

7.7.2 PERMITTED ACTIVITIES

The permitted activities listed in Clause 7.7.1 **ACTIVITIES IN THE RESIDENTIAL 1-7 ZONES** are allowed without a resource consent where they comply in all respects with the relevant development controls.

Explanation

i) Residential 1, 2, 3 and 4 Zones

A limited range of permitted activities have been nominated for these zones. Activities in these zones have generally been classified as controlled or discretionary activities to enable the Council to ensure that the particular elements which give each area its special character are maintained.

ii) Residential 5 Zone

Fewer permitted activities are nominated in this zone to recognise the sensitive nature of the zone's residential environment and the need to protect the character of the neighbourhood against the impact of potentially intrusive and disruptive activities.

iii) Residential 6 and 7 Zones

The permitted activities have been selected because their particular qualities will promote the objectives and policies of the Plan without adverse effect on the environment.

7.7.2.1 DENSITY

Those activities identified with an # in Clause 7.7.1 **ACTIVITIES IN THE RESIDENTIAL 1-7 ZONES** are subject to the following density limitations.

Zone	1 Residential Unit Per
1	site
2a	1000m ² gross site area
2b	600m ² gross site area
2c	1000m ² gross site area
3a	site
3b	600m ² gross site area
4	site
5	500m ² gross site area
6a	375m ² gross site area
6b	300m ² gross site area
7a,b,c	200m ² gross site area

except that -

- i) Sites zoned Residential 7c and defined in Figure 7.2, shall not be limited by this rule; and

- ii) Nothing in this rule shall prevent the erection of one unit on any site where all other relevant provisions of the Plan are met.
- iii) Provided that all other applicable provisions of the Plan are complied with in every respect, nothing in this rule prevents the erection before 30 April 1998 of two residential units on the following sites
- All that parcel of land containing 844 square metres being Lot 30 on Deposited Plan 94426 (30 Panapa Drive, St Johns)
 - All that parcel of land containing 660 square metres being Lot 2 on Deposited Plan 39045 (26 Pukeora Avenue, Remuera)
- iv) Provided that all other applicable provisions of the Plan are complied with in every respect, nothing in this rule prevents the erection before 30 April 1998 of three residential units on the following site
- All that parcel of land containing 1454 square metres being Lot 1 on Deposited Plan 137002 (16 Mainston Road, Remuera)
- v) Provided that all other applicable provisions of the Plan are complied with in every respect, nothing in this rule prevents the erection before 26 July 1999 of two residential units on the following sites
- All that parcel of land containing 1048m² being Lot 1 Deposited Plan 117528 (15 Ayr Street, Parnell)
 - All that parcel of land containing 796m² being Lot 1 Deposited Plan 58364 (19 Ayr Street, Parnell).
- vi) Provided that all other applicable provisions of the Plan are complied with in every respect, nothing in this rule prevents the erection of two residential units on the following site
- All that parcel of land containing 1004m² being Lot 2 on the Deeds Register Plan at Auckland as No.S.86 and being part of Allotment 2 of Section 2 of the Suburbs of Auckland (Limited as to Parcels) (19 Judges Bay Road, Parnell)
- vii) Unit development may be restricted by the access provisions of **PART 12 - TRANSPORTATION**.
- viii) Sites zoned Residential 3b and defined in Figure 7.2A shall be limited to a maximum density of one residential unit to each 1000m² of gross site area.
- ix) The densities set out in the above table shall not apply to sites zoned Residential 7b and 7c and shown as Areas A to F in Figure 7.2B, where the maximum number of residential units permitted in each Area shall not exceed the number specified for each Area. The total number of units in Areas A to F inclusive shall not exceed 432.
- x) The densities set out in the above table shall not apply to sites zoned Residential 2b, in Figure 7.2C. On these sites



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the minimum density shall be 800m².

- xi) The densities set out in the above table for the Residential 6a zone shall not apply to land located in Morrin Street, Ellerslie, as shown on Figure 7.5A. The number of residential units in this area shall be limited to no more than three.

Note: Financial contributions for reserve purposes are required on the construction of residential units as per the provisions of [PART 4B - FINANCIAL CONTRIBUTIONS](#).

Explanation

Residential 1 Zone

Areas in this zone are characterised by relatively small lots, most of which are occupied by only one dwelling. They are distinguished from the generality of areas in the City by the age of development, the state of preservation of many of the buildings or by the compact nature of the environment,

which contrasts architecturally with more spacious suburban areas. The density control which permits only one dwelling per site in this zone is intended to reinforce this special character.

Residential 2 Zone

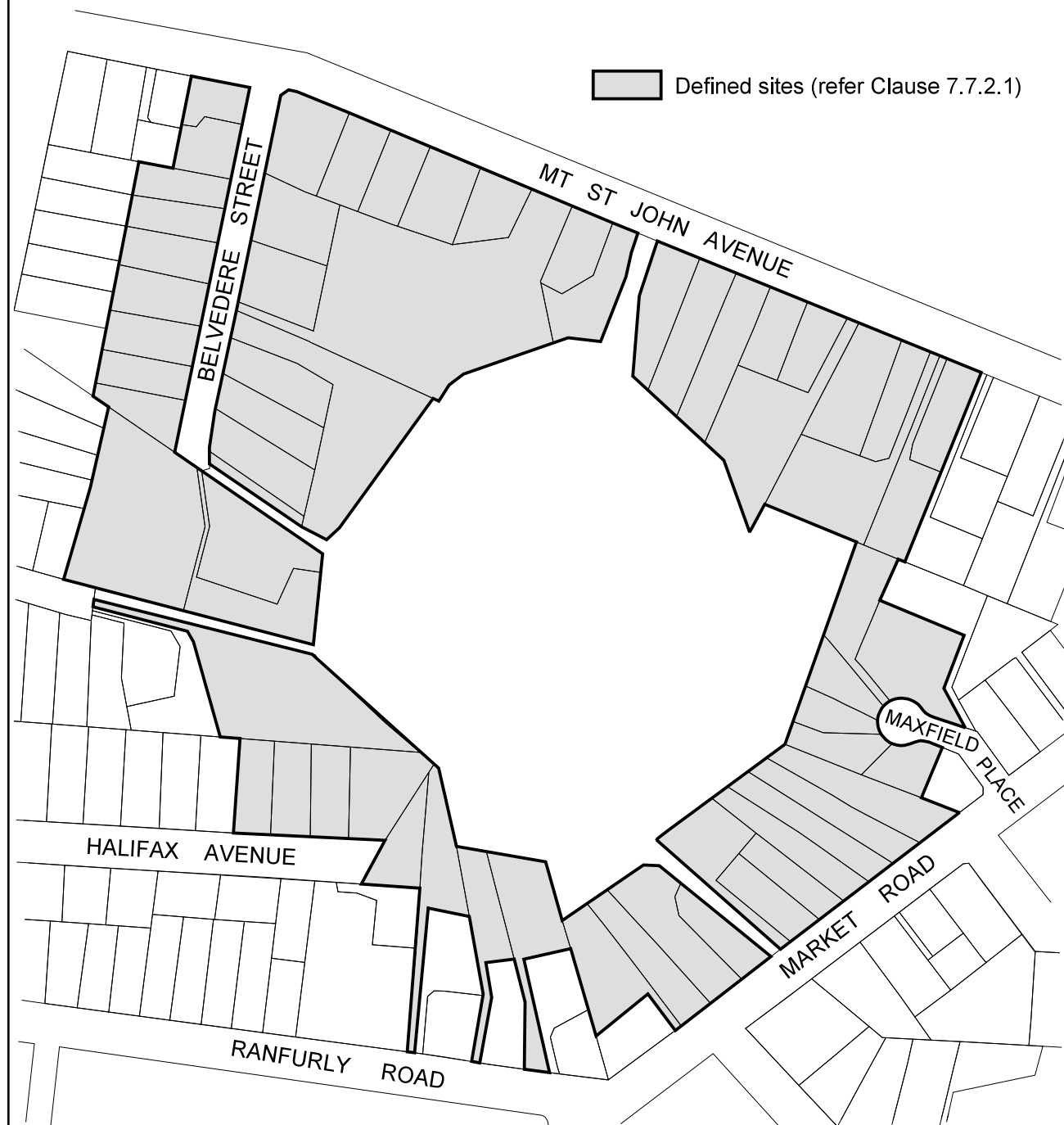
This zone is applied in areas to recognise their pleasant spaciousness, high standard of development and extensive planting. Densities should be retained at or near their existing intensity levels.

