
- (6) Recognise the high ecological value of the dune lakes and their habitats by avoiding activities that disturb wildlife during breeding or nesting seasons.

H19.7 Rural – Countryside Living Zone

H19.7.1. Zone description

¹[ENV-206];²[ENV-207];
³[ENV-212];⁴[ENV-216];
⁵[ENV-219];⁶[ENV-227];
⁷[ENV-248]

This zone provides for rural lifestyle living in identified areas of rural land which are generally closer to urban Auckland or rural and coastal towns. There is a diversity of topography, land quality and landscape character within the zone which results in a diversity of site sizes. The zone is the receiver area for transferable rural site subdivision from other zones.

This zone incorporates a range of rural lifestyle developments, characterised as low-density residential development on rural land. These rural lifestyle sites include scattered rural residential sites, farmlets and horticultural sites, residential bush sites, papakāinga and foothills settlements.

Some parts of the zone reflect historical subdivision patterns, while other areas were established on rural land that did not have significant rural production values, and was often associated with steep topography and poor soils. Bush lots enabled the protection of indigenous vegetation cover as part of the subdivision process.

H19.7.2. Objectives

- (1) Land is used for rural lifestyle living as well as small-scale rural production.
- (2) The rural character, amenity values, water quality, ecological quality, historic heritage values and the efficient provision of infrastructure is maintained and enhanced in subdivision design and development.
- (3) Development in the zone does not compromise the ability of adjacent zones to be effectively and efficiently used for appropriate activities.
- (4) The type and nature of land-use activities provided for are restricted to those appropriate for the typically smaller site sizes.
- (5) Subdivision, use and development is compatible with infrastructure and any existing infrastructure is protected from reverse sensitivity effects.

H19.7.3. Policies

- (1) Locate and design subdivision and development to maintain and enhance rural character and amenity values and avoid an urban form and character by:
 - (a) designing subdivision and development (including accessways, services, utilities and building platforms) to be in keeping with the topography and characteristics of the land;

¹[ENV-2016-AKL-000206: Cato Bolam Consultants Limited]

²[ENV-2016-AKL-000207: David Mason, Better Living Landscapes Ltd, Parallax Surveyors Ltd, Fluker Surveyors Ltd, and Sayes In Trust Ltd]

³[ENV-2016-AKL-000212: Smithies Family Trust]

⁴[ENV-2016-AKL-000216: Zakara Investments Limited]

⁵[ENV-2016-AKL-000219: Houghton Family Trust]

⁶[ENV-2016-AKL-000227: Kumeu-Huapai Residents and Ratepayers Association Incorporated]

⁷[ENV-2016-AKL-000248: Terra Nova Planning Limited]

- (b) minimising earthworks and vegetation clearance for accessways, utilities and building platforms;
 - (c) avoiding locating accessways, services, utilities and building platforms where they will result in adverse effects on water quality, wetlands, riparian margins, historic heritage sites or scheduled sites and places of value or significance to Mana Whenua. Where avoidance is not possible, mitigation measures must be proposed so that any adverse effects are minor;
 - (d) identifying opportunities for environmental enhancement of existing areas of native vegetation, wetland areas, riparian margins or the coastal edge;
 - (e) encourage landscape planting that reinforces local vegetation patterns; and
 - (f) identifying and where appropriate, requiring, the provision of walkway, cycleway and bridle path networks.
- (2) Prevent subdivision, use and development from compromising the safe and efficient operation of existing mineral extraction activities, rural production activities, existing infrastructure or industry in adjacent zones.
 - (3) Avoid or mitigate adverse effects in relation to reverse sensitivity and rural character and amenity by restricting the range of land-use activities in the zone.
 - (4) Discourage activities that will result in adverse effects such as noise, dust, traffic volumes, odour, visual effects and effects on health, safety and cultural values and significantly reduce the rural character and amenity values of the zone.
 - (5) Acknowledge that the rural character and amenity values associated with this zone reflect its predominant use for rural lifestyle living rather than for rural production activities.

H19.8 Activity table

Tables H19.8.1 and H19.8.2 specify the activity status of land use and development activities pursuant to section 9(2) and 9(3) of the Resource Management Act and subdivision pursuant to section 11 the Resource Management Act 1991.

The activity status of the activities in the table below also applies to new buildings including accessory buildings that will accommodate or are needed to facilitate the activity.

Table H19.8.1 Activity Table – use and development [rp/dp]

Activity		Activity Status				
		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
Use						
Rural						
(A1)	Farming	P	P	P	P	P
(A2)	Post-harvest facilities	NC	NC	RD	RD	RD
(A3)	Rural airstrips	P	P	P	P	P
(A4)	Greenhouses	RD	RD	P	P	P
(A5)	Intensive farming	NC	NC	P	P	P
(A6)	Intensive poultry farming that complies with Standard H19.10.1(3)	NC	NC	P	P	P
(A7)	Intensive poultry farming that does not comply with Standard H19.10.1(3)	NC	NC	D	D	D
(A8)	Free-range poultry farming that complies with Standard H19.10.6(1)	P	RD	P	P	P
(A9)	Free-range poultry farming that does not comply with Standard H19.10.6(1)	D	D	D	D	D
(A10)	Mustelid farming	Pr	Pr	Pr	Pr	Pr
(A11)	Disposal of non-residential waste or composting that complies with Standard H19.10.1(1) and (2)	P	P	P	P	P
(A12)	Disposal of non-residential waste or composting that does not comply with Standard H19.10.1(1) and (2)	D	D	D	D	D
(A13)	Forestry	P	D	P	P	P
(A14)	Forestry that does not comply with Standard H19.10.7.	D	D	D	D	D
(A15)	Conservation planting	P	P	P	P	P

Activity		Activity Status				
		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
(A16)	Rural commercial services	D	D	RD	RD	RD
(A17)	Animal breeding or boarding that complies with Standard H19.10.8.	D	NC	P	P	P
(A18)	Animal breeding or boarding that does not comply with Standard H19.10.8.	D	NC	D	D	D
(A19)	Produce sales	P	P	P	P	P
(A20)	Produce sales that do not comply with Standard H19.10.9.	D	D	D	D	D
(A21)	Rural industries	NC	NC	RD	RD	RD
(A22)	On-site primary produce manufacturing	D	D	P	P	P
(A23)	Equestrian centres	NC	D	RD	RD	RD
(A24)	Quarries – farm or forestry	P	P	P	P	P
(A25)	Quarries – farm or forestry that does not comply with Standard H19.10.15.	D	D	D	D	D
Accommodation						
(A26)	Dwellings	Refer to Activity Table H19.8.2.				
(A27)	Minor dwellings	RD	RD	RD	RD	RD
(A28)	Minor dwellings that do not comply with Standard H19.10.11.	NC	NC	NC	NC	NC
(A29)	Workers' accommodation	NC	NC	RD	RD	RD
(A30)	Workers' accommodation that does not comply with Standard H19.10.12.	NC	NC	NC	NC	NC
(A31)	Home occupations	P	P	P	P	P
(A32)	Home occupations that do not comply with Standard H19.10.13.	NC	NC	NC	NC	NC

Activity		Activity Status				
		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
(A33)	Camping grounds	RD	NC	RD	RD	RD
(A34)	Visitor accommodation	NC	D	D	RD	D
Commerce						
(A35)	Restaurants and cafes accessory to farming carried out on the same site	NC	NC	RD	RD	RD
(A36)	Restaurants and cafes not otherwise provided for	NC	NC	NC	D	D
(A37)	Garden centres	NC	D	D	RD	D
(A38)	Markets	NC	D	D	P	P
(A39)	Markets that do not comply with Standard H19.10.14.	NC	D	D	D	D
(A40)	Storage and lock-up facilities	NC	NC	NC	D	D
(A41)	Show homes	D	D	D	D	D
(A42)	Veterinary clinics	NC	RD	RD	RD	RD
(A43)	Rural tourist and visitor activities	D	D	D	D	D
Community						
(A44)	Care centres for up to 10 people	P	P	P	P	P
(A45)	Care centres for more than 10 people	NC	RD	RD	RD	RD
(A46)	Community facilities	NC	D	D	D	D
(A47)	Healthcare facilities	NC	D	D	D	D
(A48)	Education facilities	NC	D	D	D	D
(A49)	Information facilities	P	P	P	P	P
(A50)	Artworks	P	P	P	P	P
(A51)	Informal recreation	P	P	P	P	P
(A52)	Organised sport and recreation	NC	D	RD	RD	RD
(A53)	Emergency services	RD	RD	RD	RD	RD
(A54)	Clubrooms	RD	RD	RD	RD	RD

Activity		Activity Status				
		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
Mana Whenua						
(A55)	Urupā	D	D	D	D	D
(A56)	Marae	D	D	D	D	D
(A57)	Customary use	P	P	P	P	P
Development						
(A58)	Demolition of buildings	P	P	P	P	P
(A59)	Additions and alterations to existing buildings	P	P	P	P	P
Mineral activities						
(A60)	Mineral extraction activities	NC	NC	NC	D	D
(A61)	Mineral prospecting	P	P	P	P	P
(A62)	Mineral prospecting that does not comply with Standard H19.10.16.	D	D	D	D	D
(A63)	Mineral exploration	P	P	P	P	P
(A64)	Mineral exploration that does not comply with Standard H19.10.16.	D	D	D	D	D
Cleanfill, managed fill and landfill						
(A65)	Cleanfill	NC	NC	D	D	D
(A66)	Managed fill	NC	NC	D	D	D
(A67)	Landfill	NC	NC	NC	NC	NC
Subdivision						
(A68)	The subdivision of a minor dwelling from the site on which the principal dwelling is located	Pr	Pr	Pr	Pr	Pr
(A69)	The subdivision of workers' accommodation from the site on which the principal dwelling is located	Pr	Pr	Pr	Pr	Pr
Coastal						
(A70)	Navigational aids	P	P	P	P	P
(A71)	Boat launching facilities	D	D	D	D	D

TableH19.8.2 Activity table – number of dwellings and activity status in rural zones

Activity		Activity Status			
		Mixed Rural Zone and Rural Production Zone	Rural Conservation Zone and Countryside Living Zone	Rural Coastal Zone: Te Arai-Pakiri, East Coast area – Whangateau-Waiwera, West Coast area- Kaipara South Head and harbour, Muriwai-Te Henga coastal areas	Rural Coastal Zone: Tasman Coast area – Awhitu Peninsula, Manukau Harbour, and Tamaki-Firth coastal areas
(A72)	One dwelling per site	P	P	RD	P
(A73)	Two dwellings per site where the site is equal to or greater than 40ha and is less than 100ha	P	D	D	D
(A74)	Two dwellings per site where the site is less than 40ha	NC	NC	NC	NC
(A75)	Three dwellings per site where the site is equal to or greater than 100ha	P	D	D	D
(A76)	More than three dwellings per site where the site is equal to or greater than 100ha	D	D	D	D
(A77)	Three or more dwellings per site where the site is less than 100ha	NC	NC	NC	NC
(A78)	Dwellings not otherwise provided for, or any dwelling that does not comply with Standard H19.10.10	NC	NC	NC	NC

H19.9 Notification

- (1) Activities listed in Tables H19.8.1 and H19.8.2 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H19.10 Standards

- (1) All activities listed in tables H19.8.1 and H19.8.2 must comply with standards in H19.10.1.
- (2) In addition, all activities in tables H19.8.1 and H19.8.2 must comply with the relevant applicable standards in H19.10.2. to H19.10.16.

H19.10.1. General

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Countryside Living Zone, Future Urban Zone and any residential zones.
- (2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.
- (3) Pens or areas used for intensive farming (excluding poultry hatcheries), or any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be at located least:
 - (a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and
 - (b) 100m from any boundary of the site on which the activity is located.

H19.10.2. Building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with rural landscape, character and amenity.

- (1) Dwellings and buildings accessory to dwellings – buildings must not exceed a height of 9m.
- (2) Other buildings – buildings must not exceed a height of 15m.

H19.10.3. Minimum yards setback requirement

[CIV-2016-404-002339: Horticulture New Zealand Incorporated] - Addition sought

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

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties; and,
- opportunities for reverse sensitivity effects to arise.

- (1) Buildings and accessory buildings must comply with the minimum yard setback requirement as set out in Table H19.10.3.1.

Table H19.10.3.1 Minimum yards setback requirement

Yard	Minimum depth in each zone				
	Rural Conservation	Countryside Living	Rural Coastal	Mixed Rural	Rural Production
Front yard	10m	10m	10m	10m	10m
Front yard of sites adjoining arterial roads as shown on the planning map (unless otherwise specified)	20m	20m	20m	20m	20m
Side or rear yard for buildings other than dwellings and their accessory buildings (unless otherwise specified)	12m	12m	12m	12m	12m
Side or rear yard for dwellings and their accessory buildings within a Quarry Buffer Area Overlay	20m	20m	20m	20m	20m
Side or rear yard of the site for dwellings and their accessory buildings (unless otherwise specified)	12m	12m	12m	12m	12m
Riparian yard	20m from the edge of permanent and intermittent streams				
Lake yard	30m				
Coastal protection yard or as otherwise specified for the site in Appendix 6 Coastal protection yard	50m	40m	50m	50m	50m

H19.10.4. Buildings housing animals – minimum separation distance

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

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
- opportunities for reverse sensitivity effects to arise.

- (1) Buildings for the primary purpose of housing animals must be located at least 12m from any site boundary.

H19.10.5. Size of buildings – intensive farming, intensive poultry farming, animal breeding or boarding, produce sales, and on-site primary produce manufacturing

- (1) Buildings required for or accessory to the following activities must not exceed the following gross floor area:

- (a) intensive farming, intensive poultry farming, animal breeding or boarding, produce sales: 200m²; or
- (b) on-site primary produce manufacturing: 500m².

H19.10.6. Free-range poultry farming

- (1) Coops and associated hard stand areas for free-range poultry farming must be set back at least 20m from the nearest site boundary; and

H19.10.7. Forestry

The following standards apply to forestry:

- (1) Forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already afforested;
- (2) Forestry must be carried out at least 5m from the bank of permanent stream, river, lake, wetland or coastal edge;
- (3) Forestry must be carried out at least 5m from an area identified in the Significant Ecological Areas Overlay; and,
- (4) Portable sawmills must be located on a site for no more than six months in any 12 month period. Where a portable sawmill has been located on a site for longer than six months in any 12 month period, the use of portable sawmills on the site will be considered as a rural industry and is subject to the activity status of the relevant zone.

H19.10.8. Animal breeding or boarding

The following standards apply to animal breeding or boarding:

- (1) Animal breeding or boarding must operate on a site with a minimum size of 2,000m² in the Rural – Rural Conservation Zone, Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone;
- (2) No more than 20 cats may be bred or boarded at any one time;
- (3) No dogs may be bred or boarded at any time;
- (4) No more than 25 domestic pets, other than cats or dogs, may be bred or boarded at any one time; and,
- (5) Buildings or areas used for animal breeding or boarding must not be located less than 20m from the boundary of an adjoining site in a different ownership.

H19.10.9. Produce sales

The following standards apply to produce sales:

- (1) Produce sales must not be carried out on any part of the road reserve and the site must not have its vehicle access from a State Highway or motorway;

- (2) The area set aside on the site for displaying and produce sales must not exceed:
 - (a) 30m² per site where the site is not located in the Rural – Countryside Living Zone; or
 - (b) 15m² per site in the Rural – Countryside Living Zone;
- (3) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices;
 - (b) produce or products from on-site primary produce manufacturing; or
 - (c) handcrafts made on the site;
- (4) Produce that is not grown or produced on the site or on a site owned by the same landholder must not be sold or offered for sale; and,
- (5) The area set aside for produce sale (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not exceed 100m² of the site area.

H19.10.10. Dwellings

- (1) The site of the proposed dwelling must not be located on a closed road or road severance allotment.

H19.10.11. Minor dwelling

The following standards apply to minor dwellings:

- (1) There must be no more than one minor dwelling per site;
- (2) The building must comply with the relevant yards setback requirement and height standards for buildings in the zone as set out in standards H19.10.2 and H19.10.3;
- (3) The proposed minor dwelling must be located on a site greater than 1ha;
- (4) The proposed minor dwelling must have a floor area less than 65m² excluding decks and garaging; and,
- (5) The minor dwelling must share the same driveway access as the principal dwelling.

H19.10.12. Workers' accommodation

The following standards apply to workers' accommodation

- (1) Workers' accommodation must comply with all of the following:
 - (a) no more than one workers' accommodation building per site;

- (b) comply with all the relevant yards setback requirement, and height standards for buildings in the applicable zone as set out in standards H19.10.2 and H19.10.3;
- (c) be located on a site equal to or greater than 5ha and less than 40ha;
- (d) have a floor area equal to or less than 120m² excluding decks and garaging. The floor area may include a dormitory or equivalent;
- (e) only have a single kitchen facility; and
- (f) may accommodate a number of seasonal workers.