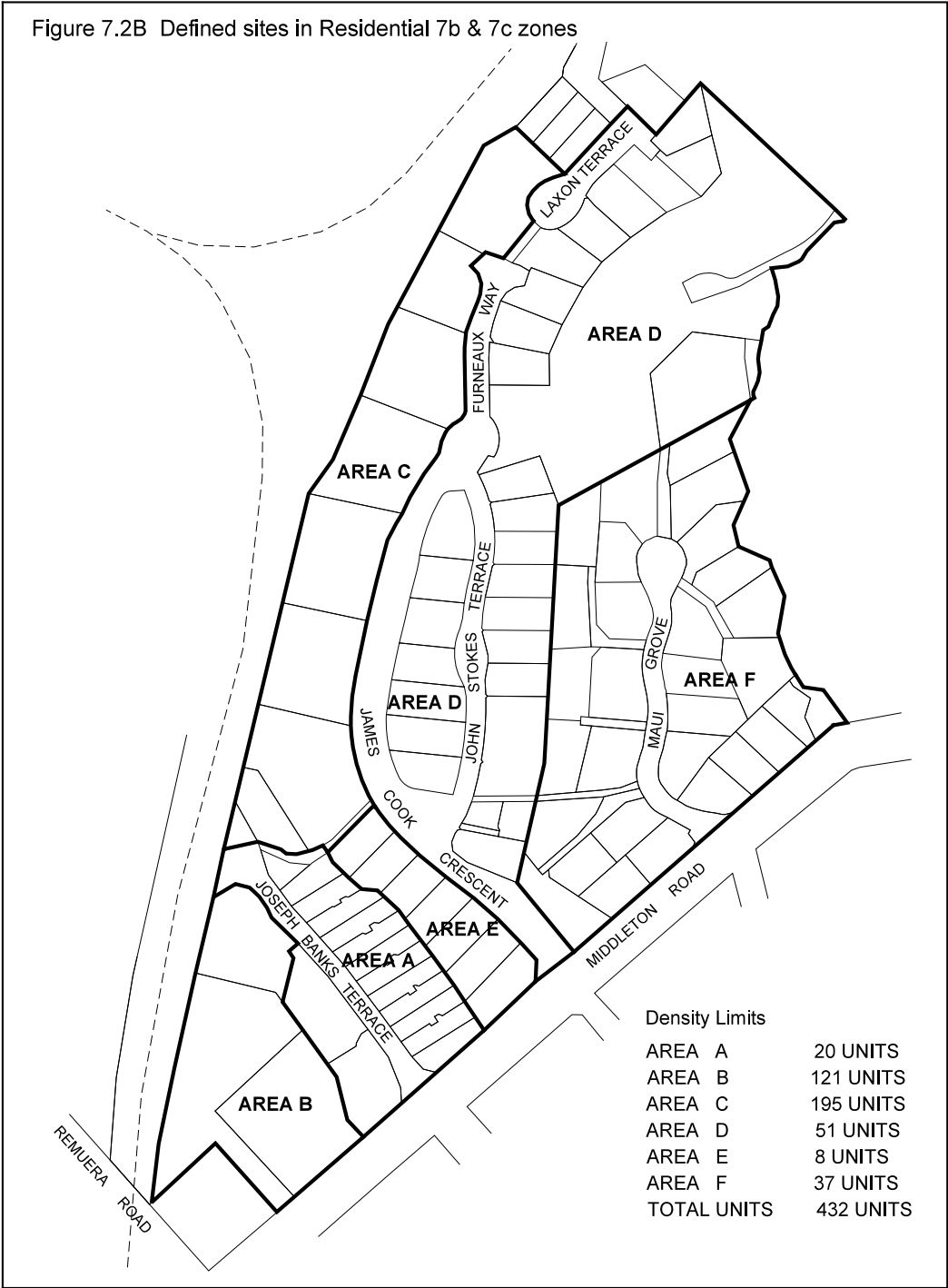
Dwellings are not restricted to one unit per site as a combination of density, coverage and front yard controls can allow limited unit development to occur without adversely affecting the amenity values and special character elements of these locations.

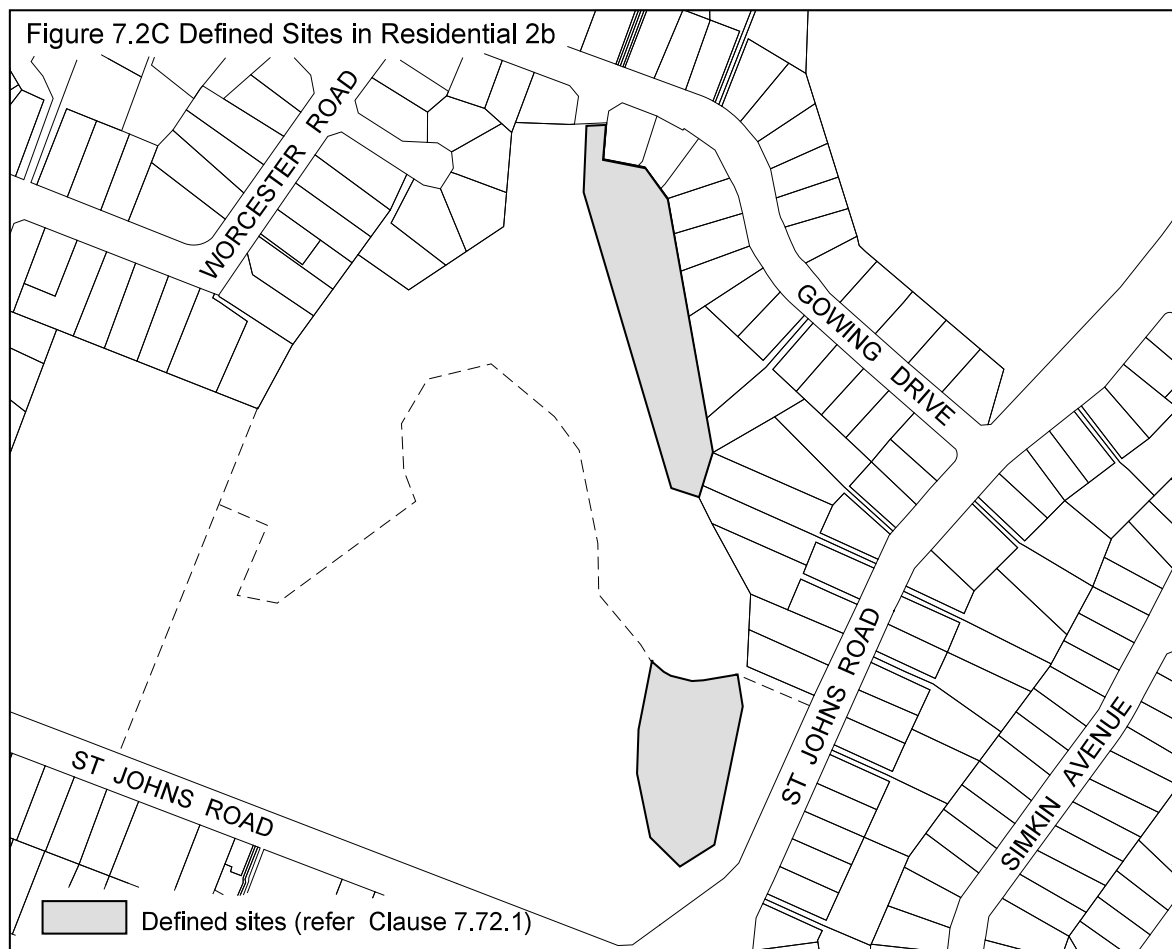
Figure 7.2 Defined sites in the Residential 7c zone



Figure 7.2A Defined sites in the Residential 3b zone







Residential 3 Zone

Relatively low density development is provided for to reflect the unique environments created by the natural landforms.

Development of these locations at high densities would impact on the particular amenity values and aesthetic uniqueness of these areas. The difference in density between the two sub-zones acknowledges the existing site size and style of development.

Residential 4 Zone

Development is restricted in this zone to protect the mature or regenerating forest and ensure that the native forest remains dominant.

Residential 5-7 Zones

The primary purpose of the density control in these zones is to limit the intensity of development in a particular locality, in keeping with the qualities and servicing considerations of the local environment.

The density level in the Residential 5 zone is intended to restrict development to a level at, or near existing levels. While limited infill development may still occur it will be at a level which is not disruptive to the existing amenity values of areas.

Densities in the Residential 6 and 7 zones are intended to facilitate additional units in areas where it is considered such development can be sustained by the local environment.



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In selected parts of the Residential 7c sub-zone, no density requirement is imposed on development. This is intended to provide incentives to increase the amount of inner city residential accommodation.

7.7.3 CONTROLLED ACTIVITIES

The controlled activities listed in Clause 7.7.1 ACTIVITIES IN THE RESIDENTIAL 1-7 ZONES will be expected to comply in all respects with all the residential development controls.

Explanation

The activities nominated in this category are considered to be ones that may, in certain circumstances, cause adverse impacts on the residential environments in which they are located.

i) Residential 4 Zones

The Plan provides for a variety of design choices. Adherence to design guidelines contained in the annexures to the Plan may be required in certain circumstances to ensure that the design of new buildings and the external refurbishment of old are sympathetic to those elements and aspects of the area's environment that contribute to its special character.