H19.10.13. Home occupations

The following standards apply to home occupations:

- (1) At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (2) No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (3) Except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm daily;
- (4) Vehicle movements to and from the home occupation activity must not exceed 20 per day;
- (5) Heavy vehicle trips must not exceed two per week;
- (6) No more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) At least one additional car parking space must be provided in addition to any car parking required for the dwelling except where the following apply:
 - (a) there are no employees of the home occupation who do not use the dwelling as their primary place of residence; or
 - (b) the home occupation does not involve the sale of goods from the site apart from those purchased by mail, telephone or the internet;
- (8) Storage for rubbish and recycling must be provided on site and screened from public view;
- (9) Materials or goods manufactured, serviced or repaired as part of the home occupation activity must be stored within a building on the same site; and,
- (10) Goods sold from the home occupation site must comply with the Standard H19.10.9 Produce sales.

H19.10.14. Markets

- (1) Markets must comply with all of the following:

- (a) must not operate on a site of less than 1ha;
- (b) must not be located on a rear site;
- (c) must be limited to the sale of food and beverages, agricultural or horticultural produce, or handcrafts; and
- (d) must operate between 7am and 7pm daily.

H19.10.15. Quarries - farm or forestry

- (1) Quarries - farm or forestry must not be located closer than:
 - (a) 50m from the edge of a lake, river or stream;
 - (b) 50m from the edge of or a wetland larger than 1,000m²;
 - (c) 100m either side of a foredune; or
 - (d) 100m landward of the coastal marine area.

H19.10.16. Mineral prospecting and mineral exploration

- (1) Mineral prospecting and mineral exploration must comply with all of the following:
 - (a) must not involve blasting; and,
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H19.11 Assessment – controlled activities

H19.11.1. Matters of Control

There are no controlled activities in this section.

H19.11.2. Assessment Criteria

There are no controlled activities in this section.

H19.12 Assessment – restricted discretionary activities

H19.12.1. Matters of discretion

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

- (1) all restricted discretionary activities and their buildings (including accessory buildings):
 - (a) effects on rural character and amenity values of the neighbourhood;
 - (b) effects of noise on the amenity values of the neighbourhood;
 - (c) effects of traffic volume on the safety of land convenience of other road users;

- (d) effects of stormwater management;
 - (e) effects on land containing elite soil or prime soil for rural production activities; and
 - (f) effects on areas identified in the Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character Areas overlays.
- (2) one dwelling per site and accessory buildings in the Rural Coastal Zone – Te Arai-Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai-Te Henga coastal areas:
- (a) matters for all restricted discretionary activities;
 - (b) the effects of the site layout and building design on the rural coastal character of the area and the amenity values of surrounding properties; and,
 - (c) the effects of the development including any landform modification on the landscape values of the neighbourhood the effect on areas identified in the Outstanding Natural Landscapes, Outstanding Natural Character and High Natural Character areas overlays.
- (3) minor dwellings:
- (a) matters for all restricted discretionary activities;
 - (b) effects of building siting and access on landscape, rural character and amenity values;
 - (c) the cumulative effects of additional development on the site;
 - (d) the adequacy of access to the dwelling; and
 - (e) proximity to the principal dwelling on the site.
- (4) workers' accommodation:
- (a) matters for all restricted discretionary activities;
 - (b) the effects of building siting, and access on landscape and rural character; and
 - (c) the cumulative effects of additional development on the site.
- (5) infringement of Standard H19.10.2 Building height:
- (a) the effects on rural character; and
 - (b) impacts on dwellings on adjoining sites.
- (6) infringement of Standard H19.10.4 Buildings housing animals – minimum separation distance:

- (a) the effects on rural character;
- (b) impacts on dwellings on adjoining sites; and
- (c) natural hazards.

H19.12.2. Assessment criteria

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

- (1) all restricted discretionary activity and their accessory buildings:
 - (a) whether the design and location of the buildings, and site landscaping, avoid, remedy, or mitigate the adverse visual effects of the buildings and related site works on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character areas. The following are relevant:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding;
 - (iii) landform modification needed for building platforms;
 - (iv) screening from neighbouring sites;
 - (v) views of the buildings from any public road or open space used for recreation, including any beach, coastal marine area, coastline, or regional park; and
 - (vi) related signage.
 - (b) whether noise from fans, ventilators, heaters, or other machines, or from on-site activities can be adequately mitigated;
 - (c) whether the design and location of the buildings, and the associated traffic avoid, remedy or mitigate adverse effects on the road network or traffic safety;
 - (d) whether the control, treatment, storage, or disposal of stormwater can be adequately managed;
 - (e) if the site contains elite soils whether the proposed buildings, structures, or site development prevent or compromise its availability or use for activities that directly rely on it;
 - (f) if the site contains prime soils, whether the proposed buildings, structures, or site development can be relocated so as not prevent or compromise its availability or use for activities that directly rely on it; and

- (g) for fire stations, the extent to which functional requirements and the benefits that having the emergency services in the location are to be taken into account.
- (2) one dwelling per site and its accessory buildings in the Rural Coastal Zone – Te Arai-Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai-Te Heunga coastal areas:
- (a) whether all buildings are sited and designed so they do not visually intrude on any significant ridgeline or skyline or adversely affect landscape values when viewed from any road or other public land including any beach, the sea or regional park;
 - (b) whether building finishes including colours and materials complement the rural and rural coastal character of the surrounding environment. This criterion would be satisfied if the exterior finish of the building or structure has a reflectance value of, or less than, 30 per cent as defined within the BS5252 standard colour palette;
 - (c) whether the siting of buildings and accessory buildings contribute to the rural and rural coastal character of the surrounding environment by responding to natural landforms, landscape features, including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character overlays;
 - (d) whether the development requires extensive landform modification; and
 - (e) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site are retained to the fullest extent practicable.
- (3) minor dwellings and their accessory buildings:
- (a) whether the design and location of the buildings, access and site works avoid, remedy, or mitigate the adverse visual effects on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character overlays including:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding;
 - (iii) landform modification needed for building platforms;
 - (iv) screening from neighbouring sites; and
 - (v) the cumulative effects of built development on the site.
 - (b) whether the minor dwelling is in close proximity to the principal dwelling so that the inhabitants remain close to one another and the buildings are not dispersed over a rural site.

(4) workers' accommodation:

- (a) whether the design and location of the buildings, access and site works avoid, remedy, or mitigate the adverse visual effects on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character overlays including:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding;
 - (iii) landform modification needed for building platforms;
 - (iv) screening from neighbouring sites; and
 - (v) the cumulative effects of built development on the site.
- (b) whether the applicant can demonstrate that a separate dwelling is required on the site for the purpose of accommodating workers engaged on the site or in the surrounding rural area and that it would be impracticable to provide the accommodation as a permitted buildings such as a sleep-out, existing minor dwelling or an extension to an existing dwelling on the site.

(5) infringement of Standard H19.10.2 Building height:

- (a) whether the proposed height and scale of the building adversely affect the rural character of a site;
- (b) whether the proposed height and location of buildings adversely affect the visual character of adjacent sites; and
- (c) whether the proposed height and scale of the building adversely affect amenity values of neighbouring sites by reducing privacy or sunlight access.

(6) infringement of Standard H19.10.4 Buildings housing animals – minimum separation distance:

- (a) whether the proposed height and scale of the building adversely affects the rural character of a site;
- (b) whether the proposed height and location of buildings adversely affects the visual character of adjacent sites;
- (c) whether the proposed height and scale of the building adversely affect amenity values of neighbouring sites by reducing privacy or sunlight access; and
- (d) whether the proposed building exacerbates or creates a natural hazard or nuisance for neighbouring properties.

H19.13 Special information requirements

There are no special information requirements in this section.

H20. Rural – Waitākere Foothills Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H20.1 Zone description

The Rural – Waitākere Foothills Zone covers the area between the developed, urban part of Auckland and westward to the bush-covered part of the Waitākere Ranges. It includes the mixed rural and natural landscape of the eastern foothills catchments of Ōrātia, Opānuku, Swanson South and the upper Kumeu streams, excluding the relatively contiguous bush cover of the upper catchments and ridges. It forms a visual buffer between metropolitan Auckland and the bush-clad core of the heritage area. Activities include a mixture of vineyards, orchards, dwellings and pasture. Limited settlement is allowed where it does not cause adverse effects on the heritage features. Opportunity exists for the development of a walkway linking Titirangi to the Swanson Railway station and for the restoration of streams within the foothills.

H20.2 Objectives

- (1) Activities, development, and subdivision in this zone achieve the objectives of the Waitākere Ranges Heritage Area Overlay in D12.2.
- (2) Land is used and developed to achieve the objectives of the Rural – Countryside Living Zone unless otherwise specified in objectives H20.2(1), (3) and (4).
- (3) The Rural – Waitākere Foothills Zone retains a rural character with low-density settlement and few urban-scale activities.
- (4) The Rural – Waitākere Foothills Zone provides a rural and visual buffer between urban Auckland and the forested ranges and coasts.

H20.3 Policies

- (1) Require subdivision, use and development to achieve the policies of the Waitākere Ranges Heritage Area Overlay in D12.3.
- (2) Provide for use and development which supports the policies of the Rural – Countryside Living Zone unless otherwise specified in policies H20.3(3) to (11).
- (3) Provide for buildings and activities that:
 - (a) avoid, remedy or mitigate adverse effects on views to the Waitākere Ranges, the rural foothills and the western skyline of Auckland;
 - (b) are compatible with the amenity values, rural character and the natural landscape;
 - (c) retain a rural buffer between the bush-clad and urban parts of the city;
 - (d) avoid, remedy or mitigate effects on ecosystems, including native vegetation and habitats of native fauna;

- (e) do not lead or contribute to urban expansion and/or the fragmentation of rural character; and
 - (f) contribute to and enhance the ongoing productive use of rural land, and the restoration of degraded terrestrial and aquatic ecosystems.
- (4) Provide for a diverse range of rural activities that have a clear connection with the resources, communities or the natural or rural character and amenity values of the Waitākere Ranges Heritage Area.
- (5) Limit retail activities outside of the Ōrātia Village to home occupations, nurseries, garden centres, food and beverages, visitor accommodation and agricultural and horticultural produce.
- (6) Enable rural activities that have a clear connection with the community and its resources or maintain connections with the foothills' productive past, including retaining and maintaining farming, orchards, vineyards and shelterbelts, and designing landscape elements of new activities to reflect the Waitākere Ranges Heritage Area's history and pattern of development.
- (7) Maintain a clear contrast between the urban parts of the city and the foothills through design and location of subdivision and development.
- (8) Provide for limited subdivision and/or development where this:
- (a) protects and enhances streams, lakes, watercourses, and wetlands and their margins;
 - (b) restores low-quality areas of vegetation or provides for revegetation of bare areas along waterway margins; or
 - (c) minimises vegetation clearance by locating buildings and development in areas of lower ecological value on the site.
- (9) Require subdivision design to:
- (a) incorporate on-site native vegetation planting;
 - (b) retain or link significant vegetation and fauna habitat areas; and
 - (c) avoid adversely affecting the visual, historic, cultural, or spiritual significance of heritage features.
- (10) Provide for legal and physical protection of native vegetation to ensure these areas are protected in perpetuity, including, where necessary requiring fencing to achieve permanent stock exclusion.
- (11) Provide for the establishment of the indicative foothills walkway and connections from it to existing walkways.

H20.4 Activity table

Table H20.4.1 specifies the activity status of land use activities pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table H20.4.1 Activity Table

Activity		Activity status
(A1)	Activities not provided for	NC
Development		
(A2)	Demolition of buildings	P
(A3)	Buildings not complying with Standard H20.6.2 Building height and accessory buildings	D
(A4)	Building coverage that does not comply with Standard H20.6.4.(1) and which is less than or equal to 25 per cent of net site area	RD
(A5)	Building coverage that exceeds 25 per cent of net site area	NC
(A6)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate
Use		
Rural		
(A7)	Farming	P
(A8)	Farm visit for up to 30 visitors	P
(A9)	Rural airstrips	D
(A10)	Greenhouses with a building coverage not exceeding 25 per cent of the net site area	RD
(A11)	Greenhouses with a building coverage exceeding 25 per cent of the net site area	NC
(A12)	Intensive farming not exceeding 200m ² in gross floor area	D
(A13)	Intensive poultry farming exceeding 200m ² in gross floor area	NC
(A14) [rp/dp]	Disposal of non-residential waste or composting complying with Standard H20.6.1.(1) and (2)	P

(A15) [rp/dp]	Disposal of non-residential waste or composting that does not comply with Standard H20.6.1.(1) and (2)	
(A16)	Free-range poultry farming complying with Standard H20.6.6(1)	RD
(A17)	Free-range poultry farming not complying with Standard H20.6.6(1)	D
(A18)	Mustelid farming	Pr
(A19)	Forestry complying with Standard H20.6.7(1) to (5)	P
(A20)	Forestry not complying with Standard H20.6.7(1) to (5)	D
(A21)	Conservation planting	P
(A22)	Rural commercial services	D
(A23)	Animal breeding or boarding	NC
(A24)	Produce sales complying with Standard H20.6.8	P
(A25)	Produce sales not complying with Standard H20.6.8	D
(A26)	Rural industries	NC
(A27)	On-site primary produce manufacturing not exceeding 200m ² in gross floor area	RD
(A28)	On-site primary produce manufacturing exceeding 200m ² in gross floor area	D
(A29)	On-site primary produce manufacturing not complying with Standard H20.6.15(1)	NC
(A30)	Post-harvest facilities not exceeding 200m ² in gross floor area	RD
(A31)	Post-harvest facilities not complying with Standard H20.6.14(1) and (2)	D
(A32)	Post-harvest facilities exceeding 200m ² in gross floor area	NC
(A33)	Equestrian centres	D
(A34)	Quarries - farm or forestry	NC
Accommodation		
(A35)	One dwelling per site	P
(A36)	Any dwelling not complying with Standard H20.6.9	NC
(A37)	Minor dwellings	P
(A38)	Any minor dwelling not complying with Standard H20.6.10(1) to (6)	NC
(A39)	Workers' accommodation	NC
(A40)	Home occupations	P
(A41)	Home occupations not complying with Standard H20.6.11	NC
(A42)	Visitor accommodation for no more than 20 people and located on a site greater than 20ha	RD

(A43)	Visitor accommodation for more than 20 people or located on a site less than 20ha	D
(A44)	Camping grounds	NC
Commerce		
(A45)	Restaurants and cafes accessory to farming carried out on the site with gross floor area up to 200m ²	RD
(A46)	Restaurants and cafes accessory to farming carried out on the site with gross floor area greater than 200m ²	D
(A47)	Restaurants and cafes not complying with Standard H20.6.16	D
(A48)	Garden centres	D
(A49)	Markets	RD
(A50)	Markets not complying with Standard H20.6.12(1)(a) to (e)	D
(A51)	Storage and lock-up facilities	D
(A52)	Show homes	NC
(A53)	Veterinary clinics	D
(A54)	Filming	P
(A55)	Rural tourist and visitor activities	D
Community		
(A56)	Care centres	D
(A57)	Community facilities	D
(A58)	Healthcare facilities	D
(A59)	Education facilities	D
(A60)	Information facilities	D
(A61)	Outdoor recreational activities for up to 20 people	RD
(A62)	Outdoor recreational activities not complying with Standard H20.6.17	D
(A63)	Informal recreation and leisure	P
(A64)	Organised sport and recreation	D
(A65)	Clubrooms	RD
Mana Whenua		
(A66)	Urupā	D
(A67)	Marae	D
(A68)	Customary use	P
Mineral activities		
(A69)	Mineral extraction activities	NC
(A70)	Mineral prospecting	P
(A71)	Mineral exploration	P

(A72)	Mineral prospecting and mineral exploration not complying with Standard H20.6.13	D
Cleanfill, managed fill and landfill		
(A73)	Cleanfill	NC
(A74)	Managed fill	NC
(A75)	Landfill	NC

H20.5 Notification

- (1) Any application for resource consent for an activity listed in Table H20.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H20.6 Standards

All permitted and restricted discretionary activities listed in Table H20.4.1 Activity table must comply with standards in H20.6.1. In addition these activities must comply with the applicable standards in H20.6.2 to H20.6.17 where relevant.

H20.6.1. General

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Waitākere Foothills Zone, Rural – Waitākere Ranges Zone, Rural – Countryside Living Zone, Future Urban Zone and residential zones.
- (2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Waitākere Foothills Zone, Rural – Waitākere Ranges Zone and Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.
- (3) Pens or areas used for intensive farming (excluding poultry hatcheries), or any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be at located at least:
 - (a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and
 - (b) 100m from any boundary of the site on which the activity is located.

H20.6.2. Building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with rural landscape, character and amenity.

- (1) Dwellings and buildings accessory to dwellings including minor dwellings and garages must not exceed a height of 8m.
- (2) Other accessory buildings must not exceed a height of 15m.

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.
- (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.

H20.6.4. Building coverage

- (1) The maximum building coverage is one per cent of the net site area or 300m², whichever is greater.
- (2) Activities that do not comply with Standard H20.6.4(1) are a restricted discretionary activity provided that the total building coverage on the site does not exceed 25 per cent of the net site area.
- (3) Building coverage that exceeds 25 per cent of net site area is a non-complying activity.

H20.6.5. Buildings housing animals – minimum separation distance

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

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
 - opportunity for reverse sensitivity effects to arise.
- (1) Buildings for the primary purpose of housing animals with a gross floor area greater than 25m² must be located at least 50m from any boundary of the site.

H20.6.6. Free-range poultry farming

- (1) Coops and associated hard stand areas must be set back at least 50m from the nearest site boundary.

H20.6.7. Forestry

The following standards apply to forestry:

- (1) forestry activity on a site must not exceed 2ha;
- (2) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already forested;
- (3) forestry must be carried out at least 5m from the bank of a permanent stream, river, lake, wetland or coastal edge;
- (4) forestry must be carried out at least 5m from an area identified in the Significant Ecological Areas Overlay; and
- (5) portable sawmills must be located on a site for no more than six months in any 12 month period. Where a portable sawmill has been located on a site for longer than six months in any 12-month period, the use of portable sawmill on the site will be considered as a rural industry being a non-complying activity in the Rural – Waitākere Foothills Zone.

H20.6.8. Produce sales

The following standards apply to produce sales:

- (1) produce sales must not be carried out on any part of the road reserve and the activity must not have its vehicle access from a State Highway or motorway;
- (2) produce that is not grown or produced on the site or on a site owned by the same landholder must not be sold or offered for sale;
- (3) the area set aside for produce sales (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not exceed 100m²; and
- (4) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices;
 - (b) produce or products from on-site primary produce manufacturing; or
 - (c) handcrafts or artworks made on the site.

H20.6.9. Dwellings

The following standards apply to dwellings:

- (1) there must not be more than one dwelling (not including a minor dwelling) on a site;
- (2) a 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;
- (3) standard H20.6.9(2) does not apply to unstained timber and natural materials;
- (4) fencing around dwellings must comprise rural post and wire or post and rail fencing;
- (5) water tanks must be buried or be screened from views; and
- (6) driveways must be constructed with material that is visually recessive e.g. exposed aggregate concrete, asphalt, chip seal, concrete with charcoal oxide tint.

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;
- (4) the proposed minor dwelling must have a floor area less than 65m² excluding decks and garaging;
- (5) the minor dwelling must share the same driveway access as the principal dwelling; and
- (6) the building must comply with the relevant requirement for yards and maximum height for buildings as set out in Standards H20.6.2 and H20.6.3 and the standards for dwellings set out in Standard H20.6.9(2)-(6).

H20.6.11. Home occupations

The following standards apply to home occupations:

- (1) no more than five persons are engaged in the home occupation;
- (2) at least one person engaged in the home occupation must use the dwelling or minor dwelling on the site as their principal place of residence;
- (3) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm any day;
- (5) Heavy vehicle trips must not exceed two per week.

- (6) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) at least one additional car parking space must be provided in addition to any car parking required for the dwelling except where the following apply:
 - (a) there are no employees of the home occupation who do not use the dwelling or minor dwelling as their primary place of residence; or
 - (b) the home occupation does not involve the sale of goods from the site apart from those purchased electronically or by mail/courier;
- (8) storage for rubbish and recycling must be provided on site and screened from public view;
- (9) materials or goods manufactured, serviced or repaired as part the home occupation activity must be stored within a building on the same site;
- (10) goods sold from the home occupation must comply with the standards in H20.6.8 for produce sales; and
- (11) a home occupation involving homestays is limited to the accommodation of a maximum of 10 people on the site at any one time. This includes the people who reside on the site.

H20.6.12. Markets

- (1) Markets must comply with all of the following:
 - (a) must operate on a site greater than 2ha;
 - (b) must not be located on a rear site;
 - (c) must operate between 7am and 7pm daily;
 - (d) must not occur more than two days every week; and
 - (e) must be limited to the sale of food and beverages, agricultural or horticultural produce, or handcrafts goods.

H20.6.13. Mineral prospecting and mineral exploration

- (1) Mineral prospecting and mineral exploration must comply with all of the following:
 - (a) must not involve blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H20.6.14. Post-harvest facilities

The following standards apply to post-harvest facilities:

- (1) the activity is limited to sorting or processing of goods from agricultural or horticultural produce; and
- (2) the activity is located on a site with a net site area of greater than 2ha.

H20.6.15. On-site primary produce manufacturing

- (1) The activity must be located on a site with a net site area exceeding 2ha.

H20.6.16. Restaurants and cafes

The following standards apply to restaurants and cafes:

- (1) the activity does not incorporate drive-through sales; and
- (2) the activity must occur on a site with a net site area greater than 2ha.

H20.6.17. Outdoor recreation activities

- (1) The activity may involve buildings or structures ancillary to the activity and must not have a gross floor area greater than 30m².
- (2) The activity must not involve motorsport or guns.

H20.7 Assessment – controlled activities

There are no controlled activities in this zone.

H20.8 Assessment – restricted discretionary activities

H20.8.1. Matters of discretion

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

- (1) All restricted discretionary activities:
 - (a) rural character and amenity values;
 - (b) the scale and intensity of buildings and activities;
 - (c) retention and maintenance of vegetation;
 - (d) landscape treatment of sites;
 - (e) the duration and hours of operation of activities;
 - (f) parking, access and traffic movement;
 - (g) site restoration on completion of filming activities; and
 - (h) those matters set out in H19. Rural zones under H19.12.1 Matters of discretion.
- (2) Infringement of the minimum yard setback requirement:
 - (a) location of buildings, privacy, screening and landscape treatment.

- (3) Infringement of the building coverage:
 - (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.

H20.8.2. Assessment criteria

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

- (1) For all restricted discretionary activities:
 - (a) the extent to which the character, scale, hours of operation and intensity of the activity are compatible with amenity values, neighbourhood character, and the natural landscape and do not result in cumulative adverse effects;
 - (b) the extent to which the activity adversely affects rural character;
 - (c) the extent to which buildings are compatible with the scale and appearance of other buildings in the neighbourhood;
 - (d) whether the activity would result in adverse effects on water quality, native vegetation and fauna habitat;
 - (e) whether the activity individually or cumulatively leads to pressure for urban expansion or the fragmentation of sites leading to a loss of rural character and amenity values;
 - (f) the extent to which the activity provides adequate parking and safe driveway access and sight lines;
 - (g) the extent to which the traffic movements of filming activities can be safely accommodated within the local road environment; and
 - (h) the assessment criteria in H19.12.2 Rural zones – assessment criteria for restricted discretionary activities.
- (2) Infringement of minimum yard setback requirement:
 - (a) The extent to which buildings are located:
 - (i) a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
 - (ii) in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (iii) a sufficient distance back from site boundaries of adjoining sites to ensure a minimum level of privacy.

(3) Infringement of building coverage standard:

(a) the extent to which the scale of buildings detracts from the natural landscape, in particular:

- (i) extent of landscape modification, including earthworks and vegetation alteration;
- (ii) the visual prominence of the building; and
- (iii) the relationship of buildings to neighbouring sites.

H20.9 Special information requirements

There are no special information requirements in this zone.

H21. Rural – Waitākere Ranges Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H21.1. Zone description

The Rural – Waitākere Ranges Zone comprises most of the privately owned land around the periphery of the public open space and the regional park within the Waitakere Ranges Heritage Area. This typically contains small holdings and residential properties and has a natural character dominated by bush-clad land. It contains heritage features such as areas of contiguous native bush, coastal areas, significant landforms and geological sites and significant and other terrestrial and aquatic ecosystems.

In the centre of the zone is the Scenic Drive ridge and the forested upper reaches of the Ōrātia and Ōpānuku streams' catchments, the western and southern edges of which are bounded by large continuous areas of primary and regenerating indigenous rainforest, the Waitākere Ranges Regional Park and the public water supply catchments. The eastern edge is bounded by the orchards and farms of Ōrātia and Ōpānuku/Henderson Valley.

The zone provides limited opportunity for further growth and development. It recognises the local, regional and national significance of the area and aims to prevent subdivision, use and development from having adverse effects on the heritage features of the Waitakere Ranges Heritage Area. Existing and future land use and development is managed to maintain and protect heritage features. Activities provided for in the zone enable and support the social, economic, cultural and environmental well-being of the people that live and work in the zone and in its distinct communities, while protecting, restoring and enhancing the heritage features of the zone.

H21.2. Objectives

- (1) Activities, development, and subdivision in the Rural – Waitākere Ranges Zone achieve the objectives of the Waitākere Ranges Heritage Area Overlay in Section D12.2.
- (2) Activities, development, and subdivision achieve the objectives of the Rural – Rural Conservation Zone unless otherwise provided for in Objectives H21.2(1) and (3).
- (3) The forested character and natural landscape qualities of the Rural – Waitākere Ranges Zone are maintained and enhanced.

H21.3. Policies

- (1) Require subdivision, use and development to achieve the policies of the Waitākere Ranges Heritage Area Overlay in Section D12.3.
- (2) Provide for subdivision, use and development which supports the policies of the Rural – Rural Conservation Zone unless otherwise provided for in Policy H21.3(3).

(3) Design subdivision, activities and development to:

- (a) protect significant and outstanding native vegetation and fauna habitat, and where possible avoid clearance of, or damage to, this resource;
- (b) minimise adverse effects arising from placement of structures, roads and other infrastructure, on the overall resilience, biodiversity and integrity of ecosystems;
- (c) minimise adverse effects during the course of establishing the subdivision, activities and development including those arising from surveying; and
- (d) recognise the natural values of native vegetation and fauna habitat areas and the linkages between these areas.

H21.4. Activity table

Table H21.4.1 Activity table specifies the activity status of land use and development activities pursuant to sections 9(2) and 9(3) of the Resource Management Act .

Table H21.4.1 Activity table

Activity		Activity status
(A1)	Activities not otherwise provided for	NC
Development		
(A2)	Demolition of buildings	P
(A3)	Buildings having a height exceeding the maximum specified in Standard H21.6.2.	D
(A4)	A building that does not comply with Standard H21.6.3(1) that has front, side and rear yards of not less than 3m	RD
(A5)	A building that does not comply with Standard H21.6.3(1) with front, side or rear yards of less than 3m	D
(A6)	A building that does not comply with Standard H21.6.4(1) and (2) where the building coverage does not exceed 15 per cent.	RD
(A7)	A building that does not comply with Standard H21.6.3(1) and (2) where the building coverage exceeds 15 per cent.	NC
(A8)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate

Use		
Rural		
(A9)	Farming	P
(A10)	Farm visit for up to 20 visitors	P
(A11)	Post-harvest facilities	D
(A12)	Rural airstrips	D
(A13)	Greenhouses with a building coverage not exceeding 25 per cent of net site area	RD
(A14)	Greenhouses with a building coverage exceeding 25 per cent of net site area	NC
(A15) [rp/dp]	Disposal of non-residential waste or composting complying with Standard H21.6.1.(1) and (2)	P
(A16) [rp/dp]	Disposal of non-residential waste or composting not complying with Standard H21.6.1.(1) and (2)	D
(A17) [rp/dp]	Effluent disposal systems complying with Standard H21.6.1.(3)	P
(A18) [rp/dp]	Effluent disposal systems not complying with Standard H21.6.1.(3)	D
(A19)	Intensive farming	NC
(A20)	Intensive poultry farming	NC
(A21)	Free-range poultry farming	P
(A22)	Free-range poultry farming not complying with Standard H21.6.6	D
(A23)	Mustelid farming	Pr
(A24)	Forestry	P
(A25)	Forestry not complying with Standard H21.6.7	D
(A26)	Conservation planting	P
(A27)	Rural commercial services	NC
(A28)	Animal breeding or boarding	D
(A29)	Produce sales	P
(A30)	Produce sales not complying with Standard H21.6.8	D
(A31)	Rural industries	NC
(A32)	On-site primary produce manufacturing	NC
(A33)	Post-harvest facilities not exceeding 200m ² in gross floor area	RD
(A34)	Post-harvest facilities not complying with Standard H21.6.13	D
(A35)	Post-harvest facilities exceeding 200m ² in gross floor area	NC
(A36)	Equestrian centres	D

(A37)	Quarries - farm or forestry	NC
Accommodation		
(A38)	One dwelling per site	P
(A39)	Dwelling not complying with Standard H21.6.9	NC
(A40)	Minor dwellings	P
(A41)	Minor dwellings that does not comply with Standard H21.6.10	NC
(A42)	Subdivision of the minor dwelling from the site on which the principal dwelling is located	Pr
(A43)	Workers' accommodation	NC
(A44)	Home occupation	P
(A45)	Home occupation not complying with Standard H21.16.11	NC
(A46)	Visitor accommodation for no more than 20 people and located on a site greater than 20ha	RD
(A47)	Visitor accommodation for more than 20 people or located on a site less than 20ha	D
(A48)	Camping grounds	NC
Commerce		
(A49)	Restaurants and cafes accessory to farming carried out on the site with gross floor area up to 300m ²	D
(A50)	Restaurants and cafes accessory to farming carried out on the site with gross floor area greater than 300m ²	NC
(A51)	Garden centres	NC
(A52)	Markets	NC
(A53)	Storage and lock-up facilities	D
(A54)	Show homes	NC
(A55)	Veterinary clinics	D
(A56)	Rural tourist and visitor activities	D
Community		
(A57)	Care centres	D
(A58)	Community facilities	D
(A59)	Healthcare facilities	D
(A60)	Education facilities	NC
(A61)	Information facilities	D
(A62)	Artworks	P
(A63)	Outdoor recreational activities for up to 20 people	RD
(A64)	Informal recreation and leisure	P
(A65)	Organised sport and recreation	NC
(A66)	Emergency services	RD

(A67)	Clubrooms	RD
Coastal		
(A68)	Navigational aids	P
(A69)	Structures for boat launching activities	D
Mana Whenua		
(A70)	Urupa	D
(A71)	Marae	D
(A72)	Customary use	P
Mineral activities		
(A73)	Mineral extraction activities	NC
(A74)	Mineral prospecting	P
(A75)	Mineral prospecting that does not comply with standard H21.6.12	D
(A76)	Mineral exploration	NC
Cleanfill, managed fill and landfill		
(A77)	Cleanfill	NC
(A78)	Managed fill	NC
(A79)	Landfill	NC

H21.5. Notification

- (1) Any application for resource consent for an activity listed in Table H21.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H21.6. Standards

All permitted and restricted discretionary activities listed in Table H21.4.1 Activity table must comply with Standard H21.6.1. In addition these activities must comply with standards in H21.6.2 to H21.6.14 where relevant.

H21.6.1. General

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Waitākere Ranges Zone, Rural – Waitākere Foothills Zone, Rural – Countryside Living Zone, Future Urban Zone and residential zones.
- (2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.

(3) Any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be located at least:

(a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and

(b) 100m from any boundary of the site on which the activity is located.

H21.6.2. Building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with the natural landscape, natural character and amenity values of the zone.

(1) Dwellings and buildings accessory to dwellings including minor dwellings and garages must not exceed 8m in height.

(2) Other accessory buildings must not exceed a height of 15m.

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 natural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

(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.

H21.6.4. Building coverage

(1) The maximum building coverage within the Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitākere Ranges Heritage Area Overlay must not exceed ten per cent of net site area or 300m² whichever is the lesser.

(2) The maximum building coverage outside the Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in the D12 Waitākere Ranges Heritage Area Overlay must not exceed 15 per cent of net site area or 300m² whichever is the lesser.

(3) A building that does not comply with Standard H21.6.4(1) and (2) is a restricted discretionary activity provided the building coverage does not exceed 15 per cent.

(4) A building that does not comply with Standard H21.6.4(1) and (2) and where the building coverage exceeds 15 per cent is a non-complying activity.

H21.6.5. Buildings housing animals – minimum separation distance

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

- adverse effects of buildings on the natural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunity for reverse sensitivity effects to arise.

(1) Buildings for the primary purpose of housing animals greater than 25m² gross floor area must be located at least 50m from any boundary of the site.

H21.6.6. Free-range poultry farming

(1) Coops and associated hard stand areas for free-range poultry farming must be set back at least 50m from the nearest site boundary.

H21.6.7. Forestry

The following standards apply to forestry:

- (1) forestry activity on a site must not exceed 2ha;
- (2) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Area Overlay or the adjoining site is already afforested;
- (3) forestry must be carried out at least 5m from the bank of any permanent stream, river, lake, wetland or coastal edge; and
- (4) forestry must be carried out at least 5m from an area identified in the Significant Ecological Area Overlay.

H21.6.8. Produce sales

The following standards apply to produce sales:

- (1) produce sales must not have their vehicle access from a State Highway or motorway;
- (2) produce that is not grown or produced on the site or on a site owned by the same landholder must not be sold or offered for sale;
- (3) the area set aside for produce sales (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not exceed 100m²; and

- (4) the type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices;
 - (b) produce or products from on-site primary produce manufacturing; or
 - (c) handcrafts or artworks made on the site.