Residential Zones

These zones have special characteristics, as described in their zone strategy. To afford appropriate management, certain activities are classified as controlled. The Plan applies design criteria to ensure that the design and location of buildings are sympathetic to those elements and aspects of the area's environment that contribute to its special character.

Residential 3b and 4 Zones

These zones have special characteristics, as described in their zone strategy. To afford appropriate management, certain activities are classified as controlled. The Plan applies design criteria to ensure that the design and location of buildings are sympathetic to those elements and aspects of the area's environment that contribute to its special character.

In the Residential 3b and 4 zones, it is the intent of the criteria that new buildings, additions or alterations are

designed, finished and located in such a manner as to respect and rest harmoniously with the natural character of the cone, cliff or landscape on which they are situated.

In the Residential 4 zone, a tree plan is required to be submitted with any application for resource consent in order that particular attention may be given to safeguarding the health of trees on the site.

ii) Residential 5 Zone

As a consequence of the number of people likely to be attracted to a residential site at any one time, (and in particular the number of vehicles likely to be associated with the site and the Plan's requirements to locate parking on-site), it is considered essential that activities such as care centres and rest homes are controlled activities. Conditions may be imposed to ensure that the impact of these activities on the surrounding residential environment can be avoided or remedied.

With respect to care centres, the term 'care centre' is intended to accommodate both early childhood centres as defined in the Education Amendment Act 1990, and activities displaying similar characteristics such as caring facilities for:

- the elderly;
- for the intellectually or physically handicapped;
- for school aged children during out of school hours.

On-site requirements for licensed early childhood centres are set by Regulation. With regard to the off-site effects generated by care centres, compliance with the Plan's development controls is required. The main adverse effects anticipated from these activities relate to traffic and noise generated by the activity.

7.7.3.1 GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR CONTROLLED ACTIVITIES

In considering each of the controlled activities regard must be had to the relevant criteria contained in PART 4 - GENERAL PROVISIONS AND PROCEDURES and the following particular matters.

Annotations applied in the following table refer to the particular matters to be addressed in relation to each activity.

Controlled Activities	Particular Matters To Be Addressed						
	1	2	3	4	5	6	7
Care centre	*	*	*	*	*	*	



Controlled Activities	Particular Matters To Be Addressed						
Construction or relocation of residential units (within the density limits specified in Clause 7.7.2.1) or any new building or structure	*	*	*	*	*	*	
External additions or alterations to existing buildings on the site	*					*	
Accessory buildings	*					*	
Any wall, fence or other structure other than a picket fence as provided for in Clause 7.7.1, not defined as a building located within the yard required by Clause 7.8.1.7A	*	*					
Rest home accommodating people within the intensity level specified in Clause 7.8.1.1	*	*	*	*	*	*	
Service stations existing as at 1 July 1995							*

Particular Matters to be Addressed (see Table)

All controlled activities must comply with the development controls for the zone. (Refer to Clause 4.3.1.2B. **DEVELOPMENT CONTROL MODIFICATION** for modifications to one or more of the development controls.) In addition, conditions may be imposed on particular proposals in relation to the following matters -

1. Design and external appearance of buildings and structures

Particular concerns relate to ensuring all buildings retain a residential appearance and character in keeping with other residential buildings in the surrounding area.

2. Landscape design and site layout

The following may be required to ensure that the effects of the proposal are internalised on the site and do not impact on the adjacent roadway or adjacent residential zoned sites:

- Activity buffers in the form of yards, screening or landscaping or a combination of these;
- Specific requirements in terms of site layout – buildings, parking and vehicle circulation areas.

3. The location and design of vehicular and pedestrian access to and from the site

Must ensure adequate sight distances and prevent on-street congestion caused by the ingress and egress of vehicles to and from sites.

The activity must be located, where practicable, away from abutting sites so as to protect the aural privacy of those sites.

4. Carparking



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The following may be required by the Council:

- Additional parking to be provided where it is considered in the view of the Council that the specific nature of the proposed activity is likely to generate a need for parking beyond the requirements of the parking provisions of **PART 12 - TRANSPORTATION**;
- On-site parking areas to be located remote from boundaries or where this is impracticable adequate screening provided in the form of fencing or landscaping, in order to prevent adverse aural or visual impacts on abutting properties;
- The internal circulation of the parking areas designed to the satisfaction of the Council so that particular requirements of individual proposals for safe and efficient vehicle circulation on site are attended to.

5. Minor adverse effect on the environment

Conditions may be imposed to ensure that no minor adverse effect on the environment of the zone occurs as a result of a proposal, in particular:

- Noise, arising from the congregation of people, and their vehicles, must be controlled. To that end, the hours of operation may be restricted, during the hours of darkness.
- With respect to earthworks, due to the sensitive nature of certain parts of the City, the control of earthworks, landfilling and other soil retention or removal methods will be of particular concern. To ensure that any potential adverse impact on the site and surrounding sites is avoided or minimised, conditions may be imposed as part of the resource consent.
- Activities that involve hazardous substances in terms of **PART 5E - HAZARDOUS FACILITIES** of the Plan may also have conditions placed upon their operation to ensure the avoidance or to minimise any potential adverse impact.

6. Tree plan to accompany applications

All applications for resource consents in the Residential 4 zone shall be accompanied by an accurate plan of the positions of existing trees on the site, the location of the development proposals and (if relevant) the vehicle path of any building intended to be moved to or from the site.

Location of existing trees on roads will also be considered in determining the most appropriate location of access to residential sites – see Clause **5C.7.3 TREES**.

7. Refer to additional criteria for specific activities in Clause **7.7.4.3 FURTHER CRITERIA TO BE CONSIDERED**

7.7.3.2 ADDITIONAL CRITERIA FOR SPECIFIC ACTIVITIES

A. Criteria for Care Centres located in Residential 1-3 Zones

In the Residential 1-3 zones the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- The site is of adequate size and frontage to accommodate the activity;
- There is adequate provision for parking and vehicle manoeuvring without difficulty or congestion and without detracting from the special character of the area;
- Any landscaping and parking areas will be located, constructed and maintained so as to preserve the particular amenities of the neighbourhood;
- There is no removal of or damage to any existing building that represents the era being conserved;
- Any new building or structure will not detract from the appearance of any existing buildings on the site;
- Any sign or lighting is compatible with the legacy form and pattern of buildings and streetscape in the vicinity and is in compliance with bylaw requirements; provided that the signage associated with the activity is limited to a single sign not exceeding 0.2m².

Note: reference should be made to the Signs Bylaw.

B. Criteria for External Additions or Alterations to existing buildings on the site in the Residential 4 Zone

Applications under this Clause which comply with the Architectural Design Guidelines (**ANNEXURE 4**) shall be deemed to comply with the following criteria.

When assessing an application for a resource consent to building additions or alterations the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- The form, colour and texture of the addition or alteration shall be visually compatible with that of the cone, cliff or landscape on which it is situated, and shall not compete with or dominate that character.

C. Criteria for the Construction or Relocation of Residential Units (within the density limits specified in Clause **7.7.2.1 DENSITY**) or any new building or structure or Accessory Buildings in the Residential 4 Zone

Applications under this Clause which comply with the Architectural Design Guidelines (**ANNEXURE 4**) shall be deemed to comply with the following criteria.



When assessing an application for a resource consent for a new building (be it a residential unit or accessory building) the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- The form, colour and texture of the building shall be visually compatible with that of the cone, cliff or landscape on which it is situated, and shall not compete with or dominate that character.

D. Criteria for External Additions or Alterations to existing buildings on a site in the Residential Zones

When assessing an application for a resource consent to building additions or alterations, the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- The form, mass, proportion and materials of the addition or alteration shall be compatible with the prevailing architectural style of the existing dwelling on the site;
- Materials and the use of materials shall be in sympathy with the traditional character and material of buildings in the vicinity;
- Any existing traditional fencing at the front boundary shall as far as possible be preserved or reinstated after development; provided that, in considering the appropriate scale and form of the fencing, the need for the protection of children and the security of households and property shall be taken into account.

Applications under this Clause which comply with the Architectural Design Guidelines ([ANNEXURE 4](#)) shall be deemed to comply with the foregoing criteria.

E. Criteria for the Construction or Relocation of Residential Units (within the density limits specified in Clause 7.7.2.1 DENSITY) or any new building or Accessory Buildings in the Residential Zones.

When assessing an application for a resource consent for a new building (be it a residential unit or accessory building), the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- The building shall be so positioned as not to detract from the continuity of the front facade alignment of the dwellings in the vicinity;
- Any existing traditional fencing at the front boundary shall as far as possible be preserved or reinstated after development; provided that, in considering the appropriate scale and form of the fencing, the need for the protection of children and the security of households and property shall be taken into account.

Applications under this Clause which comply with the Architectural Design Guidelines ([ANNEXURE 4](#)) shall be deemed to comply with the foregoing criteria.

F. Criteria for Activities located within the Front Yard required by Clause 7.8.1.7A. FRONT YARD in the Residential Zones

When assessing an application for a resource consent to construct a wall, fence or other structure not included in the definition of building, within front yards of sites in the Residential zones, the Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- use of unsympathetic materials is avoided; and
- the wall, fence or structure does not detract from the existing streetscape; and
- the scale and form of the wall, fence or structure is in keeping with others on the site and within the road; and
- the new wall or fence does not destroy or detract from the continuity or harmony of existing fencing.

Applications under this Clause which comply with the Architectural Design Guidelines ([Annexure 4](#)) shall be deemed to comply with the foregoing criteria, provided that the Council may waive any or all of the criteria if to insist on compliance in any particular case would compromise the protection of children in households, or the security of households of property, to which the wall, fence or structure relates. No new building or building addition shall be so positioned as to exclude the possibility of creating off-street parking provision to the side or rear of the residential unit.

The Council may consent to the location of a parking space, garage or carport in the front yard where it is satisfied that:

- no practical location is available elsewhere on the site; and
- the provision will not detract from the continuity and harmony of the building forms in the street nor otherwise detract from the coherence of the streetscape; and
- any structure associated with the parking provision is minimal in scale, and designed in a manner which is coherent with the original architectural character of any house on the site.

G. Criteria for Rest Home accommodating people within the intensity level specified in Clause 7.8.1.1

The Council must be satisfied that the relevant objectives and policies for the zone have been met and that:

- There is adequate provision for on-site parking (for both staff and visitors) and vehicle manoeuvring



without difficulty or congestion occurring on the road and that the location of such will not detract from the amenity values of the area, including the streetscape;

- Large groups of parking spaces shall be avoided due to their impact on visual and aural amenities, unless these effects can be adequately mitigated by separation distances, and/or screening/landscaping;
- In the case of the reuse of existing buildings, where space for parking is only available to the front of the site, particular attention will be given to the form of screening/landscaping to ensure that the visual impact on the streetscape is minimal;
- The internal circulation of the parking areas should be designed for safe and efficient vehicle circulation on-site;
- For larger developments, pedestrian access to and from the site shall be sufficiently separated from the vehicle access to ensure the safety of pedestrians. This may be through segregated access, use of different paving or signage;
- Development or redevelopment, modification or alteration to an existing rest home including that occurring through site amalgamation shall result in buildings of a similar or complementary scale and appearance to that of other residential buildings within the surrounding area;
- Where larger buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be detailed to mitigate the possible perception of unsympathetic bulk. Where site amalgamation results in the redevelopment, modification, or additions to existing buildings on the site(s), attention shall be given to ensuring that the development will not result in a long continuous street facade. The development shall be designed to complement and enhance the streetscape character;
- Consideration shall be given to the location and design of service activities/facilities on-site (such as kitchens, laundries, and waste storage areas) with regards to protecting the visual privacy and aural amenity of neighbouring sites;
- A landscape plan shall be provided with the application. The site must be appropriately landscaped to provide pleasant seating areas and visual outlook from within the site for residents and from the street, while also ensuring integration with neighbouring residential sites. Wherever possible and appropriate, any existing trees and mature landscaping shall be retained. Particular attention shall be paid to parking areas, services areas, and site boundaries;

- It is acknowledged that, due to the nature of certain ailments of residents, additional security measures may be required such as security fencing. In these situations, such measures must be in keeping with the character of the surrounding residential environment, especially when viewed from the street;
- For rest homes in the Residential 1-3 Zones, the Council will also be concerned to ensure that the proposal does not require the removal or damage to any existing building representative of the built legacy and character that the zone is seeking to promote/retain, nor involve any new building which will detract from the appearance of any existing building(s) on-site or in the vicinity. The Council must also be satisfied that any sign or lighting is compatible with the legacy form and pattern of buildings and streetscape in the vicinity and in compliance with bylaw requirements. Reference shall be made to the Bylaw.

7.7.4 DISCRETIONARY ACTIVITIES

7.7.4.1 GENERAL EXPLANATION

The activities nominated as discretionary in the residential zones are those which may be appropriate on some sites in the specified zones. They can however have effects which require particular assessment, and may require particular conditions to ensure that they do not have adverse effects on the environment of the area.

Consideration of site layout and separation measures is essential to avoid inappropriate dominance by unusually large buildings or structures, and carparking areas.

Activities seeking to operate during the hours of darkness may be required to adhere to certain noise limits.

Activities such as care centres and rest homes that seek to exceed the intensity level permitted in a zone, may be acceptable. The Council may require measures to be undertaken to mitigate any adverse effect on surrounding residential sites.

Explanation – Specific Activities

Boarding House/Hostel

This term is applied to the range of residential accommodation that includes long-term or semi-permanent accommodation (loosely termed 'boarding'). The scale and form at which a boarding house/hostel may operate will vary considerably, as will its appropriateness in certain residential locations, therefore, requiring assessment as a discretionary activity. The Council will be concerned to ensure that the number of guests accommodated on-site is in keeping with the intensity levels set for other activities provided in each zone. Particular consideration will be given to the design of the development and the amenity provided



on-site and for neighbouring properties, as well as adequate provision for parking appropriate to the particular proposal.

Fire Station and Training Centre, Panmure

The Panmure Residential 8 zone includes the fire station and training centre on the corner of Pilkington and Pleasant View Roads Panmure, which comprises the regional and national training centre, and Mt Wellington Fire Station. This facility, including the activities which take place on the site, plays an essential role in helping to provide for community safety and wellbeing. Discretionary activity status will apply to new or expanded activities not covered by existing use rights in order to protect the amenity and safety of the neighbourhood while providing appropriately for the Fire Service training and fire station activity. Consideration of the location of noise generating activities, traffic movements, visual impact on residential amenity and the need to enhance the pedestrian environment will be of particular concern, as will any introduction of hazardous discharges, acknowledging that at February 2005 no live fire training activities are carried out on site and chemical foam is not used in training. Buildings on the site, with the exception of the existing training tower, would generally be expected to be consistent with the height and development controls of the Panmure Residential 8a zone in F14-01.

Housing Development for the Elderly or Disabled

It is envisaged that 'Housing Developments for the Elderly or Disabled' will provide a type of residential accommodation for particular sectors in the community, thereby providing a social and community benefit. Such developments include pensioner housing, kaumatua housing, housing for the disabled or the infirm – all groups that have needs that may not be met by standard forms of residential development. Examples of this include the desire for smaller, more manageable individual outdoor living spaces and communal seating/gathering areas and lower demand for parking for residents. This type of housing may consist of various types or forms of residential accommodation such as bedsits, one bedroom units, accommodation for single persons or couples, and communal/shared facilities such as rubbish facilities and laundry facilities.

Integrated Housing Development

The provision for 'Integrated Housing Developments' allows for a site by site assessment of the potential impact of additional development, acknowledging that some of these developments can be appropriately integrated into existing residential areas. These developments will occur on large sites within set density limitations and will be based on an integrated approach in respect to parking, pedestrian and vehicle linkages, complementary design of buildings and landscaping, and the provision of open space (both private and communal). Particular consideration will be given to the amenity provided both for residents of the development and for surrounding properties. The visual impact of the development is extremely important to ensure its 'fit' or integration with the neighbourhood. Specific assessment

criteria are used to assess such developments to ensure that the development is not out of scale with the surrounding area and that good design is incorporated. These developments are envisaged on sites located near shopping services, employment opportunities, areas of public open space, and public transport routes. It is council practice to refer applications for Integrated Housing Developments of eight or more units to the Urban design Panel for review.

New building construction (including external additions and alterations) in the Residential 1 and 2 Zones.

Adherence to the specified assessment criteria and the design guidelines contained in the appendices to the Plan will be required in the Residential 1 zone to ensure that the design of new buildings and external additions and alterations to existing buildings are sympathetic to those elements and aspects of the area's environment that contribute to its special character. Adherence to the Design Guideline in the Residential 2 zone (Appendix 13) is not mandatory: however reference to the Guideline is desirable where properties are subject to demolition and removal controls as identified on the maps in Appendix 14 and make the application of the Guidelines appropriate to the particular site and its streetscape context.