H21.6.9. Dwellings

The following standards apply to dwellings:

- (1) there must not be more than one dwelling (not including a minor dwelling) on a site;
- (2) a 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;
- (3) standard H21.6.9(2) does not apply to unstained timber and natural materials;
- (4) fencing around dwellings must comprise rural post and wire or post and rail fencing;
- (5) water tanks must be buried or be screened from views; and
- (6) driveways must be constructed with material that is visually recessive e.g. exposed aggregate concrete, asphalt, chip seal, concrete with charcoal oxide tint.

H21.6.10. Minor dwelling

The following standards apply to minor dwellings:

- (1) a minor dwelling must 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:
 - (c) between 0 and 40 per cent for exterior walls; and
 - (d) between 0 and 25 per cent for roofs;
- (4) standard H21.6.10(3) does not apply to unstained timber and natural materials;
- (5) the proposed minor dwelling must have a floor area less than 65m² excluding decks and garaging;

- (6) the minor dwelling must share the same driveway access as the principal dwelling; and
- (7) the building must comply with the relevant standards H21.6.2, H21.6.3, H21.6.4 and H21.6.9 (4) to (6).

H21.6.11. Home occupations

The following standards apply to home occupations:

- (1) no more than five persons may be engaged in the home occupation.;
- (2) at least one person engaged in the home occupation must use the dwelling or minor dwelling on the site as their principal place of residence;
- (3) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm any day;
- (5) heavy vehicle trips must not exceed two per week;
- (6) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) at least one additional car parking space must be provided in addition to any car parking required for the dwelling except where the following apply:
 - (a) there are no employees of the home occupation who do not use the dwelling as their primary place of residence; or
 - (b) the home occupation does not involve the sale of goods from the site apart from those purchased electronically or by mail/courier;
- (8) storage for rubbish and recycling must be provided on site and screened from public view;
- (9) materials or goods manufactured, serviced or repaired as part of the home occupation activity must be stored within a building on the same site;
- (10) goods sold from the home occupation must comply with the standards in H21.6.8 for produce sales; and
- (11) home occupations involving homestays are limited to a maximum of 10 people. This includes the people who reside on the site.

H21.6.12. Mineral prospecting

- (1) Mineral prospecting must comply with all of the following:
 - (a) must not involve blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H21.6.13. Post-harvest facilities

The following standards apply to post-harvest activities:

- (1) the activity is limited to sorting or processing of goods from agricultural or horticultural produce; and
- (2) the activity is located on a site with a net site area of greater than 2ha.

H21.6.14. Outdoor recreation activities

The following standards apply to outdoor recreation activities:

- (1) the activity may involve buildings or structures ancillary to the activity and must not be greater than 30m²; and
- (2) the activity must not involve motorsport and gun clubs.

H21.7. Assessment – controlled activities

There are no controlled activities in this zone.

H21.8. Assessment – restricted discretionary activities

H21.8.1. Matters of discretion

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

- (1) all restricted discretionary activities:
 - (a) natural character and amenity values;
 - (b) the scale and intensity of buildings and activities;
 - (c) retention and maintenance of indigenous vegetation;
 - (d) landscape treatment of sites;
 - (e) the duration and hours of operation of activities;
 - (f) parking, access and traffic movement;
 - (g) site restoration on completion of filming activities; and
 - (h) those matters set out in H19. Rural Zones under H19.12.1 Matters of discretion.
- (2) infringement of yard standard:
 - (a) location of buildings, privacy, screening and landscape treatment.
- (3) infringement of building coverage standard:
 - (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.

H21.8.2. Assessment criteria

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

- (1) all restricted discretionary activities:
 - (a) the extent to which the character, scale, hours of operation and intensity of the activity is compatible with amenity values, natural character, and the natural landscape and does not result in cumulative adverse effects;
 - (b) the extent to which the activity adversely affects natural character;
 - (c) the extent to which buildings are compatible with the scale and appearance of other buildings in the neighbourhood;
 - (d) whether the activity results in adverse effects on water quality, native vegetation and fauna habitat;
 - (e) whether the activity individually or cumulatively leads to pressure for urban expansion or the fragmentation of sites leading to a reduction of natural character and amenity;
 - (f) the extent to which the activity provides adequate parking and safe driveway access and sight lines and limits the length of driveways;
 - (g) the extent to which the traffic movements of filming activities can be safely accommodated within the local road environment; and
 - (h) the assessment criteria in H19.12.2 Rural zones.
- (2) infringement of yard standard:
 - (a) the extent to which buildings are located:
 - (i) a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
 - (i) in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (ii) a sufficient distance back from site boundaries of adjoining sites to ensure a minimum level of privacy.
- (3) infringement of building coverage standard:
 - (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
 - (i) the extent of landscape modification, including earthworks and vegetation alteration;
 - (ii) the visual prominence of the building; and

(iii) the relationship of buildings to neighbouring sites.

H21.9. Special information requirements

There are no special information requirements in this zone.

H22 Strategic Transport Corridor Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of "height", in relation to the exclusions, is subject to appeal.

H22.1. Zone description

The purpose of the Strategic Transport Corridor Zone is to provide for state highway and railway corridors to be:

- developed and used for a wide range of activities associated with the transportation of people and goods;
- used as a single, integrated transport system operated by more than one agency; and
- used for interim non-transport related activities that do not undermine the future use of the corridor for transport purposes.

This zone provides the flexibility needed for the development of the state highway and railway corridors and for a wide range of activities for transporting people and goods. The zone also provides certainty as to the activities that can be undertaken and assists in planning and investment across transport modes.

The zoning is therefore applied to land that contains strategic infrastructure, or where a designation provides for such infrastructure. Most of the zone is subject to designations by KiwiRail and the New Zealand Transport Agency (refer to Chapter K for the designations). Designations will remain the primary means of managing and operating Auckland's state highway and railway corridors. In general terms, the activities carried out under these designations are restricted to the core activities associated with the individual authorities.

By applying a Strategic Transport Corridor Zone to these corridors, provisions can be put in place to facilitate the integrated use of the corridors as a single transport network and provide more certainty around services and activities. In some circumstances, such as staged land acquisition for long-term projects or, where space allows, using the land for non-transport activities may be appropriate. The zone provisions will provide for these activities while ensuring the corridor's primary transport function is enabled.

H22.2. Objectives

- (1) Railway and state highway corridors are used safely, effectively and efficiently for the transportation of people and goods in an integrated manner.
- (2) Land identified for railway and state highway corridors can be developed and used for non-transport related activities without undermining the future use of the corridor for transport purposes.
- (3) Potential effects of the location and design of noise mitigation measures on adjacent development are managed.
- (4) Any non-transport related activities do not generate adverse reverse sensitivity effects on the operation of the corridor.

H22.3. Policies

- (1) Provide for the operational requirements of transport activities and a range of appropriate transport related activities.
- (2) Provide for walking and cycling facilities where feasible.
- (3) Enable non-transport related activities where the land is not immediately required for transport purposes provided that:
 - (a) buildings and other structures are of a scale and design that is compatible with surrounding land uses;
 - (b) the non-transport related activity will not give rise to reverse sensitivity effects that would undermine transport activities in the zone;
 - (c) the non-transport related activities do not prevent the land reverting to a transport use when required; and
 - (d) effects from the non-transport related activities on the adjoining land are managed.
- (4) Enable the provision of works and measures such as noise mitigation, landscaping and artworks that enhance infrastructure and minimise its adverse effects on adjoining development existing at the time of infrastructure construction.

H22.4. Activity table

Table H22.4.1 Activity table specifies the activity status of land use and development activities in the Strategic Transport Corridor Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H22.4.1 Activity table

Activity		Activity status
Use		
Infrastructure		
(A1)	Construction, maintenance, upgrade and use of cycleways and walk ways	P
(A2)	Landscaping and artworks	P
(A3)	Operation, maintenance of roads, railways and transport equipment	P
(A4)	Bus depots	D
(A5)	Park-and-rides	RD
Temporary activities		
(A6)	Temporary activities associated with transport activities including temporary materials and machinery storage, temporary ablution facilities and temporary buildings	P

(A7)	Transport storage yards	D
Development		
(A8)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) within 50m of a site in a residential zone; and (b) up to 10m in height	P
(A9)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) within 50m of a site in a residential zone; and (b) greater than 10m in height.	RD
(A10)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) located more than 50m from a site in a residential zone; and (b) up to 20m in height	P
(A11)	New buildings and additions or alterations to existing buildings associated with transport activities and transport storage yards: (a) located more than 50m from a site in a residential zone; and (b) greater than 20m in height	RD
(A12)	Noise attenuation walls or fences	P
(A13)	Noise attenuation walls or fences that do not comply with Standard H22.6.4	RD
General		
(A14)	Any other activity not otherwise listed above and provided for within an adjoining zone as a permitted	P
(A15)	Any other activity not otherwise listed above and provided for within an adjoining zone as a controlled activity	C
(A16)	Any other activity not otherwise listed above and provided for within an adjoining zone as a restricted discretionary activity	RD
(A17)	Any other activity not otherwise listed above and provided for within an adjoining zone as a non-complying activity	NC

Note 1

For the purposes of this table the adjoining zone shall be determined as follows:

- (a) the adjoining zone is deemed to be the land use zone* sharing a common boundary with the Strategic Transport Corridor Zone; or

- (b) where more than one zone adjoins the common boundary with the Strategic Transport Corridor Zone, each zone will apply to that land which it immediately adjoins; or
- (c) where (a) and (b) are applicable, and where land on opposite sides of the state highway or railway has different zonings:
 - (i) the boundary between the zones will be determined based on the centre line of the state highway or centre line of the formed railway line; or
 - (ii) where there is no formed state highway or formed railway line, then the boundary between the zones will be determined based on the centre of the Strategic Transport Corridor.

*Unzoned land/roads are not a land use zone.

H22.5. Notification

- (1) Any activity not otherwise listed in Table H22.4.1 Activity table and provided for within an adjoining zone as a permitted, controlled, or restricted discretionary activity, will be subject to the notification provisions of the applicable adjoining zone.
- (2) Any application for resource consent for an activity listed in Table H22.4.1 Activity table and which is not listed in H22.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H22.6. Standards

All permitted, controlled and restricted discretionary activities listed in Table H22.4.1 must comply with the following standards.

H22.6.1. Yards

- (1) A 5 metre yard is required for new buildings and additions associated with transport activities and transport storage yards where they directly adjoin a residential zone.

H22.6.2. Height in relation to boundary

- (1) Buildings must not exceed a height of 3 metres measured vertically above ground level at side and rear boundaries that adjoin a site in a residential zone. Thereafter, buildings must be set back 1 metre for every additional metre in height (45 degrees).

H22.6.3. Screening

- (1) All required yards for buildings and transport storage yards must be landscaped or screened with a 1.8 metre high solid wall.

- (2) Landscaping must comprise trees and shrubs and be a minimum width of 2 metre. Landscaped areas must be maintained to visually screen the site and storage areas during all seasons.

H22.6.4. Noise attenuation walls or fences

- (1) Noise attenuation walls or fences adjoining the boundary of any residential zone:
 - (a) must comply with the height in relation to boundary rule for the H3 Residential – Single House Zone except that a section of the noise attenuation wall or fence may project beyond the recession plane where the extent of the projection complies with the following:
 - (i) the wall or fence has a maximum height of 3 metres;
 - (ii) the maximum length of wall or fence at 2 metres in height is less than or equal to 5m long; and
 - (iii) there are no more than three such projections in relation to any 100 metres length of wall or fence.
- (2) Where noise attenuation walls or fences adjoin any other zone, the wall or fence must not exceed 3 metres in height.

H22.6.5. Activities provided for in the adjoining zone

- (1) For activities provided for in the adjoining zone, the standards of the adjoining zone apply and the relevant Auckland-wide rules which are based on location in a certain zone should be applied in accordance with that adjoining zoning as appropriate.

H22.7. Assessment – controlled activities

H22.7.1. Matters of control

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

- (1) for activities provided for in the adjoining zone as a controlled activity:
 - (a) the applicable matters of control of the adjoining zone; and
 - (b) the interim nature of the land use.

H22.7.2. Assessment criteria

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

- (1) for activities provided for in the adjoining zone as a controlled activity:
 - (a) the relevant assessment criteria of the adjoining zone; and
 - (b) the interim nature of the land use:

- (i) land use and associated buildings should not impede or prevent the land from reverting to a transport use. Buildings and structures may be sited and designed to allow efficient removal/relocation.

H22.8. Assessment – restricted discretionary activities

H22.8.1. Matters of discretion

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

- (1) any activity provided for within an adjoining zone as a restricted discretionary activity:
 - (a) the applicable matters of discretion of the adjoining zone; and
 - (b) the interim nature of the land use.
- (2) park-and-rides:
 - (a) location, design and external appearance;
 - (b) compatibility of the parking facility with surrounding activities;
 - (c) access to and from the facility; and
 - (d) safe and efficient operation of the road network.
- (3) buildings associated with transport activities and transport storage yards:
 - (a) building dominance and scale;
 - (b) shadowing; and
 - (c) storage or use of hazardous substances.
- (4) noise attenuation walls or fences that do not comply with the standards:
 - (a) shadowing.

H22.8.2. Assessment criteria

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

- (1) any activity provided for within the adjoining zone as a permitted, controlled and restricted discretionary activity:
 - (a) the relevant assessment criteria of the adjoining zone; and
 - (b) interim nature of the land use:
 - (i) land use and associated buildings should not impede or prevent the land from reverting to a transport use. Buildings and structures may be sited and designed to allow efficient removal/relocation;
- (2) park-and-ride:

- (a) the scale, design, management and operation of the parking facility and its access points should not adversely affect the safe and efficient operation of the transport network including:
- (i) the safety of pedestrians and cyclists;
 - (ii) pedestrian amenity;
 - (iii) avoiding queuing onto the road and conflict at access points to the facility;
 - (iv) avoiding generating high volumes of traffic onto local roads or areas with high pedestrian amenity; and
 - (v) the operation of public transport services and related infrastructure.
- (b) the location, design and external appearance of the park-and-ride:
- (i) complements adjacent uses and developments with any buildings or structures to be of similar or compatible scale to those existing or provided for in the surrounding area;
 - (ii) provides screening for the upper levels of any parking building, such as exterior panelling;
 - (iii) is accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;
 - (iv) provides an attractive interface between any buildings, structures or at-grade parking areas and adjacent streets. Depending on location and scale, this may include:
 - maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts; and
 - planting and other landscaping; and
 - (v) provides for any buildings to be adapted for other uses if no longer required for parking. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.
- (c) the parking facility should be compatible with surrounding activities, particularly dwellings. This includes ensuring that the design and operation of the facility is in accordance with the lighting and noise rules (refer to E24 Lighting and E25 Noise and vibration); and
- (d) there should be appropriate screening to residential boundaries.
- (3) buildings associated with transport activities and transport storage yards:

- (a) the scale of buildings should not adversely affect adjacent residential zones with respect to building dominance and scale. In particular:
- (i) where larger buildings are proposed to locate in areas with smaller buildings, the massing and design of the proposed buildings should not overly dominate the built scale of the surrounding area. Methods to moderate the bulk of buildings may include:
- varying roof forms;
 - window placement;
 - appropriate use of materials; or
 - modulation of facades.
- (b) buildings should not significantly overshadow outdoor living areas or adversely affect sunlight accessibility to habitable rooms of dwellings, particularly during the winter solstice;
- (c) the extent to which the proposal meets the objectives and policies of E31 Hazardous substances.
- (4) noise attenuation walls or fences that do not comply with the standards:
- (a) noise attenuation walls or fences should not significantly overshadow outdoor living areas or adversely affect sunlight accessibility to habitable rooms of adjacent dwellings, or public open space particularly during the winter solstice.

H22.9. Special information requirements

There are no special information requirements in this section.

H23. Special Purpose – Airports and Airfields Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H.23.1. Description

The Special Purpose – Airports and Airfields Zone applies to select airports and airfields across the Auckland region.

There are no objectives, policies or rules in with this zone; refer to I Precincts for the provisions applicable to each airport or airfield.

H24. Special Purpose - Cemetery Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of "height", in relation to the exclusions, is subject to appeal.

H24.1. Zone Description

The purpose of this zone is to appropriately manage cemeteries in Auckland by enabling ongoing use and development of cemeteries and related activities. The provisions seek to mitigate impacts on the surrounding environment and recognise that the open spacious appearance, landscaping and quiet environment of cemeteries can contribute to local amenity values.

The Special Purpose - Cemetery Zone applies to cemeteries across Auckland. New cemeteries will be subject to a plan change to manage the location of these facilities relative to existing community facilities, transport infrastructure and surrounding existing and future activities.

Some rules only apply to cemeteries greater than 20ha to recognise the unique roles that large scale cemeteries play. This recognises and enables the ongoing operation, maintenance and development of cemeteries appropriate to their scale.

H24.2. Objectives

- (1) Cemeteries are appropriately located and managed to meet the needs of the community.
- (2) Cemeteries are managed to maintain or enhance the local environment and amenity values.

H24.3. Policies

- (1) Enable the continued operation of existing cemeteries by providing for cemeteries, crematoria and accessory activities.
- (2) Limit the scale of accessory activities and buildings to:
 - (a) retain the spacious characteristics of the cemetery; and
 - (b) be proportionate to the scale and surrounding context of the cemetery.
- (3) Encourage new cemeteries to be located in a manner that effectively service the community's needs by being:
 - (a) accessible; and
 - (b) appropriate to surrounding existing and future activities.