The Council considers that new buildings and external additions and alterations to existing buildings are appropriate, however, the Council has retained discretion to consider certain aspects of building design and appearance and has the right to decline consent.

a) Residential 1 zone

In the Residential 1 zone, as a consequence of the design criteria and guidelines, new buildings and external additions or alterations to existing buildings will be designed and located in a manner which respects and relates positively to the surviving original physical and architectural character of the neighbourhood, without new development being tightly constrained to use period overall design or detailing. In this respect new structures should be designed so as to visually relate to, and rest harmoniously alongside, original buildings or elements as the case may be, whether original style and detail is used or not.

b) Residential 2a, 2b, 2c Zones

The Plan has design criteria and guidelines to ensure that new buildings and external additions and alterations to existing buildings will be designed and located in a manner which respects and relates positively to those elements and aspects that contribute to the special character of an area, and in particular to the period housing and landscaping which is characteristic of areas included in the zone. Retention of the tree-filled quality of these areas is important and buildings must be located with this in mind. Adherence to the Design Guideline in the Residential 2 zone (Appendix 13) is not mandatory, however compliance with the guideline is encouraged to ensure that new buildings or external



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additions and alterations to existing buildings is appropriate for the site and its context.

Demolition or removal of buildings (excluding accessory buildings) constructed on the site prior to 1940 within the Residential 1, 2a, 2b, and 2c Zones

The effects on the special character of a streetscape are an important consideration in the Residential 1 and 2 zones. To help maintain this special character, the total or substantial demolition or removal (more than 30% by volume) of any building (excluding any accessory building) constructed on the site prior to 1940, has been made a Discretionary activity in these zones. The Council has restricted the exercise of its discretion to those matters specified. This will allow the Council to consider the legacy qualities of the building as well as the effect of the demolition or removal on the architectural qualities and special characteristics of the streetscape and surrounding area. Demolition or removal below this threshold will be considered as an external alteration.

Accessory buildings are not subject to this provision in recognition that the demolition or removal of the primary building on the site will have the greatest potential impact on the special character of the streetscape. The exclusion of accessory buildings from this provision does not extend to the demolition/removal of an accessory building on a property scheduled (i.e site and surrounds) in the Plan. Refer to clause 5C.7.1.3 for such accessory buildings.

Earthworks (greater than 5 cubic metres in volume) in the Residential 3a and 3b zones

Outstanding natural features can be adversely affected by any earthworks. Such effects can include visual effects, where the contour of the land is visibly changed, and physical effects, which can be hidden from view by the presence of a building or vegetation, but which result in a change to the natural landform. For this reason, the Council has adopted a very low threshold for triggering the assessment of earthworks as a discretionary activity.

The Council acknowledges that some earthworks are necessary in order to develop any site, however, the Council has retained discretion to ensure that development reduces the earthworks required to an absolute minimum, in order to maintain the sensitive values associated with the Residential 3a and 3b zones. Criteria are applied to ensure that site layout, building design and construction methods adopted minimise both the visual and the physical effects of new development or change in these zones.

New building construction (including external additions and alterations) in the Residential 3a and 3b zones

Adherence to the specified assessment criteria and the design guidelines contained in the annexures to the Plan will be required to ensure that the design of new buildings and external additions and alterations to existing buildings are

sympathetic to those elements and aspects of the area's environment that contribute to its special character.

The Council considers that new buildings and external additions and alterations are appropriate, however, the Council has retained discretion to consider certain aspects of building design and appearance and has the right to decline consent.

Development will also be required to respect the natural character of the zones, including the natural landform and presence of trees and other vegetation. New building construction will therefore be required to respond to both the natural and the built attributes of the context.

In respect of development on the top row of sites on volcanic cones (those sites which abut the land with an open space zoning at the top of the cones), development will be restricted from being higher (in elevation) than the existing development, as defined by a line joining the highest part of the roof of houses on the sites immediately adjacent (which also abut the land with an open space zoning).

a) Residential 3a zone

In the Residential 3a zone, as a consequence of the design criteria and guidelines, new buildings and external additions or alterations to existing buildings will be designed and located in a manner which respects and relates positively to the surviving original physical and architectural character of the neighbourhood, without new development being tightly constrained to use period overall design or detailing. In this respect new structures should be designed so as to visually relate to, and rest harmoniously alongside, original buildings or elements as the case may be, whether original style and detail is used or not. In this zone, it is also necessary to consider the visual and physical effects on the volcanic landscape. Criteria are applied to ensure new construction respects both the built character and the natural character of the environment.

b) Residential 3b zone

The Plan has design criteria and guidelines to ensure that new buildings and external additions and alterations to existing buildings will be designed and located in a manner which respects and relates positively to those elements and aspects that contribute to the special character of an area, and in particular to the period housing, site landscaping and the wider landform and landscape qualities present in the zone. Retention of the tree-filled quality of these areas is important and buildings must be located with this in mind.

Demolition or removal of buildings (excluding accessory buildings) constructed prior to 1940 within the Residential 3a and 3b zones.

The effects on the special character of a streetscape are an important consideration in the Residential 3a and 3b zones. To help maintain this special character, the total or substantial demolition or removal (more than 30%



by volume) of any building (excluding any accessory building) constructed prior to 1940 on identified sites, has been made a discretionary activity in this zone. The Council has restricted the exercise of its discretion to those matters specified. This will allow the Council to consider the legacy qualities of the building and the effect of the demolition or removal on the special character of the street and surrounding area. Demolition or removal of buildings below this threshold will be considered as an external alteration.

Accessory buildings are not subject to this provision in recognition that the demolition or removal of the primary building on the site will have the greatest potential impact on the special character of the streetscape. The exclusion of accessory buildings from this provision does not extend to the demolition/removal of an accessory building on a property scheduled (i.e. site and surrounds) in the Plan. Refer to clause 5C.7.1.3 for such accessory buildings.

Place of Assembly

A place of assembly has the potential for large numbers of people and cars to gather in one place. The functions of a place of assembly are considered to be an important aspect of life in an urban environment and to have a positive effect for the community. However, the environmental effects generated by having large numbers of people gathering together in one location such as traffic and noise, have the potential to detract from the environmental amenities of the surrounding residential area. Parking, on-site and in surrounding residential streets, can detract from the visual amenity of an area.

Measures to ensure protection from the adverse effect of noise may include imposing noise levels, restrictions on the hours of operation, construction methods, separation distances and screening. On-site management techniques may be required to control vehicle movement and noise to ensure that acceptable levels of performance are achieved in the residential context.

It is recognised that many community and sports groups need to make some charge for the use of their facilities to recover costs. The Plan does not envisage the use of such facilities specifically for commercial gain. Business zones are the more appropriate locations for such commercial activities.

Hospital

Hospitals are an accepted activity in residential areas. However, the scale and range of hospitals vary from the small private hospital, to the larger complexes that function in a similar fashion to the large public hospitals. Consequently the effects generated can also vary.

For this reason assessment as a discretionary activity is considered appropriate. In certain cases it may be more appropriate for large complexes to apply for a change of zoning.

Community Welfare Facility

This term applies to premises used by community based activities or groups who's functions offer a positive effect in a residential environment and should, where appropriate, be able to locate in residential areas.

Camping Ground

Camping grounds provide a type of residential accommodation. Elements of a camping ground operation are controlled either by statutory regulation or [Bylaw \(20.8.3\(g\) - Camping\)](#).

Camping grounds are more recently providing semi-permanent residential accommodation for those who are unable to or who do not choose to live in a more settled or structured form of housing. Particular consideration will be given to controlling any detrimental effects the camping ground may have on adjacent residential land.

Dairy

In a residential context a dairy performs a necessary service function. The Plan's definition excludes those other retail functions that may generate traffic and noise to levels that are unreasonable in a residential environment.

Healthcare Services

This activity is provided for as a discretionary activity in the Residential 1, 2, 3, 6 and 7 zones. Provision is made for healthcare services to be located in residential zones so that they are close to the communities they serve.

In making provision for healthcare services in residential zones it is recognised that they may result in adverse effects that are not sustainable in a residential environment.

A healthcare service in a residential zone is expected to present a residential character. Compliance with the development controls rules is required in order to minimise adverse effects on residential amenity.

The Council will require a high level of site amenity that will reflect the residential environment. The design of the proposed healthcare service will need to carefully address the mitigation and remedying of any adverse effects that could result from the attraction of more traffic into the street, and the increased demand for parking spaces in the vicinity of the proposal.

Residential amenity shall be further maintained by ensuring that the establishment of the proposed healthcare service and the consequential increased traffic and increased street parking does not result in a downgrading of the street parking convenience and the streetscape amenity enjoyed by people living in the area. Traffic and parking assessments will also take account of any cumulative effect from nearby sources of traffic generation such as schools, churches and commercial centres.

For professional and economic reasons, specialist and surgical clinics tend to concentrate within a given area. The District Plan contains provisions to ensure that



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concentrations do not result in an adverse cumulative effect on the residential environment. Applicants will need to demonstrate that their proposals will not cause significant adverse effects under Section 7.7.4.2 and 7.7.4.3 of the Plan.

Rest Home accommodating people in excess of the intensity level specified in Clause 7.8.1.1

Rest homes require additional scrutiny when seeking to exceed the intensity level of the zone. In this regard, Council will be concerned to ensure that the development does not have an adverse effect on the streetscape, that building bulk and coverage is compatible with the surrounding environment, and that the drainage system has adequate capacity.