H24.4. Activity table

Table H24.4.1 specifies the activity status of land use activities in the Special Purpose - Cemetery Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H24.4.1 Activity Table

Activity		Activity status
Use		
(A1)	Activities not provided for	D
(A2)	Crematoria, mausoleums and any other buildings that do not comply with the standards	D
(A3)	Workers' accommodation within cemeteries greater than 20ha	P
(A4)	Cemeteries excluding crematoria	P
(A5)	New crematoria	D
(A6)	Replacement of existing crematoria	P
(A7)	Mausoleums	P
(A8)	Parks maintenance	P
(A9)	Public amenities	P
Development		
(A10)	New buildings	P
(A11)	External alterations and additions to buildings	P

H24.5. Notification

- (1) Any application for resource consent for an activity listed in Table H24.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H24.6. Standards

All activities listed as permitted in Table H24.4.1 must comply with the following standards.

Where a cemetery comprises multiple adjoining sites zoned Special Purpose - Cemetery Zone, the entire area will be treated as a single site for the purposes of applying the following standards.

H24.6.1. Building height

- (1) Buildings must not exceed the building height in Table H24.6.1.1 Maximum building height.

Table H24.6.1.1: Maximum building height

Building type	Maximum building height
Mausoleums	4m
Crematoria	8m
Other buildings	8m

H24.6.2. Height in relation to boundary

- (1) Along the boundaries where the Special Purpose - Cemetery Zone directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the Special Purpose - Cemetery Zone boundary.
- (2) Where the adjoining zone does not specify a height in relation to boundary standard, the yard and/or setback standards in the adjoining zone also apply to the adjoining Special Purpose - Cemetery Zone boundary.

H24.6.3. Building coverage

- (1) Maximum building coverage: 10 per cent

H24.6.4. Maximum gross floor area of mausoleums, crematoria and buildings

- (1) The gross floor area for mausoleums, crematoria and other buildings must not be greater than the areas listed in Table H24.6.4.1 Maximum gross floor area.

Table H24.6.4.1 Maximum gross floor area

Building type	Maximum gross floor area for a single structure or building
Private mausoleums	15m ²
Public mausoleums on sites less than 20ha	15m ²
Public mausoleums on sites greater than 20 ha	100m ²
Crematoria	300m ²
Other buildings	300m ²

H24.6.5. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H24.6.5.1 Yards, unless otherwise specified in Standard H24.6.6.

Table H24.6.5.1 Yards

Yard	Dimension
Front	6m
Side and rear	3m
Riparian	10m from the edge of permanent and intermittent streams
Coastal protection yard	30m or as otherwise specified in Appendix 6 Coastal protection yard

H24.6.6. Yards for crematoria

- (1) Crematoria must be set back at least 100m from a side and/or rear boundary where it adjoins another zone.

H24.6.7. Maximum impervious area

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

H24.6.8. Screening

(1) Any outdoor storage or rubbish collection areas that directly face, and are visible from a residential, rural or business zone adjoining a boundary with, or on the opposite side of the road from, a site in the Special Purpose - Cemetery Zone must be screened from those areas by a solid wall or fence at least 1.8m high.

H24.7. Assessment – controlled activities

Not applicable in this zone.

H24.8. Assessment – restricted discretionary activities

Not applicable in this zone.

H24.9. Special information requirements

Not applicable in this zone.

H25. Special Purpose – Healthcare Facility and Hospital Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H25.1. Zone description

The Special Purpose – Healthcare Facility and Hospital Zone applies to several of Auckland’s hospitals and healthcare facilities. These are generally large, land-extensive facilities with a range of activities related to their primary function. The sites generally consist of extensive and highly visible buildings and substantial parking areas.

The zone enables a range of healthcare related and supporting activities to cater for the diverse requirements of the users, employees and visitors to the hospitals and healthcare facilities.

H25.2. Objectives

- (1) The efficient operation and development of hospitals and healthcare facilities to support the community’s healthcare needs is enabled.
- (2) A comprehensive range of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities are provided for.
- (3) The adverse effects of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities on adjacent areas are avoided, remedied or mitigated.

H25.3. Policies

- (1) Enable a range of hospital and healthcare facilities to meet the health and well-being needs of the community.
- (2) Enable for a range of non-healthcare activities provided they:
 - (a) do not compromise the efficient use of the zone for hospital and healthcare activities; and
 - (b) avoid, remedy or mitigate significant adverse effects, including traffic effects.
- (3) Minimise the effects of supporting activities and services on the amenity values of the adjacent land.
- (4) Minimise significant adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties by use of graduated building heights and by locating higher buildings away from the zone boundary.
- (5) Provide for additional building height in identified locations, where it:
 - (a) enables the efficient operation of the hospital or healthcare facility; and
 - (b) can be accommodated without significant adverse effects on adjacent properties.

(6) Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.

(7) Encourage new buildings to be designed to provide a high standard of amenity and safety.

H25.4. Activity table

Table H25.4.1 specifies the activity status of land use and development activities in the Special Purpose - Healthcare Facility and Hospital Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H25.4.1 Activity Table

Activity		Activity status
Use		
Accommodation		
(A1)	Boarding houses	RD
(A2)	Visitor accommodation	RD
(A3)	Dwellings accessory to healthcare facilities	P
(A4)	Supported residential care	P
(A5)	Dwellings not specified above	D
(A6)	Retirement villages	D
Community		
(A7)	Care centres	P
(A8)	Community facilities	P
(A9)	Education facilities	P
(A10)	Healthcare facilities	P
(A11)	Hospitals	P
(A12)	Informal recreation and leisure	P
(A13)	Organised sport and recreation	P
(A14)	Information facilities	P
(A15)	Public amenities	P
(A16)	Artworks	P
(A17)	Tertiary education facilities accessory to healthcare	P
Development		
(A18)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A19)	Conversion of buildings or part of buildings to dwellings	D
(A20)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone	RD

(A21)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD
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H25.5. Notification

- (1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) new buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone; and
 - (b) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone.
- (2) Any application for resource consent for an activity listed in Table H25.4.1 Activity table and which is not listed in H25.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H25.6. Standards

All activities listed as a permitted or restricted discretionary activity in Table H25.4.1 Activity table must comply with the following standards.

Where a healthcare facility comprises multiple adjoining sites zoned Special Purpose – Healthcare Facility and Hospital Zone, the sites will be treated as a single site for the purposes of applying the following standards.

H25.6.1. Building height

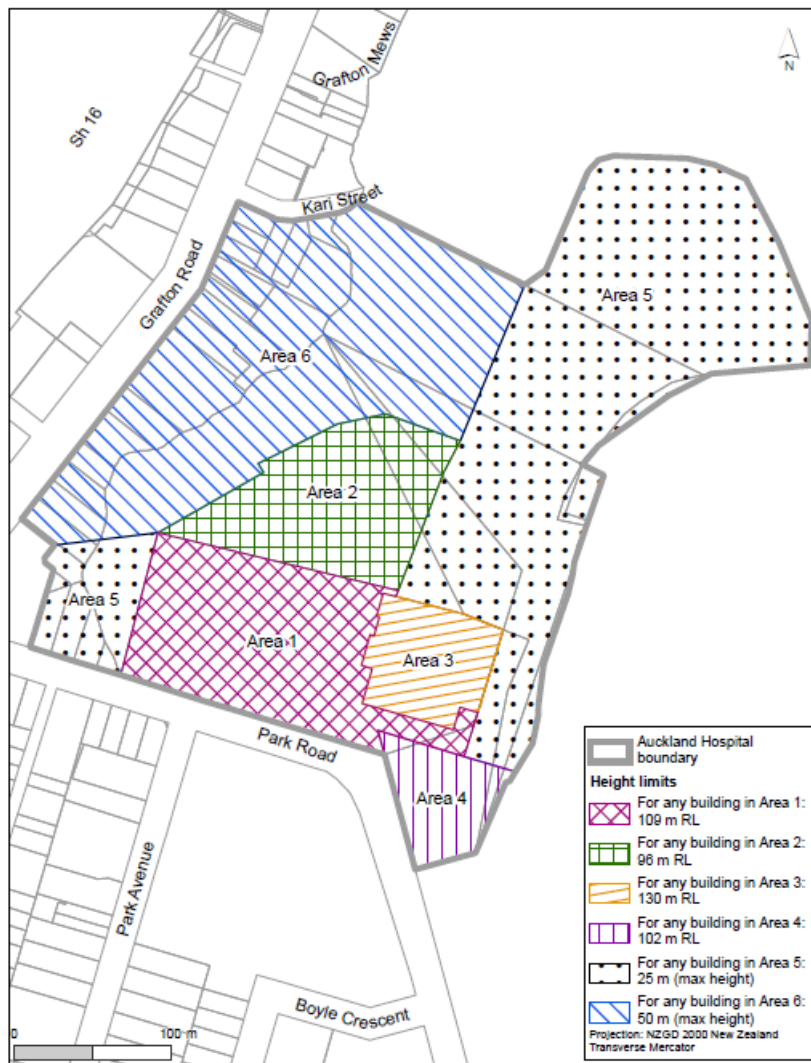
- (1) Buildings heights are specified in Table H25.6.1.1 Building heights and Figure H25.6.1.1 Auckland Hospital permitted building heights.

Table H25.6.1.1: Building heights

Site area	Permitted activity standard	Restricted discretionary activity standard	Discretionary activity standard
Sites with a total site area up to 4ha	Up to 16m	Between 16m and up to 25m	Greater than 25m
Sites with a total site area greater than 4ha	Up to 26m	Between 26m and up to 35m	Greater than 35m
Sites subject to the	Up to the	Infringements	Infringements to

Height Variation Control	height specified on the Height Variation Control	to the Height Variation Control and up to 35m	the Height Variation Control and greater than 35m
Auckland Hospital buildings	Up to the height specified in Figure H25.6.1.1	Buildings infringing the height specified in Figure H1.6.2.1 and up to 35m	Buildings infringing the height specified in Figure H25.6.1.1 and greater than 35m

Figure H25.6.1.1 Auckland Hospital permitted building heights



(2) The building heights in Figure H25.6.1.1 Auckland Hospital permitted building heights for Areas 1 to 4 are measured using Reduced Levels (RL). Areas 5 and 6 are measured as per the Plan definition of height.

H25.6.2. Height in relation to boundary

- (1) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining Special Purpose - Healthcare Facility and Hospital Zone boundary.
- (2) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone directly adjoins a site in another zone that does not specify a height in relation to boundary standard, the yard and/or setback standard in the adjoining zone applies to the adjoining the Special Purpose – Healthcare Facility and Hospital Zone boundary.
- (3) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone adjoins a site in an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the open space zone boundary.

H25.6.3. Yards

- (1) The yards in Table H25.6.3.1 must be provided.

Table H25.6.3.1 Yards

Yard	Dimension
Front yard, except where the properties adjoining the zone on that road frontage are in the Business – Mixed Use Zone or one of the business centre zones	3m
Side and rear yards - where the site adjoins a site in a residential zone, open space zone or the Future Urban Zone	3m
Riparian yard	5m from the edge of permanent and intermittent streams
Lake side yard	20m
Coastal protection yard	25m, or as otherwise specified in Appendix 6

H25.6.4. Maximum impervious area

- (1) The maximum impervious area must not be greater than 80 per cent.

H25.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or public open space adjoining a boundary with, or on the opposite side of the road from, a Special Purpose – Hospital and Healthcare Facility Zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

H25.6.6. Dwellings accessory to a healthcare activity

- (1) Detached dwellings accessory to a healthcare facility must comply with the following Residential – Mixed Housing Suburban Zone standards:

- (a) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.11;
 - (b) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.12; and
 - (c) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.13.
- (2) Attached dwellings accessory to a healthcare facility must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standards:
- (a) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13;
 - (b) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.14; and
 - (c) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.15.

H25.7. Assessment – controlled activities

There are no controlled activities in this section.

H25.8. Assessment – restricted discretionary activities

H25.8.1. Matters of discretion

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

- (1) Visitor accommodation and boarding houses:
 - (a) effects on adjoining properties, especially residential properties including effects of overshadowing and loss of privacy; and
 - (b) on-site amenity.
- (2) New buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- (3) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space; and
 - (b) the adverse effects on amenity values of adjoining land zoned residential.

H25.8.2. Assessment criteria

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

- (1) Visitor accommodation and boarding houses:
 - (a) whether the development complies with H6 Residential - Terrace Housing and Apartment Buildings Zone – Rule H6.6.13 or meets the purpose of the standard.
- (2) New buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.
- (3) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.

H25.9. Special information requirements

There are no special information requirements in this section.

H26. Special Purpose - Major Recreation Facility Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of "height", in relation to the exclusions, is subject to appeal.

H26.1. Background

The purpose of this zone is to appropriately manage facilities within the Auckland region capable of hosting large-scale sports, leisure, entertainment, art, recreation, or event and cultural activities. Major recreation facilities are large, multi-functional sites with an indoor visitor capacity exceeding 1,000, or the overall ability to accommodate over 10,000 visitors. These facilities are limited resources that contribute significantly to Auckland's social and economic well-being, and their efficient use is of resource management importance to the region.

Major recreation facilities include sports arenas, showgrounds, events centres, racecourses, motor-racing tracks, the Auckland Zoo, and Museum of Transport and Technology (MOTAT). In many cases these sites contain extensive and highly visible buildings, substantial parking areas and significant areas of open space. Some are the home base for organisations such as sporting franchises, regional and national sporting organisations, heritage organisations and conservation organisations. Others are the base for high-performance athletes and their support facilities and services.

There are currently 20 facilities within the Special Purpose - Major Recreation Facility Zone. Each facility is also contained within a precinct. The zone contains general objectives and policies which guide the operation and development of current and future sites. The precinct provisions contain additional objectives, policies, activities, standards and assessment matters which are specific for each existing facility.

Figure H26.1.1 outlines the structure of the Special Purpose - Major Recreation Facility Zone and associated precincts.

Major recreation facilities located in the city centre are not subject to the provisions of this zone.

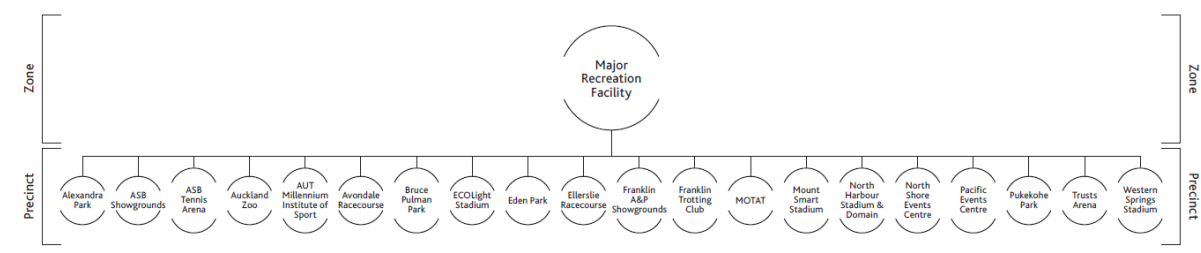


Figure H26.1.1: Structure of the Special Purpose - Major Recreation Facility Zone and associated precincts

H26.2. Objectives

- (1) Major recreation facilities are protected and enabled to provide for the social and economic well-being of people and communities.
- (2) Adverse effects generated by the operation, development, redevelopment and intensification of major recreation facilities are avoided, remedied or mitigated as far as is practical.

- (3) Major recreation facilities are protected from the reverse sensitivity effects of adjacent activities.

H26.3. Policies

- (1) Enable the safe and efficient operation of the primary activities within each precinct.
- (2) Provide for a range of appropriate accessory and compatible activities within the precincts.
- (3) Discourage activities that may give rise to adverse effects on:
 - (a) the function, role, or amenity of any metropolitan town or local centre beyond those effects ordinarily associated with trade effects on trade competitors;
and
 - (b) the safe and efficient operation of the transport network.
- (4) Avoid, remedy or mitigate the adverse effects of major recreation facilities on adjacent development.
- (5) Enable the appropriate development and redevelopment of buildings whilst managing the adverse effects at the precinct interface.
- (6) Recognise the potential for major recreation facilities to give rise to reverse sensitivity effects and require new activities that are likely to be sensitive to these effects generated within the precinct to manage the risk of generating reverse sensitivity effects.

H26.4. Activity table

There are no activities in this section.

H26.5. Notification

There are no notification requirements in this section.

H26.6. Standards

There are no standards in this section.

H26.7. Assessment – controlled activities

There are no controlled activities in this section.

H26.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this section.

H26.9. Special information requirements

There are no special information requirements in this section.

H27. Special Purpose – Māori Purpose Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H27.1. Zone description

The purpose of the Special Purpose – Māori Purpose Zone is to provide for the social and cultural needs of Mana Whenua and mataawaka and to promote the establishment of marae and papakāinga with supporting economic development to ensure thriving and self-sustaining Māori communities.

The Māori Purpose Zone is different from the Auckland-wide Treaty Settlement Land and Māori Land provisions in that it provides for a higher density and greater range of activities.

Those sites zoned as Special Purpose – Māori Purpose Zone are those which have existing or proposed marae development or other Māori cultural institutions, such as marae, and papakāinga-style development to be established in specific areas of Auckland, on general or Māori land.

The zone provides for development to reflect unique Mana Whenua and mataawaka identities and values. The zone acknowledges the importance of marae and papakāinga as focal points for wider community development and provides for a range of social and cultural activities. Supporting economic development is vital for the long-term sustainability of marae and papakāinga, and the well-being of the communities they support. The zone recognises the need to incorporate mātauranga and tikanga Māori into the design of the built environment and open space.

Precincts allow more detailed planning to be undertaken and give greater certainty with respect to environmental outcomes. In the Special Purpose – Māori Purpose Zone, precincts are used to provide for site-specific activities and development. Precincts are also used to reflect specific land uses agreed for land acquired through Treaty settlement.

H27.2. Objectives

- (1) Recognise the continued occupation by Māori of the Auckland area over many centuries and the holistic nature of traditional Māori village settlement.
- (2) The unique social and cultural needs of Auckland’s Māori communities are met in both rural and urban settings including in coastal areas and outside the Rural Urban Boundary.
- (3) Areas are sustainably developed and used in accordance with mātauranga and tikanga Māori.
- (4) The quality of the local environment, including the amenity values of adjoining properties, the natural environment and local landscape values, is protected.
- (5) Opportunities to establish supporting economic activities of an appropriate scale are provided.

- (6) Quality living environments for whanau, hapū and all other future residents are provided.

H27.3. Policies

- (1) Enable development on land zoned for Māori purposes across Auckland, including in coastal areas and outside the Rural Urban Boundary.
- (2) Where appropriate, precincts to provide for:
 - (a) site specific development constraints or opportunities;
 - (b) Treaty settlement outcomes;
 - (c) the unique relationships Mana Whenua have with the whenua (land); and
 - (d) comprehensive development proposals.
- (3) Enable a range of activities including dwellings for papakāinga, marae and associated facilities, customary use, and cultural and commercial activities on land zoned for Māori purposes.
- (4) Mitigate any adverse effects on adjoining properties associated with activities within the Special Purpose - Māori Purpose Zone in relation to:
 - (a) access to sunlight and daylight;
 - (b) privacy;
 - (c) the acoustic environment; and
 - (d) traffic and parking.
- (5) Consider alternative approaches to site access or infrastructure provision in rural or coastal areas where the development of a site is constrained by access or the availability of reticulated infrastructure.
- (6) Enable the occupation, use and development of sites in areas where there are natural and physical resources that have been scheduled in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character, by considering:
 - (a) the need to enable development, occupation and use of land in the Māori Purpose Zone in accordance with mātauranga and tikanga to support the social, cultural and economic well-being of Mana Whenua;
 - (b) alternative approaches to or locations for development that avoid adverse effects on the characteristics and qualities that contribute to the values for which the area was scheduled; and

- (c) that there may be no or limited alternative locations for whanau, hapū or iwi to occupy, manage and use their ancestral lands.
- (7) Manage the effects of development, including character, intensity and range of activities, having regard to the capacity of the site to:
- (a) accommodate the development, based on an assessment of physical constraints;
 - (b) be sustainably serviced, utilising reticulated or alternative forms of infrastructure; and
 - (c) avoid, remedy and mitigate any adverse effects on adjoining sites while recognising the purpose of the Special Purpose – Māori Purpose Zone is to facilitate activities that may be of a character, scale, intensity or range that is not provided for in the surrounding area.
- (8) Enable the integration of mātauranga and tikanga in design and layout of development within the Special Purpose – Māori Purpose Zone.
- (9) Require the built form and layout of medium density residential development (four or more dwellings on a site) to:
- (a) complement the character and amenity of surrounding sites; and
 - (b) incorporate appropriate mātauranga and tikanga.

H27.4. Activity table

Table H27.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose - Māori Purpose Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H27.4.1 Activity table

Activity		Activity status
(A1)	Activities not provided for	NC
Residential		
(A2)	Home occupations	P
(A3)	Visitor accommodation	D
(A4)	Up to three dwellings per site	P
(A5)	Four or more dwellings per site	RD
Community		
(A6)	Care centres up to 250m ² gross floor area per site	P
(A7)	Care centres greater than 250m ² gross floor area per site	RD
(A8)	Community facilities up to 250m ² gross floor area per site	P

(A9)	Community facilities greater than 250m ² gross floor area per site	RD
(A10)	Education facilities up to 250m ² gross floor area per site	P
(A11)	Education facilities greater than 250m ² gross floor area per site	RD
(A12)	Healthcare facilities up to 250m ² gross floor area per site	P
(A13)	Healthcare facilities greater than 250m ² gross floor area per site	RD
(A14)	Māori cultural activities	P
(A15)	Marae	P
(A16)	Organised sport and recreation	RD
(A17)	Urupā	P
Commerce		
(A18)	Commercial services	D
(A19)	Markets	P
(A20)	Produce stalls	P
(A21)	Offices	D
(A22)	Retail up to 100m ² gross floor area per site	P
(A23)	Retail greater than 100m ² gross floor area per site	RD
Development		
(A24)	New structures or buildings associated with Māori cultural activities	P
(A25)	Alterations and additions to buildings	P
(A26)	Demolition of buildings	P
(A27)	Integrated Māori development	D
(A28)	New buildings	The same activity status and standards as applies to the land use activity that the new building or addition to the building is designed to accommodate
Rural		
(A29)	Farming	D

H27.5. Notification

- (1) Any application for resource consent for an activity listed in Table H27.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H27.6. Standards

All activities listed as a permitted activity, controlled activity or restricted discretionary activity in Table H27.4.1 Activity table must comply with the following standards.

H27.6.1. Urupā

- (1) Urupā must meet the yard setback required by Standard H27.6.4 below, except the side and rear yard setback must be 10m from the side or rear boundary.

H27.6.2. Building height

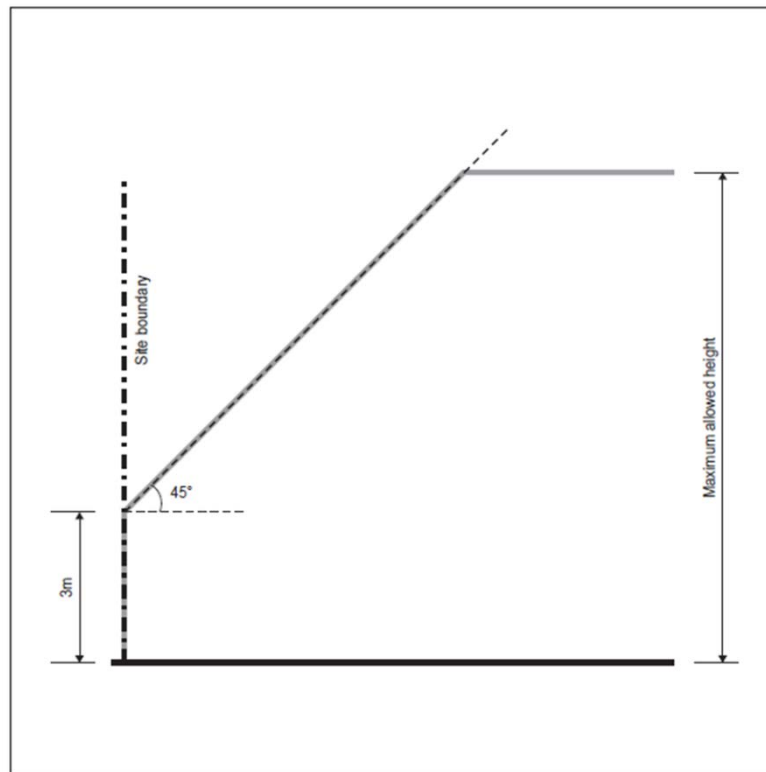
- (1) Marae (including wharenui and wharekai) and structures or buildings associated with Māori cultural activities (including but not limited to waharoa, pekerangi/taiapa, whare waka) must not exceed 10m in height.
- (2) Pou haki are excluded from Standard H27.6.2(1) if they:
 - (a) do not exceed an additional one third of the permitted activity height for the site; and
 - (b) are not more than 300mm in diameter.
- (3) All other buildings must not exceed 8m in height.

H27.6.3. Height in relation to boundary

Purpose: manage the bulk and scale of buildings at boundaries to limit overshadowing to neighbouring properties sites and provide space between buildings.

- (1) Buildings must not exceed a height of 3m measured vertically above ground level at side and rear boundaries. Thereafter buildings must be set back 1m for every additional metre in height (45 degrees) up to the maximum building height as shown in Figure H27.6.3.1 Height in relation to boundary.

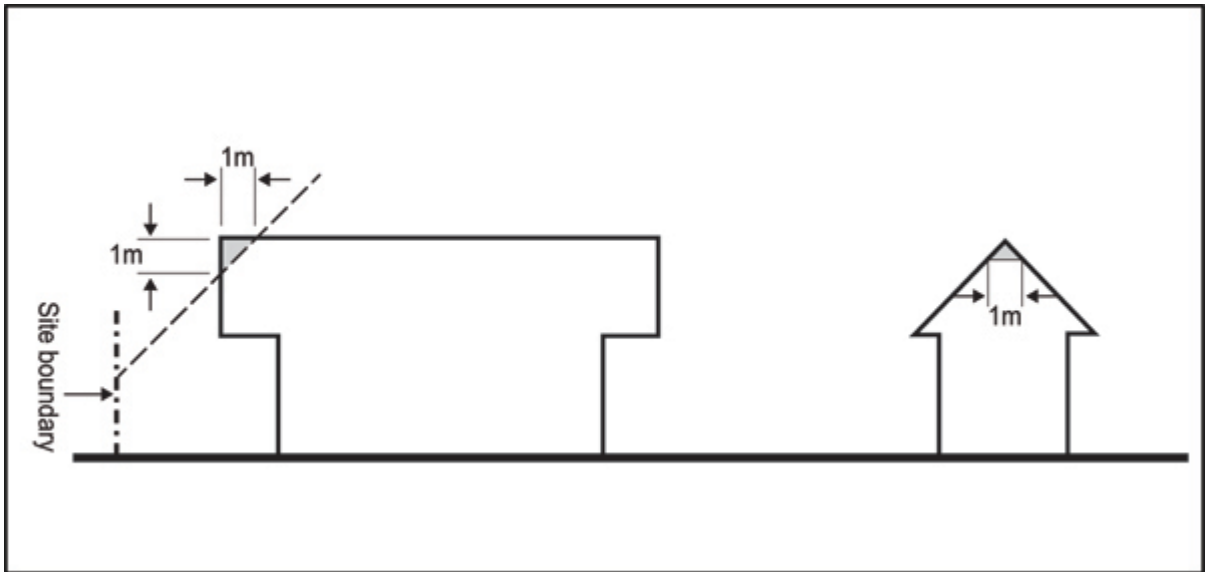
Figure H27.6.3.1 Height in relation to boundary



- (2) Standard H27.6.3(1) does not apply to a boundary adjoining:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone;
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (3) Standard H27.6.3(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, pedestrian access way, or access site, the standard applies at the other side of that right of way, pedestrian access way or access site.
- (5) A gable end or dormer may project beyond the recession plane where it is:
- (a) No greater than 1m in height and width measured parallel to the nearest adjacent boundary; and

- (b) No greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

Figure H27.6.3.2 Height in relation to boundary exceptions



- (6) No more than two gable end or dormer projections are allowed for every 6m length of site boundary.

H27.6.4. Yards

Purpose: maintain the spacious and landscaped qualities of the streetscape and ensure dwellings are adequately set back from lakes, streams and coastal edges to maintain water quality and provide protection from natural hazards.

- (1) A building or parts of the building must be set back from the relevant boundary by the minimum depth listed in Table H27.6.4.1 Yards.

Table H27.6.4.1 Yards

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

H27.6.5. Building coverage

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

H27.6.6. Maximum impervious area

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

H27.6.7. Accessory buildings

- (1) Accessory buildings must not exceed 80m² gross floor area and must not exceed 4m in height.

H27.6.8. Outdoor living space

- (1) A dwelling at ground level must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:
- where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - is accessible from the dwelling; and
 - is free of buildings, parking spaces, servicing and manoeuvring areas.

- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
- (e) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (f) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (g) is accessible from the dwelling.

H27.7. Assessment – controlled activities

There are no controlled activities in this section.

H27.8. Assessment – restricted discretionary activities

H27.8.1. Matters of discretion

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

- (1) for care centres greater than 250m² gross floor area per site; community facilities greater than 250m² gross floor area per site; education facilities greater than 250m² gross floor area per site; and healthcare facilities greater than 250m² gross floor area per site:
 - (a) the effect on the surrounding area from all of the following:
 - (i) intensity and scale;
 - (ii) traffic and access; and
 - (iii) noise, lighting and hours of operation; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.
- (2) for four or more dwellings on a site:
 - (a) the effect on the surrounding area from all of the following:
 - (i) intensity and scale;
 - (ii) traffic and access;
 - (iii) building design and external appearance;
 - (iv) topography, site orientation and earthworks;
 - (v) design of landscaping; and
 - (vi) internal layout and on-site amenities for dwellings; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.

- (3) for retail greater than 100m² gross floor area per site:
 - (a) the effect on the surrounding area from all of the following:
 - (i) intensity and scale;
 - (ii) traffic and access; and
 - (iii) noise, lighting and hours of operation; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.
- (4) for organised sport and recreation:
 - (a) the effect on the surrounding area from all of the following:
 - (i) traffic and access;
 - (ii) noise, lighting and hours of operation; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.
- (5) for building height, height in relation to boundary and building coverage:
 - (a) the effect of additional building scale on neighbouring sites, streets and public open spaces including:
 - (i) sunlight;
 - (ii) access;
 - (iii) dominance; and
 - (iv) visual amenity; and
 - (b) the impact on the planned future form and character of the area or zone.
- (6) for yards:
 - (i) the effects on streetscape amenity and safety.

H27.8.2. Assessment criteria

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

- (1) for care centres greater than 250m² gross floor area per site; community facilities greater than 250m² gross floor area per site; education facilities greater than 250m² gross floor area per site; and healthcare facilities greater than 250m² gross floor area per site:
 - (a) intensity and scale:

- (i) whether the intensity and scale of the activity and the size and location of buildings are compatible with the character and amenity of the surrounding neighbourhood.
 - (b) traffic and access:
 - (i) whether the effects of parking and traffic are compatible with the character and amenity of the surrounding neighbourhood;
 - (ii) for care centres, whether the site is of an adequate size and road frontage to provide sufficient space for safe pick-up and drop-off areas.
 - (c) noise, lighting and hours of operation:
 - (i) whether noise and lighting from the activity will adversely affect the amenity of the surrounding residential properties by considering:
 - the location of noisy activities such as outdoor play areas;
 - screening or other design features; and
 - the proposed hours of operation.
 - (d) integration of mātauranga and tikanga into the activity:
 - (i) the extent to which the development integrates mātauranga and tikanga into the design of the built environment and open space by considering:
 - the expression of Māori values and the type of development proposed;
 - the relationship between buildings (marae ātea, wharenuī, wharekai, and waharoa) and accessways;
 - the use of materials and landscaping which reflect the natural features of the surrounding environment; and
 - the recognition of local history and whakapapa through design.
- (2) for four or more dwellings on a site:
- (a) intensity and scale:
 - (i) whether the intensity and scale of the activity and the size and location of buildings are compatible with the character and amenity of the surrounding neighbourhood.
 - (b) building design and external appearance:
 - (i) the extent to which buildings and structures associated with Māori cultural activities and the incorporation of Māori design features contribute positively to the public realm.

(c) topography, site orientation and earthworks:

- (i) whether the topography, size and proportions of the site are suitable to accommodate the housing type proposed;
- (ii) the extent to which building platforms, outdoor living spaces, car parking areas and driveways are designed and located to respond to the natural landform and site orientation;
- (iii) whether earthworks can be incorporated as a positive feature by:
 - integrating retaining as part of the building design; and
 - stepping and landscaping earthworks.

(d) integration of mātauranga and tikanga into the activity:

- (i) the extent to which the development integrates mātauranga and tikanga into the design of the built environment and open space by considering;
- (ii) the expression of Māori values and the type of development proposed;
- (iii) the relationship between buildings (marae ātea, wharenuī, wharekai, and waharoa) and accessways;
- (iv) the use of materials and landscaping which reflect the natural features of the surrounding environment; and
- (v) the demonstration of awareness of local history and whakapapa through design.

(3) for retail greater than 100m² gross floor area per site:

(a) intensity and scale:

- (i) whether the intensity and scale of the activity and the size and location of buildings are compatible with the character and amenity of the surrounding neighbourhood.

(b) traffic and access:

- (i) whether the effects of parking and traffic are compatible with the character and amenity of the surrounding neighbourhood.

(c) noise, lighting and hours of operation:

- (i) whether noise and lighting from the activity will adversely affect the amenity of the surrounding residential properties by considering the proposed hours of operation.