Rest homes occur in a range of sizes and, hence, the effects generated can also vary. Where rest homes are existing, the effects of the activity can be reasonably identified. There is a need, however, to assess any additional effects that may arise from the redevelopment, modification, or alteration to the rest home to ensure its suitability in its context, especially where this involves a greater intensity than otherwise permitted in the zone. This is also particularly so with regards to the location of parking and the potential impact of increased impermeable site coverage.

Converted villas or houses are often used for rest homes in residential environments. Where this occurs, the visual effect on the surrounding neighbourhood is potentially minimal. Consideration, however, needs to be given to any additions to the building (especially if site amalgamation is involved) and the visual impact such additions may have on both the streetscape and the neighbouring properties. Consideration also needs to be given to purpose-built rest homes to ensure that they are visually compatible with the surrounding environment.

Retirement Village

The term 'Retirement Village' is applied to a comprehensively designed 'village' that provides accommodation with a community aspect for elderly, retired or infirm residents through the provision of on-site facilities such as recreational facilities, support, care, and medical services. A range of accommodation types are usually provided, including hospital and rest home beds, serviced apartments, and units providing independent living. Parking provisions differ in relation to the different range of accommodation and activities provided.

Visitor and staff parking are an important consideration as is the location and design of parking areas, accessways, internal roading networks, and pedestrian linkages. Consideration will also be given to the design and layout of the village, especially the integration and interface treatment with the streetscape and neighbouring properties.

Visitor Accommodation

This term is applied to accommodation provided for tourists or short-stay visitors. It is acknowledged that the scale and range of visitor accommodation can vary from smaller scale backpackers to larger motels. Consequently, the effects generated can also vary, being significant enough to require assessment as a discretionary activity. Larger-scale visitor accommodation will be directed towards locating on major roads, due to the possibility that the activity will generate large volumes of traffic.

Particular attention will be paid to maintaining the amenity of the surrounding neighbourhood. Required mitigation measures may include buffer screening/landscaping, controlling vehicle access to the site, and locating potential noise generators such as parking areas, swimming pools and barbecue areas away from the interface with any adjacent residential land. The visual impact on the streetscape and neighbouring sites is also of importance.

Offices

Limited provision for offices has been made in existing buildings in four areas zoned Residential 1 and one area zoned Residential 7b in recognition that the activity has and may continue to ensure that period buildings are retained and in most cases enhanced.

In two areas (Jervois Road, south side between Provost Street and Blake Street; and Ponsonby Road, east side from Pember Reeves Street to Franklin Road), activity is limited to 50% of gross floor area to ensure that the residential component is maintained. In the remaining three areas (College Hill, south side between England Street and Margaret Street; Jervois Road, north side between Lawrence Street and Sentinel Road; and Parnell Road, west side from Birdwood Crescent to Domain Drive), the activity can use up to 100% of the gross floor area.

The activity must not result in any deterioration of the character of the streetscape or surrounding area. In both zones, the presence of the activity must not result in changes occurring to the original style and residential character of the building in which it is located.

Tourist Complex

This activity is designed to encompass many of the forms of tourist accommodation available in those parts of the City outside the Central Area. Because it is recognised that a range of facilities or services may operate as part of the complex, this is a discretionary activity. Particular attention will be paid to maintaining the amenity of surrounding residential land. This may include measures such as:

- buffer landscaping and screening;
- controlling the manner by which traffic accesses local streets;
- the location of potential noise generators such as swimming pools, barbecue areas, bars and restaurants



away from the interface with any adjacent residential land.

Educational Facility

This activity recognises that changes made in the education system have resulted in a wide range of educational facilities.

Schools are generally accepted as an integral element in the residential environment. Noise is an effect closely linked to school operations. However, it is generally of a short duration (lunch hour etc), and occurs at regular times during the day. Parking pressures are a problem especially on adjacent residential roads. While secondary schools may generally discourage pupils bringing cars this is not easy to control.

The local school performs a number of functions, including providing open space for passive or active recreation. It may provide a focus for the community and the school hall or classrooms may be used by various community groups. The definition of 'educational facility' is wide enough to encompass the range of educational activities already present in the residential areas of the City – ballet schools, speech teachers, language schools etc. For these functions consideration of the impact of parking, noise and the visual deterioration of residential areas will be of particular concern, as will the hours of operation. With respect to the larger multi-purpose facilities, it may be appropriate to apply a special purpose activity zone.

Care Centre

While care centres, as defined in the Plan, can display a range of forms and sizes, they have a feature in common. Namely, the drop off and pick up of people or children attending the centre.

In the case of centres seeking to exceed the intensity level identified for the zone, consideration must be given to the impact that vehicles associated with transporting people may have on the safety of traffic flows, particularly at peak hours and on the surrounding residential environment.

In addition, any assessment of care centres catering for children must take into consideration the location of outdoor play areas, due to the relatively high level of noise generated by children at play.

Horticulture

Some areas within the residential zones have, for many years, been utilised for horticultural purposes. These activities can have an adverse effect on the neighbourhood. Of particular concern is the potential for these activities to:

- *occupy significant areas of a site with buildings often out of scale with their surroundings.*
- *generate additional traffic and noise in an area.*
- *utilise hazardous substances eg sprays, chemicals,*

which may have an adverse effect on the health of humans, and animal and plant life.

So that the effects of individual horticultural operations can be assessed in light of their location and proposed practice the activities are discretionary activities in the residential zones of the district.

Artificial Lighting

The use of artificial lighting on land in a residential zone which produces an illuminance in excess of 150 lux measured at ground level can have a significant adverse effect on adjoining properties if the artificial lighting is not positioned so as to limit light spill and glare. Therefore the activity is deemed to be a discretionary activity in the residential zones so that appropriate assessment can occur.

Services Stations existing as at 1 July 1995 and Extensions to Service Stations into Residentially Zoned Land

Where a service station has occupied a site since 1995 the nature of the effects of the activity are existing and can be reasonably identified. Modifications, alterations or redevelopment of such facilities that lead to their improvement through facilitating better access or parking, improvements to layout, landscaping and overall design and consequently result in an enhanced activity in terms of its effect on the environment is considered appropriate. When considering the effects of such works it is not necessary for the Council to revisit the suitability of a service station in that locality as that has been previously examined and determined. When assessing the additional effects of redevelopment, modification or alteration works on the same site, matters concerning the design and external appearance of buildings, site layout, carparking, access, noise, lighting and landscaping will therefore be addressed.

When considering the expansion of an existing service station onto residentially zoned land, the Council seeks to ensure that the amenity of neighbouring residential properties is maintained and that any adverse effects of noise and traffic are minimised. It is the Plan's intention that expansion of service stations onto residential sites can only be supported where development is undertaken in a manner sensitive to the business/residential interface, and where any potential effects can be mitigated to a level that is considered reasonable within such an environment. The expansion of an existing service station onto residentially zoned land should address such matters as:

- *controlling the manner by which traffic accesses local streets;*
- *controlling the form and layout of development;*
- *controlling the size and location of signs and lighting;*
- *locating noise generating activities (such as car washes, air pumps and gas compressors) away from the residential interface;*



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- providing buffer landscaping and screening to the satisfaction of the Council.

The Plan contains a reference to general assessment criteria at **7.7.4.2 GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR DISCRETIONARY ACTIVITIES** and lists matters to be addressed. These matters should be applied in addition to the further criteria set out in **7.7.4.3 FURTHER CRITERIA TO BE CONSIDERED**.