(d) integration of mātauranga and tikanga into the activity;

- (i) the extent to which the development integrates mātauranga and tikanga into the design by considering:
 - the expression of Māori values and the type of development proposed; and
 - the recognition of local history and whakapapa through design.
- (4) for organised sport and recreation:
 - (a) noise, lighting and hours of operation:
 - (i) whether noise and lighting from the activity will adversely affect the amenity of the surrounding residential properties by considering:
 - the location of noisy activities such as outdoor play areas;
 - screening or other design features; and
 - the proposed hours of operation.
 - (b) integration of mātauranga and tikanga into the activity:
 - (i) the extent to which the development integrates mātauranga and tikanga into the activity by considering the expression of Māori values and the type of development proposed.
 - (5) for building height, height in relation to boundary and building coverage:
 - (a) the extent to which additional building scale effects neighbouring sites, streets and public open spaces by considering:
 - (i) avoidance of unreasonable shading, over-shadowing or reduced access to sunlight on neighbouring dwellings and their outdoor living spaces; and
 - (b) whether the additional building scale is consistent with the planned future form and character of the area.
 - (6) for yards:
 - (a) the extent to which yard infringement effects streetscape amenity and safety.

H27.9. Special information requirements

There are no special information requirements in this section.

H28. Special Purpose – Quarry Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H28.1. Zone description

Mineral resources are important to Auckland's economy and development. The Special Purpose – Quarry Zone provides for significant mineral extraction activities to ensure that mineral extraction can continue in a manner that minimises adverse effects. These provisions seek to ensure that the demand for minerals can be met, where possible, from supply sources within Auckland.

H28.2. Objectives

- (1) Mineral extraction activities and appropriate compatible activities are carried out efficiently at significant mineral extraction sites.
- (2) The significant adverse effects associated with mineral extraction are avoided, remedied or mitigated.
- (3) The rehabilitation of quarries is assisted by cleanfills and managed fills.

H28.3. Policies

- (1) Apply the Special Purpose – Quarry Zone to significant mineral resources and extraction sites that provide for mineral extraction.
- (2) Enable appropriate compatible land uses within or adjoining the zone, including mineral recycling activities and the manufacture of products using raw materials from mineral extraction activities.
- (3) Avoid where practicable, or otherwise remedy and mitigate significant adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.
- (4) Manage noise, vibration, dust and illumination to protect existing adjacent activities sensitive to these effects from unreasonable levels of noise, vibration, dust and illumination.
- (5) Require the rehabilitation of sites following mineral extraction activities to enable the land to be used for other purposes.
- (6) Avoid, remedy or mitigate adverse effects of traffic generation and maintain safety for all road users, and particularly measures to manage heavy vehicles entering or exiting the site and on quarry transport routes.
- (7) Require quarry operators to internalise the adverse effects associated with new or enlarged mineral extraction activities as far as practicable while recognising the need to allow for the efficient ongoing extraction of mineral resources.
- (8) Enable cleanfills and managed fills where they can assist the rehabilitation of quarries.

H28.4. Activity table

Table H28.4.1 specifies the activity status of land use and development activities in the Special Purpose – Quarry Zone pursuant to section 9(3) of the Resource Management Act 1991.

All buildings accessory to any activity specified in the table have the same status as the activity itself unless otherwise specified in the table.

The objectives, policies, permitted activities and associated standards for land disturbance are located in E12 Land disturbance – District.

Table H28.4.1 Activity table - Land use and development [dp]

Activity		Activity status
Use		
(A1)	Farming	P
(A2)	Forestry	P
(A3)	Conservation planting	P
(A4)	Rural commercial services	D
(A5)	Rural industries	D
(A6)	On-site primary produce manufacturing	P
(A7)	Mineral extraction activities	C
(A8)	Processing and recycling mineral material, construction waste and demolition waste	P
(A9)	Industrial activities that utilise the extracted minerals as the principal raw material	D
(A10)	Rehabilitation of quarries using cleanfill or managed fill	P
Development		
(A11)	Demolition of buildings	P
(A12)	New buildings or additions and alterations to existing buildings accessory to mineral extraction activities up to 200m ² gross floor area	P
(A13)	Buildings that do not comply with the controlled activity Standard H28.6.2	RD
Land disturbance - District		
(A14)	Greater than 2500m ²	C
(A15)	Greater than 2500m ³	C

The objectives, policies, permitted activities and associated standards for land disturbance are located in Section E11 Land disturbance – Regional.

Table H28.4.2 specifies the activity status of land use and development activities in the Special Purpose – Quarry Zone pursuant to section 9(2) of the Resource Management Act 1991.

Table H28.4.2 Activity table - Land disturbance – Regional [rp]

Activity		Activity status
Land disturbance – Regional		
(A16)	Greater than 10,000m ² where land has a slope less than 10 degrees and is outside the Sediment Control Protection Area ¹	C
(A17)	Greater than 2,500m ² where the land has a slope equal to or greater than 10 degrees	C
(A18)	Greater than 2,500m ² within the Sediment Control Protection Area ¹	C

Note 1

Sediment Control Protection Area is defined as:

- (a) 100m either side of a foredune or 100m landward of the coastal marine area (whatever is the more landward of mean high water springs); and
- (b) 50m landward of the edge of a watercourse, or wetland of 1000m² or more.

H28.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table H28.4.1 or Table H28.4.2 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table H28.4.1 Activity table or activity that infringes the standards and which is not listed in H28.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H28.6. Standards

H28.6.1. Permitted activity standards

All activities listed as a permitted activity in Table H28.4.1 must comply with the following permitted activity standard.

H28.6.1.1. Building height, gross floor area and yard

- (1) Buildings, additions and alterations accessory to mineral extraction activities must:
 - (a) not exceed 9m in height;
 - (b) not exceed 200m² gross floor area; and

(c) be set back from the boundary by the minimum depth of 20m.

H28.6.1.2. On-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste

(1) Buildings required for or accessory to on-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste must:

(a) not exceed 500m² gross floor area; and

(b) be set back from the rear boundary by a minimum depth of 12m; and

(c) be set back from the side boundary by a minimum depth of 12m.

H28.6.2. Controlled activity standards

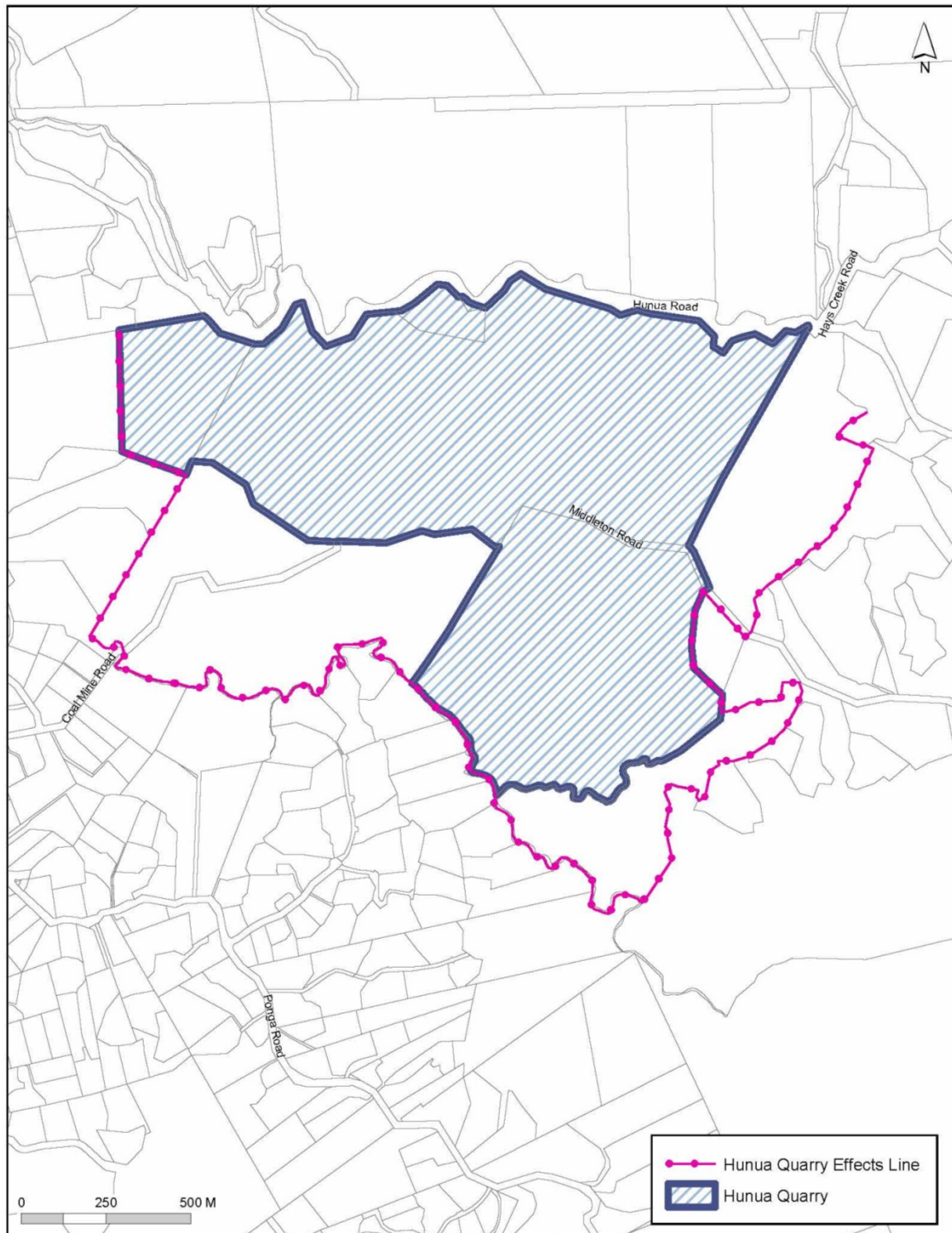
All activities listed as a controlled activity in Table H28.4.1 and Table H28.4.2 must comply with the following controlled activity standards.

H28.6.2.1. Noise

(1) Noise from mineral extraction activities must not exceed the noise levels in Table H28.6.2.1.1 at a notional boundary from any dwelling that existed at 1 January 2001 outside the Special Purpose – Quarry Zone.

(2) Noise from mineral extraction within the Hunua Quarry must not exceed the noise limits in Table H28.6.2.1.2 at the quarry effects line as identified in Figure H28.6.2.1.1

Figure H28.6.2.1.1 Hunua quarry effects line



- (3) Noise must be measured and assessed in accordance with New Zealand Standard on Acoustics - Measurement of Environmental Sound (NZS 6801:2008) and New Zealand Standard on Acoustics - Environmental Noise (NZS:6802:2008).

Table H28.6.2.1.1 Noise levels

Times	Noise levels
7am-9pm, Monday to Friday	L _{Aeq} 55dB
7am-4pm, Saturday	L _{Aeq} 55dB
All other times and on public holidays	L _{Aeq} 45db L _{AFmax} 75dB

Table H28.6.2.1.2 Noise levels at the quarry effects line for Hunua Quarry

Times	Noise levels
7am-6pm, Monday to Friday	L _{Aeq} (15 min) 65dB
7am-4pm, Saturday	L _{Aeq} (15 min) 65dB
All other times and on public holidays	L _{Aeq} (15 min) 45dB L _{AFmax} 75dB

H28.6.2.2. Vibration and blasting

- (1) Noise created from the use of explosives must not exceed a peak overall sound pressure of 128dB L_{zpeak}.
- (2) The measurement of blast noise (air blast) and ground vibration from blasting must be measured at the notional boundary of a dwelling that existed at 1 January 2001.
- (3) Vibration generated by blasting shall be measured within a building in accordance with Appendix J of Part 2 of Australian Standard AS 2187 2006.
- (4) All blasting is restricted to:
- (d) 9am-5pm, Monday to Saturday;
 - (e) an average of two occasions per day over a calendar fortnight; and
 - (f) except where necessary because of safety reasons.
- (5) Blasting activities must be controlled to ensure any resulting ground vibration does not exceed the limits set out in German standard DIN 4150-3 1999: Structural vibration – Part 3 Effects of vibration on structures

when measured on the foundation in the horizontal axis on the highest floor of an affected building.

- (6) A siren must be used prior to blasting to alert people in the vicinity.

H28.6.2.3. Building height

- (1) Buildings must not exceed 24m in height.

H28.6.2.4. Maximum building coverage

- (1) The maximum building coverage must not exceed 30 per cent of the site.

H28.6.2.5. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H28.6.2.5.1 where a Special Purpose – Quarry Zone is located inside the rural urban boundary and Table H28.6.2.5.2 where a Special Purpose – Quarry Zone is located outside the rural urban boundary.

Table H28.6.2.5.1 Yards for Special Purpose – Quarry Zone located inside the rural urban boundary

Yard	Minimum depth
Front	7.5m
Rear	5m
Side	5m
Riparian	10m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more

Table H28.6.2.5.2 Yards for Special Purpose – Quarry Zone located outside the rural urban boundary

Yard	Minimum depth
Front	12m (administration building or weigh bridge) 30m (all other buildings)
Rear	5m
Side	5m

H28.6.2.6. On-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste

- (2) Buildings required for or accessory to on-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste must:

- (g) not exceed 500m² gross floor area; and

(h) be set back from the rear boundary by a minimum depth of 12m; and

(i) be set back from the side boundary by a minimum depth of 12m.

H28.6.2.7. Land disturbance

(1) A Quarry Management Plan must be submitted that includes the following:

(a) a site plan indicating:

- (i) existing topography, contours, drainage, natural watercourses, vegetation cover and any other significant landform or features;
- (ii) site layout, general design and location of buildings;
- (iii) areas for extraction (including pits and faces), storage (including overburden), stockpiling, processing and distribution;
- (iv) predicted final contours and drainage; and
- (v) areas where land disturbance activities are not proposed.

(b) a description of current and future operations, including:

- (i) vegetation removal and site preparation, including stripping and stockpiling or disposal of soil and overburden;
- (ii) the proposed methodology for certifying imported cleanfill;
- (iii) the method of site access, vehicle circulation and onsite parking; and
- (iv) monitoring and reporting proposed in relation to the above measures.

(c) an erosion and sediment control plan, including calculations to confirm compliance with best practice for quarrying and associated activities including overburden removal for the following 12 months, which includes:

- (i) overburden removal and disposal operations planned for the following 12 months;
- (ii) areas of expected quarry operations for the following 12 months;
- (iii) results of the previous 12 months of sampling inclusive of summarised rainfall records and assessment of results (where previous quarrying has occurred within the site);
- (iv) assessment of the effectiveness of erosion and sediment control measures and any sediment related effects on the receiving

environment (where previous quarrying has occurred within the site); and

- (v) any existing discharge standards, compliance measures and responses to non-compliance (where previous quarrying has occurred within the site).

H28.7. Assessment – controlled activities

H28.7.1. Matters of control

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

(1) mineral extraction activities:

- (a) traffic and access;
- (b) visual amenity; and
- (c) site rehabilitation.

(2) land disturbance:

- (a) measures to avoid, remedy or mitigate adverse effects on water bodies and the mauri of water (with particular regard to sensitive receiving environments); including:

- (i) the design and suitability of erosion and sediment control measures to be implemented during the works;
- (ii) staging of works and progressive stabilisation;
- (iii) timing and duration of works;
- (iv) term of consent; and
- (v) the treatment of stockpiled materials on the site.

- (b) avoidance or mitigation of adverse effects on overland flow paths and one per cent AEP flood plains (where outside the quarry pit); and

- (c) avoidance or mitigation of risk that may occur as a result of natural or manmade hazards.

H28.7.2. Assessment criteria

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

(1) mineral extraction activities:

- (a) traffic and access:

- (i) whether the expected traffic generated by the activity appropriately avoids, remedies or mitigates adverse effects on the safe and efficient functioning of the surrounding road network;

- (ii) the extent to which entry and exit points to the site are designed to suitably accommodate all traffic movements, and in doing so, avoid, remedy or mitigate disruption to traffic flows on the adjoining road network.
- (b) visual amenity:
 - (i) whether mineral extraction activities in close proximity to dwellings mitigate significant adverse visual amenity effects through the use of screening and landscaping; and
 - (ii) whether buildings associated with mineral extraction activities are designed so that they are removable on completion of the mineral extraction activities.
- (c) site rehabilitation:
 - (i) how the site will be rehabilitated after mineral extraction activities cease.
- (2) land disturbance:
 - (a) the proximity of the proposed land disturbance to any water body and the extent to which erosion and sediment controls and the proposed earthworks will adequately avoid, remedy or mitigate adverse effects on:
 - (i) water quality;
 - (ii) ecological health;
 - (iii) stream bank erosion;
 - (iv) riparian margins;
 - (v) the mauri of water; and
 - (vi) the quality of taiāpure or mahinga mātaītai.
 - (b) whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the duration, season or staging of such works;
 - (c) the extent to which the land disturbance exacerbates flooding at any location upstream or downstream of the works;
 - (d) the extent to which the effects from natural hazards will be avoided or mitigated and the extent to which the land disturbance will affect the stability and erosion potential within the Special Purpose – Quarry Zone and surrounding area; and
 - (e) whether the land disturbance and final ground levels will adversely affect the frequency of flooding beyond the Special Purpose – Quarry Zone, or the entry and exit point of overland flow paths.

H28.8. Assessment – restricted discretionary activities

H28.8.1. Matters of discretion

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

- (1) noise:
 - (a) significant adverse effects on amenity values;
 - (b) hours of operation;
 - (c) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
 - (d) mitigation measures.
- (2) vibration and blasting:
 - (a) adverse effects on amenity values; and
 - (b) location of blasting, frequency, duration and time of day.
- (3) height:
 - (a) extent and visibility of non-compliance from adjacent zones;
 - (b) adverse effects on amenity values; and
 - (c) building form, location, external cladding and colour.
- (4) maximum building coverage:
 - (a) extent and visibility of non-compliance from adjacent zones;
 - (b) adverse effects on amenity values; and
 - (c) building form, location, external cladding and colour.
- (5) yards:
 - (a) setback from boundaries:
 - (i) adverse effects on amenity values and/or streetscape; and
 - (ii) adverse effects on road visibility safety.
 - (b) setback from river:
 - (i) adverse effects on amenity values;
 - (ii) adverse effects on water bodies and ecosystems; and
 - (iii) adverse effects on public access to rivers.

H28.8.2. Assessment criteria

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

(1) noise:

- (a) whether noise, where it exceeds the standards, is intrusive and contrasts with the characteristics of the existing noise environment in terms of level, character, duration and timing;
- (b) whether nearby activities are sensitive to noise;
- (c) whether the topography of the area influences sound propagation;
- (d) whether noise attenuation methods can avoid, remedy or mitigate significant adverse effects; and

(2) vibration and blasting:

- (a) whether vibration and blasting, where it exceeds the standards, is intrusive and contrasts with the characteristics of the existing environment in terms of level, character, duration and timing;
- (b) whether nearby activities are sensitive to vibration and blasting;
- (c) whether the topography or geology of the area influences the effects of blasting;
- (d) whether site management methods can avoid, remedy or mitigate significant adverse effects;
- (e) whether a communications protocol for the blasting programme is proposed with adjoining residents;
- (f) whether the blasting is necessary, where it exceeds the standards, for safety or to access significant mineral resources; and

(3) height:

- (a) whether the additional building height will:
 - (i) adversely affect the character and visual amenity of the area;
 - (ii) adversely affect the privacy or outlook of adjoining sites;
 - (iii) have overbearing adverse effects on adjoining sites; and
 - (iv) adversely effect an outstanding natural landscape.
- (b) whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including the extent to which topography, alternative design, planting or setbacks can mitigate adverse effects.

(4) maximum building coverage:

- (a) whether the additional building coverage will:
 - (i) adversely affect the character and visual amenity of the area; and
 - (ii) have an overbearing adverse effect on adjoining sites;
- (b) whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including the extent to which topography, alternative design, planting or setbacks can mitigate adverse effects.

(5) yards:

- (a) whether the reduced setback will:
 - (i) adversely affect the streetscape of the area;
 - (ii) adversely affect the privacy and outlook of adjoining sites; and
 - (iii) adversely affect vehicle movements on the road.
- (b) whether the infringement is necessary due to the shape, boundaries or nature and physical features of the Special Purpose – Quarry Zone;
- (c) whether the nature, form, scale and extent of the proposed building is appropriate;
- (d) whether the building will have significant adverse effects on the visual amenity, openness and natural character values of water bodies and their margins;
- (e) whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including:
 - (i) through utilising existing topography or vegetation; and
 - (ii) through screening and or planting and alternative design.
- (f) whether an infringement to the setback from water:
 - (i) adversely affects the natural function of the water body, water quality, and land and water based habitats; and
 - (ii) adversely affects the public's access and recreational enjoyment of the river.

H28.9. Special information requirements

There are no special information requirements in this section.

H29. Special Purpose – School Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H29.1. Zone description

The Special Purpose – School Zone applies to Auckland’s independent and integrated schools and associated community facilities, and is characterised by campus-style developments. The purpose of the zone is to allow the continued operation and further development of these schools and associated facilities.

Refer to Chapter K: Designations for Ministry of Education owned sites subject to designations.

This zone does not apply to existing or future schools located in the city centre, metropolitan or town centres.

H29.2. Objectives

- (1) The educational needs of school students are met and the well-being of students, staff and visitors is provided for.
- (2) School activities, including the development of new schools and appropriate redevelopment, intensification and expansion of existing schools, are enabled.
- (3) Opportunities for communities to use school facilities, and for the co-location of school and community facilities are provided.
- (4) Adverse effects of schools, community facilities and associated activities and their use on adjacent areas are avoided, remedied or mitigated.

H29.3. Policies

- (1) Enable the efficient utilisation of school land, buildings and infrastructure.
- (2) Enable a range of activities including education, recreation, early childhood learning services, worship and residential accommodation, and appropriate accessory activities.
- (3) Enable community use of the existing and future school land, buildings and infrastructure and the co-location of school and community facilities provided they:
 - (a) do not compromise the use of the zone for school activities; and
 - (b) avoid remedy or mitigate adverse effects on adjoining properties.
- (4) Minimise adverse effects on adjacent properties from development that causes overshadowing, visual domination, loss of visual privacy and loss of other amenity values by the use of building setbacks, screening, graduated building heights and by locating higher buildings away from the zone boundary.
- (5) Provide for additional building height in identified locations where it:
 - (a) provides for the efficient use of the site; and

(b) can be accommodated without significant adverse effects on adjacent properties.

(6) Encourage new buildings to be designed to provide a high standard of amenity and safety.

(7) Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.

H29.4. Activity table

Table H29.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose – School Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H29.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Student accommodation	P
Commerce		
(A3)	School shops	P
Community		
(A4)	Care centres	P
(A5)	Community facilities	P
(A6)	Community use of education facilities	P
(A7)	Education facilities	P
(A8)	Healthcare services accessory to education facilities	P
(A9)	Informal recreation	P
(A10)	Organised sport and recreation	P
(A11)	Public amenities	P
(A12)	Recreation facilities	P
Rural		
(A13)	Horticulture accessory to education facilities	P
(A14)	Farming accessory to education facilities (excluding pig keeping and pig farming)	P
Development		
(A15)	New buildings, additions and alterations, and demolition, unless otherwise specified	P
(A16)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent and that are visible from and located within 10m of a public road or	RD

	an open space zone	
(A17)	Sport and recreation structures	P
(A18)	Parks maintenance	P
(A19)	Recreational trails	P
(A20)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD

H29.5. Notification

- (1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) new buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone; and
 - (b) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone.
- (2) Any application for resource consent for an activity listed in Table H29.4.1 Activity table and which is not listed in H29.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H29.6. Standards

All activities listed as a permitted or restricted discretionary activity in Table H29.4.1 Activity table must comply with the following standards.

Where a school comprises multiple adjoining sites but has a common Special Purpose – School Zone, the entire zone school will be treated as a single site for the purposes of applying the following standards.

H29.6.1. Dwelling density

- (1) The number of dwellings on a site must not be greater than one dwelling per 2000m² total site area.

H29.6.2. Building height

- (1) Buildings 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
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
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

(2) Floodlights must comply with the following:

- (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.

(3) Steeples, spires, minarets and similar structures constructed as part of a place of worship may exceed the maximum height by not more than 6m, where that part of the structure exceeding the maximum height measures no more than 2m in any horizontal direction.

H29.6.3. Yards

(1) The yards in Table H29.6.3.1 must be provided.

Table H29.6.3.1 Yards

Yard	Dimension
Front yard, except where the properties adjoining the school on that road frontage are in the Business – Mixed Use Zone or one of the business centre zones	3m
Side yard where the side boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Rear yard where the rear boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Riparian yard	5m from the edge of permanent and intermittent streams
Lake yard	30m
Coastal protection yard	25m or as otherwise specified in Appendix 6

- (2) Where a side or rear yard is required, the yard is only required along that part of the side or rear boundary adjoining a residential zone, open space zone or the Future Urban Zone (i.e., a side or rear yard is not required along the full length of the side or rear boundary where only part of the side or rear boundary adjoins one of the zones identified in Table H29.6.3.1).

H29.6.4. Building coverage

- (1) The maximum building coverage must not be greater than 50 per cent.

H29.6.5. Maximum impervious area

- (1) The maximum impervious area must not be greater than 70 per cent.

H29.6.6. Height in relation to boundary

- (1) Buildings must not project beyond a 45-degree recession plane measured from 3m vertically above ground level at any site boundary adjoining a site in the residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), rural zones or the Future Urban Zone.
- (2) Buildings must not project beyond a 45 degree recession plane measured from 8m vertically above ground level at any site boundary adjoining a road, another Special Purpose – School Zone or any other zone boundary not specified H29.6.6(1).
- (3) Floodlights, steeples, spires, minarets and similar structures must not project beyond a 45 degree recession plane measured from 12m vertically above ground level at any site boundary.
- (4) This standard does not apply to buildings located on St Cuthberts College land at its boundary with Cornwall Park commencing at a point 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.7. Height Variation Control

- (1) Buildings located at St Cuthberts College, Epsom must not be higher than the height in metres as shown by the Height Variation Control on the planning maps, provided that buildings are located:
 - (a) 3m from the boundary with Cornwall Park; and
 - (b) in the area commencing at a point on the common boundary 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.8. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential or open space zone or the Future Urban Zone must be screened from those areas by a solid wall or fence at least 1.8m high.

H29.6.9. Fencing

- (1) The height of fences on any road boundary must not be greater than:
 - (a) 1.8m if at least 50 per cent of the fence/wall is transparent; or
 - (b) 1.5m if the fence is solid.

H29.6.10. Dwellings

- (1) Detached dwellings must comply with the following Residential – Mixed Housing Suburban Zone standards:
 - (a) H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.11;
 - (b) H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.12; and
 - (c) H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.13.
- (2) Attached dwellings must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standards:
 - (a) H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.13;
 - (b) H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.14; and
 - (c) H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.15.

H29.7. Assessment – controlled activities

There are no controlled activities in this zone.

H29.8. Assessment – restricted discretionary activities

H29.8.1. Matters of discretion

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

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- (2) new parking buildings visible from and located within 10m of a public road, or a residential zone or open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space; and
 - (b) the adverse effects on amenity values of adjoining land zoned residential.

Assessment criteria

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

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building.
- (2) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building.

H29.8.2. Special information requirements

There are no special information requirements in this zone.

H30. Special Purpose – Tertiary Education Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H30.1. Description

The Special Purpose – Tertiary Education Zone applies to tertiary education facilities in locations where the surrounding zoning will not appropriately provide for the ongoing operation and development of the facilities or where the facilities are not subject to a precinct plan.

Generally, these are large facilities in campus-style developments, with extensive and highly visible buildings, substantial parking areas and significant areas of private open space. Increasingly, business, offices, research and laboratory facilities are co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The purpose of the zone is to enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

H30.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Other activities which are compatible with, or accessory to, tertiary education facilities are provided for where they do not compromise the use of the zone for tertiary education purposes.
- (3) Adverse effects of tertiary education facilities and associated activities and their use on adjacent areas are avoided, remedied or mitigated.

H30.3. Policies

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for a range of other activities which are compatible with, or accessory to, tertiary education facilities including research, innovation, learning or related work experience where they are of a character and scale which will not displace tertiary education facilities.
- (3) Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.
- (4) Encourage new buildings to be designed to provide a high standard of amenity and safety.

- (5) Require screening or landscaping of waste management facilities, service areas and buildings and parking to enhance their appearance when viewed from adjacent residential zones, streets and public open spaces.
- (6) Provide for accessory and compatible activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities.
- (7) Require new buildings to be designed in a manner that respects any adjacent scheduled historic heritage places on the site.
- (8) Minimise significant adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties by use of graduated building heights and by locating higher buildings away from the zone boundary.

H30.4. Activity table

Table H30.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose – Tertiary Education Zone pursuant to section 9(3) of the Resource Management Act 1991.

Where a tertiary education facility comprises adjoining multiple sites but has a common Special Purpose – Tertiary Education Zone, the entire facility will be treated as a single site for the purpose of applying the activity table and standards.

Table H30.4.1 Activity Table

Activity		Activity status
(A1)	Activities not provided for	D
(A2)	Activities compatible with tertiary education facilities	RD
Use		
Accommodation		
(A3)	Dwellings accessory to tertiary education facilities	P
(A4)	Student accommodation	P
(A5)	Visitor accommodation accessory to tertiary education facilities	P
Commerce		
(A6)	Commercial services	P
(A7)	Licensed premises accessory to tertiary education facilities	P
(A8)	Laboratories	P
(A9)	Retail accessory to tertiary education facilities	P
(A10)	Entertainment facilities accessory to tertiary education facilities	P
(A11)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A12)	Office accessory to tertiary education facilities	P
(A13)	Conference facilities	P

Community		
(A14)	Care centres	P
(A15)	Community facilities	P
(A16)	Community use of education and tertiary education facilities	P
(A17)	Tertiary education facilities	P
(A18)	Informal recreation	P
(A19)	Organised sport and recreation	P
(A20)	Public amenities	P
(A21)	Displays and exhibitions	P
(A22)	Healthcare facilities	P
(A23)	Artworks	P
(A24)	Information facilities	P
Rural		
(A25)	Horticulture	P
(A26)	Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P
Development		
(A27)	Accessory buildings	P
(A28)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A29)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone	RD
(A30)	New parking buildings visible from and located within 10m of a public road or a residential zone or public open space zone	RD
(A31)	Parks maintenance	P

H30.5. Notification

- (1) Any application for resource consent for an activity listed in Table H30.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H30.6. Standards

All activities listed in Table H30.4.1 Activity table must comply with the following standards.

H30.6.1. Building height

- (1) Buildings must not exceed the maximum height specified in Table H30.6.1.1 Building height

Table H30.6.1.1 Building height

Building location	Maximum building height
Less than 20m from a site in the residential zones, the Future Urban Zone or an open space zone	12m
Greater than or equal to 20m from a boundary with a site in the residential zones, the Future Urban Zone or an open space zone	24m

H30.6.2. Yards

- (1) Buildings must be located no closer than the yard dimension specified in Table H30.6.2.1 Yards.

Table H30.6.2.1 Yards

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones, the Future Urban Zone or an open space zone	3m
Riparian	10m from the edge of permanent and intermittent streams
Lake	30m
Coastal protection yard	25m or as otherwise specified in Appendix 6

H30.6.3. Building coverage

- (1) Maximum Building coverage: 50 per cent.

H30.6.4. Height in relation to boundary

- (1) Where a site in the Special Purpose – Tertiary Education Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the Special Purpose – Tertiary Education Zone site boundary.
- (2) Where the adjoining zone does not specify a height in relation to boundary rule, the yard and/or setback standards in the adjoining zone apply to the Special Purpose – Tertiary Education Zone boundary.

H30.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space zone adjoining a boundary with, or on the opposite side of the road from, a Special Purpose – Tertiary Education Zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

H30.6.6. Dwellings accessory to a tertiary education facilities, visitor accommodation accessory to tertiary education facilities and student accommodation

- (1) Detached dwellings accessory to a tertiary education facilities must comply with the following Residential – Mixed Housing Suburban Zone standards:
 - (a) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.11 Outlook space
 - (b) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.12 Daylight; and
 - (c) H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.13 Outdoor living space.
- (2) Attached dwellings accessory to a tertiary education facilities must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standards:
 - (a) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13 Outlook space;
 - (b) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.14 Daylight; and
 - (c) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.15 Outdoor living space.
- (3) Visitor accommodation and student accommodation must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standard:
 - (a) H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13 Outlook space.

H30.7. Assessment – controlled activities

There are no controlled activities in this zone.

H30.8. Assessment – restricted discretionary activities

H30.8.1. Matters of discretion

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

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- (2) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space; and
 - (b) the adverse effects on amenity values of adjoining land zoned residential.
- (3) activities compatible with tertiary education facilities:
 - (a) the relationship of the activity with the tertiary education facility;
 - (b) the effects on the capacity of the zone to accommodate tertiary education facilities;
 - (c) the effects on the safe and efficient operation of other activities in the zone; and
 - (d) the effects on nearby town centres.

H30.8.2. Assessment criteria

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

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping;

- (c) the extent to which any service elements (roof plant, exhaust and intake units, and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building; and
 - (d) whether the building complies with the standards.
- (2) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
- (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping;
 - (c) the extent to which any service elements (roof plant, exhaust and intake units, and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building; and
 - (d) whether the building complies with the standards.
- (3) activities compatible with tertiary education facilities:
- (a) whether the activity is compatible with tertiary education facilities;
 - (b) whether the activity will detract from the safe and efficient operation of the site;
 - (c) whether the activity is of a character and scale which will displace tertiary education facilities and compromise the use of the zone for tertiary education purposes; and
 - (d) the extent to which the activity will affect the function of nearby town centres.

H30.9. Special information requirements

There are no special information requirements in this zone.