7.7.4.2 GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR DISCRETIONARY ACTIVITIES

In assessing discretionary activity applications, the following particular matters will be considered

Particular Matters to be Considered (see Table)

Discretionary Activity	Particular Matters To Be Addressed											
	1	2	3	4	5	6	7	8	9	10	11	12
Non-permanent accommodation for care						*					*	*
Boarding house/hostel	*	*	*	*	*	*	*	*	*	*	*	*
Care centre	*	*	*		*	*		*	*	*	*	*
Camping ground	*	*			*	*	*	*	*	*		
Community welfare facility	*	*		*	*	*			*	*	*	*
Construction or relocation of residential units or any new building or structure		*	*	*		*					*	
Construction of residential units or any new building or accessory building in the Residential 2a, 2b and 2c zones; and relocation on to a Residential 2a, 2b and 2c zoned site of a residential unit. #		*	*	*		*					*	
External additions and alterations to, or building relocation within the same site of, existing buildings in the Residential 2a, 2b and 2c zones.				*		*					*	
Demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) constructed prior to 1940 within the Residential 2a, 2b and 2c zones on sites identified on the maps in Appendix 14.											*	
Construction and/or relocation of 4 or more residential units on a site (within the density limits specified in Clause 7.7.2.1) within the Residential 6 & 7 zones		*	*	*		*						
Dairy	*	*			*	*	*		*	*	*	
Educational facility	*	*	*	*	*	*		*	*	*	*	*
External additions or alterations to existing buildings on the site				*		*					*	
Hospital	*	*	*	*	*	*	*	*		*	*	*
Housing development for the elderly or disabled	*	*	*	*	*	*	*	*	*	*		*



Discretionary Activity	Particular Matters To Be Addressed											
	1	2	3	4	5	6	7	8	9	10	11	12
Integrated housing development	*	*	*	*	*	*	*	*	*	*		*
Healthcare services	*	*	*	*	*	*	*			*	*	*
Horticulture	*	*	*		*	*	*			*		
Offices	*	*	*	*	*	*			*	*		
Places of assembly	*	*	*	*	*	*	*	*	*	*	*	*
Rest home in the Residential 4 Zone and/or rest home accommodating people in excess of the intensity level specified in Clause 7.8.1.1	*	*		*	*	*	*	*		*	*	*
Retirement village	*	*	*	*	*	*	*	*	*	*		*
Tourist complex	*	*	*	*	*	*		*	*	*		*
Use of artificial lighting producing an illuminance in excess of 150 lux at ground level				*	*	*			*	*		
Visitor accommodation	*	*	*	*	*	*		*	*	*		*
Extensions to service stations existing as at 1 July 1995 into residentially zoned land	*	*	*	*	*	*	*	*	*	*	*	
The demolition or removal of any building (more than 30% by volume, excluding accessory buildings) as provided for in Clause 7.7.1 on sites identified on the maps in Appendix 16											*	

1. Traffic Generation

No adverse effect on the capacity of the adjacent roading network caused by the expected traffic generation of a proposal will be generally accepted. Any adverse effect may be mitigated by action taken to upgrade road design and/or intersection design. Activities likely to generate high volumes of traffic are not encouraged to locate on local access roads.

2. Parking

In general a proposal should comply with the Plan's parking and access controls unless it is not appropriate to do so because of inherent site characterisations.

3. Access

Sites for large scale activities may need to be accessible from the major roading network to avoid heavy traffic volumes in residential access roads. Of particular concern will be the location of entry and exit points to the site, their relationship with existing intersections, land constraints and adjacent residential units. Adverse effects may be reduced or mitigated by controlling access to the

road, by redesign of the roadway or by traffic signals and the like. Sites on local roads may be unsuitable.

4. Buildings

In general buildings or structures should be of a similar or complimentary scale and appearance to that of other residential buildings within the surrounding area. Where this is not practicable, buildings should not overshadow or become overly dominant. Methods to mitigate any adverse effect may include the use of separation distances between the proposal and adjacent sites and the provision of screening.

Where design guidelines are referred to in the Residential 1 zone, development shall be consistent with the design guidelines.

5. Noise

Activities shall be conducted so that the noise generated shall not exceed the maximum levels specified in the Plan's noise controls. Detailed measures for the elimination of objectionable noises may be required. Methods available to mitigate the adverse noise effects of activities include:



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- the provision or construction of barriers;
- the construction of earthen berms;
- the provision of greater distances between the noise generator and existing development;
- screening the noise generator using natural or man-made materials;
- restricting or imposing conditions on hours of operation – in particular between 10 pm and 7 am.

6. Development Controls

In general, activities will be required to comply with the development controls for the zone. A modification to one or more of the development control rules may be considered concurrently under Clause 4.3.1.2B as a separate discretionary activity.

With respect to activities that are designed to attract or accommodate people, the Council will use the intensity level set for permitted or controlled activities for the zone as a guide. This means that activities such as places of assembly and educational facilities are not expected to comply with the intensity level for the zone. The rule will however be used to help assess the potential effect of the activity and determining where necessary, any conditions of consent.

7. Natural Environment

Activities may be subject to conditions relating to water discharges, hazardous substances, air pollution and emission and soil quality to prevent or reduce to an acceptable level, any adverse effect the development may have on the environment.

8. Infrastructural Constraints

The site must be able to sustain the infrastructural servicing needs of the development. Where the existing infrastructure can not sustain new development, the proposal must demonstrate an ability to meet its own servicing needs.

9. Outdoor Activities

In general, activities should be contained within a building but where this is not practicable, taking into account the nature of the activity, any outdoor work, or entertainment area may be subject to screening, separation, landscaping or noise conditions. This is to ensure that the visual and aural privacy of adjacent land is not adversely affected and that the environmental amenity of the surrounding sites is not compromised.

10. Cumulative Effect

In assessing the appropriateness of allowing an activity to be located in an area consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential

environment. Of particular concern is the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc, not in keeping with the residential area. The ability of a site to internalise effects if more than one activity is seeking to operate from it will be considered.

11. Tree Plan to Accompany Applications

All applications for resource consents in the Residential 1, 2a, 2b, 2c, 3a, 3b and 4 zones shall be accompanied by an accurate plan of the positions of existing trees on the site, the location of the development proposals and (if relevant) the vehicle path of any building intended to be moved to or from the site.

Location of existing trees on roads will also be considered in determining the most appropriate location of access to residential sites – see Clause 5C.7.3 TREES.

12. Safety

Applications are to be assessed against the criteria listed in clause 6.2.10.5

7.7.4.3 FURTHER CRITERIA TO BE CONSIDERED

A. Care Centres, Educational Facilities, Community Welfare Facilities, Hospitals, Dairies, Places of Assembly and Healthcare Services in the Residential 1-4 Zones

The proposal must not require the removal of or significant alteration to, any existing building of the era being maintained, nor involve any new building which will detract from the appearance of any existing buildings on the site or in the vicinity. Applications under this Clause which comply with the Architectural Design Guidelines applicable to the zone (ANNEXURE 4 and APPENDIX 13) shall be deemed to comply with the foregoing criteria.

The Council must also be satisfied that any sign or lighting is compatible with the built legacy form and pattern of buildings and streetscape in the vicinity and in compliance with bylaw requirements (Part 27 - Signs); provided that the signage associated with the activity is limited to a single sign not exceeding 0.2 m².

B. Earthworks

When assessing an application for resource consent for any earthworks, the Council must be satisfied that the potential effect(s) have been considered and that the relevant objectives and policies of the zone have been met and that, for land situated in Residential 3a and 3b zones, earthworks will not detract from the natural character of the cone, cliff or landscape on which they are situated.



In respect of the Residential 3a and 3b zones, the Council will be concerned to ensure that:

- The extent of alteration to the natural landform is minimized by appropriate site utilization, building design, and construction methods; and
- Retaining walls are avoided; and
- Visual effects of any visible excavation are mitigated by planting.

In addition applications will be assessed against the criteria listed in Clause 4A.2B. **CONTROLLED AND DISCRETIONARY ACTIVITIES**. Refer also to ANNEXURE 14 for silt and sediment control methods.

C. Criteria for Housing Development for the Elderly or Disabled

The proposal shall be consistent with the objectives and policies of the zone. Applications will also be considered against the following additional criteria:

a) Site amenity, streetscape character and pedestrian amenity

- New development shall be designed to complement and enhance both streetscape character and pedestrian amenity;
- Buildings shall front roads. Blank walls along a road frontage shall be avoided;
- Car parking areas, carports or garages shall not be located on the road frontage of sites or dominate the streetscape or site;
- All signs and lighting shall be assessed as part of any application. A lighting plan shall be provided at the time of any application that includes provision for lighting of carparks and for pedestrians to ensure a high level of personal safety for residents and visitors at night while minimising light entering adjacent dwellings;
- A landscaping plan shall be provided with the application;
 - Landscaping of developments shall be provided in a manner that will enhance the visual appearance of the development, including around parking areas, service areas, and at the site boundaries. On-site landscaping adjoining the road shall enhance the character of the streetscape;
 - Landscaping shall be used to soften large facades, where relevant, and visually integrate the development with surrounding residential or open space zoned sites so as to not detract from the amenities of such sites;

- Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained;

- The development shall include area(s) of communal space/facilities available for the use and enjoyment of the users of the site and designed to provide a good standard of amenity on-site;

b) Building scale, form and layout

- New developments shall be compatible in scale with other buildings in the immediate streetscape and adjoining buildings on neighbouring properties. Where larger buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be detailed to mitigate the possible perception of unsympathetic bulk;
- The scale of the development shall be consistent with the development controls for the zone;
- The site layout, units (where provided), on-site communal facilities and access to them shall be designed having regard to the particular mobility restrictions and needs of the elderly or disabled;

c) Site facilities

- Solid waste storage facilities (including adequate space for both recycling and general waste bins and on-site collection) shall be provided on-site and appropriately located and/or screened/landscaped to avoid any adverse visual impact from the road and from within the development. Refer to Clause 7.8.1.11;
- Communal clothes drying areas shall be provided where no such provision is otherwise made. Such provision shall not be located in the required front yard due to the impact this could have on the visual appearance of the development from the street;

d) Car Parking

- Adequate parking shall be provided on-site (including visitor parking) appropriate to the particular form of development;
- Large groups of aboveground parking spaces shall be avoided due to their impact on visual and aural amenities, unless these effects can be adequately mitigated by separation distances and/or screening/landscaping;
- The internal circulation of parking areas shall be designed for safe and efficient vehicle circulation on-site;
- Car parking facilities shall be conveniently



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located for access by residents;

e) Location and design of vehicular and pedestrian access

- Vehicular access to and from the site must:
 - Ensure adequate sight distances;
 - Prevent on-street congestion caused by the ingress and egress of vehicles;
 - Be located, where practicable, and designed so as to maintain the aural amenity of adjacent sites;
- For larger developments, pedestrian access to and from the site shall be sufficiently separated from the vehicle access to ensure the safety of pedestrians. This may be through segregated access, use of different paving or signage. Consideration shall be given to the location of entry and exit points to the site and their relationship with existing pedestrian linkages, the existing road network, and any nearby public transport network/route such as bus stops;
- Consideration shall be given to the provision and location of suitable traffic calming devices on vehicle accessways, such as speedbumps, near the site boundary with the road reserve to ensure that vehicles are travelling at a slow speed when crossing the footpath;

f) Intensity and Scale

- The intensity and scale of the proposal, in particular, the number of people involved in the activity, traffic generation and size and location of buildings and associated parking shall be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone;
- Developments shall be located in close proximity to public transport routes;
- Developments shall be located close to community facilities and retail opportunities.

D. Horticulture

Applications will be considered against the following additional criteria:

- The size and scale of the proposed activity; and in particular the visual and aural effect the activity may have on the amenity of the adjacent residential land;
- In general any buildings will be required to comply with the
 - height
 - height in relation to boundary

- landscaping
- building coverage provisions of the zone in which the site is located;
- Compliance with the provisions of [PART 5E - HAZARDOUS FACILITIES](#) must be demonstrated;
- Retail sales from the site will be limited so that
 - only fruit and/or vegetables or other natural products grown on the property can be sold from the site
 - no significant increase in traffic generated by the site will occur.

E. Criteria for Non-Permanent Accommodation for Care

Although in general the activity may be appropriate, there may be particular circumstances where the activity may be inappropriate, and the Council may not grant consent or may seek to impose conditions. Those circumstances include -

(a) Exceeding the Intensity Level (Clause [7.7.2.1 DENSITY](#))

On sites where the intensity level of the zone provides for fewer persons than is proposed to be accommodated in the activity, it may be appropriate for the Council not to grant consent, or to impose a condition to ensure that any effects associated with the number of vehicles associated with the site and the consequential trip generation, are remedied, avoided or mitigated.

(b) Sites where there are Infrastructure Constraints

The activity may not be appropriate on a particular site, because of the constraints relating to problems of disposing of foulwater. Consent may not be granted unless it can be shown that further problems can be remedied, avoided or mitigated. A condition requiring this to be achieved through either the physical provision of the infrastructure, or the payment of financial contribution may be imposed.

(c) Cumulative Effect

In assessing the appropriateness of allowing the activity to be located in an area, consideration will be given to the presence of other activities in the area and on the site, and their combined effect on the surrounding residential environment; and to the extent (if any) to which establishment of the activity will result in an undesirable accumulation of activities in the area, that may generate a significant adverse effect in respect of the following:

- (i) [Traffic](#) – the capacity of the adjacent road to deal adequately with the cumulative effect of traffic



generated from the concentration of these activities;

(ii) Amenity – the character of the surrounding residential area must not be significantly affected by the accumulation of activities, so as to degrade the amenity of the area;

(iii) Infrastructure – the surrounding area's drainage system must have the capacity to deal with the accumulated servicing needs of the activities.

F. Visitor Accommodation

The proposal shall be consistent with the objectives and policies of the zone. Applications will also be considered against the following additional criteria:

a) Site amenity, streetscape character and pedestrian amenity

- New development shall be designed to complement and enhance both streetscape character and pedestrian amenity;
- Buildings shall front roads. Blank walls along a road frontage shall be avoided;
- All signs and lighting shall be assessed as part of any application, ensuring that they are sensitive to the existing development of the area;
- Lighting shall be designed and located with the aim of promoting crime prevention and personal safety;
- A landscaping plan shall be provided with the application;
 - Landscaping of developments shall be provided in a manner that will enhance the visual appearance of the development, including around parking areas, service areas, and at the site boundaries. On-site landscaping adjoining the road shall enhance the character of the streetscape;
 - Landscaping shall be used to soften large facades, where relevant, and visually integrate the development with surrounding residential or open space zoned sites so as to not detract from the amenities of such sites;
 - Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained;
 - On-site landscaping adjoining the road shall enhance the character of the streetscape;
- The development shall include a suitable area(s) of communal open space available for the use and enjoyment of the users of the site and designed to provide a good standard of amenity on-site;

- Car parking areas shall not be located on the road frontage of sites or dominate the streetscape or site;

b) Building scale, form and layout

- New developments shall be compatible in scale with other buildings in the immediate streetscape and adjoining buildings on neighbouring properties. Where larger buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be detailed to mitigate the possible perception of unsympathetic bulk;
- Developments shall maintain a spacious feeling to the site, especially in relation to neighbouring residential zoned sites;
- The scale of the development shall be consistent with the development controls for the zone;
- Where buildings abut public open space, they shall not dominate such spaces but address them;

c) Visual privacy and aural amenity

- The development shall be designed to maintain, as far as practical, the visual privacy and aural amenity of adjacent sites, in particular, the privacy of habitable rooms and their associated outdoor living spaces and deck areas. This could be through such means as the location of balconies and windows, separation distances, and/or the nature and design of screening/landscaping. Particular attention will be paid to outdoor areas such as decks, swimming pools, barbecue areas, and car parking areas;

d) Site facilities

- Solid waste storage facilities (including adequate space for both recycling and general waste bins) shall be provided on-site and appropriately located and/or screened/landscaped to avoid any adverse visual impact from the road and from within the development. Refer to Clause 7.8.1.11;

e) Car Parking

- Large groups of aboveground parking spaces shall be avoided due to their impact on visual and aural amenities, unless these effects can be adequately mitigated by separation distances and/or screening/landscaping. Parking areas shall be located away from boundaries with residential zoned properties or adequately screened/landscaped where this is not possible;
- There shall be adequate parking and manoeuvring space on-site;
- The internal circulation of parking areas shall be



designed for safe and efficient vehicle circulation on-site;

f) Location and design of vehicular and pedestrian access

- Vehicular access to and from the site must:
 - Ensure adequate sight distances;
 - Prevent on-street congestion caused by the ingress and egress of vehicles;
 - Be located, where practicable, and designed so as to maintain the aural amenity of adjacent sites;
- Consideration shall be given to the provision and location of suitable traffic calming devices on vehicle accessways, such as speedbumps, near the site boundary with the road reserve to ensure that vehicles are travelling at a slow speed when crossing the footpath;

g) Intensity and Scale

- Particular consideration shall be given to the appropriateness of allowing the activity to be located in an area, given the presence of other activities in the area and their combined effect on the surrounding residential environment and to the extent (if any) to which the establishment of the activity will result in an undesirable accumulation of activities in the area that may generate an adverse effect in respect of the following:
 - Traffic – the capacity of the adjacent road to deal adequately with the cumulative effect of traffic generated from the concentration of these activities;
 - Amenity – the character of the surrounding residential area must not be adversely affected by the accumulation of activities, so as to degrade the amenity of the area, in particular, through the number of people involved in the activity, the size and location of buildings and associated parking, signs, noise generation, and the effect on the residential streetscape;
 - Infrastructure – the surrounding area's drainage system must have the capacity to deal with the accumulated servicing needs of the activities;
- Developments that generate large volumes of traffic, such as motels, shall generally not be located on local roads;
- Developments shall be located in close proximity to public transport routes.

G. Use of artificial lighting on a site(s) producing an illuminance in excess of 150 lux

Any application will be assessed against the following criteria:

- Applicants shall demonstrate that there will be no significant adverse effects including light spill and glare on the visual privacy of adjoining land. The use of measures such as screening, dense planting or buffer/separation areas may be required where these may lessen any impact;
- Particular consideration will be given to the placement, design and screening of light fittings and whether their size and illuminance is appropriate to the size of the subject site and to the general light levels of surrounding areas;
- Where the use of artificial lighting will extend the duration of activities on a site beyond normal daylight hours the Council may impose conditions on noise levels and hours of operation so as to protect sites from unreasonable noise;
- Artificial lighting masts or poles will generally be required to comply with zonal height limits. A modification to the height controls (in terms of Clause 4.3.1.2B. **DEVELOPMENT CONTROL MODIFICATION**) may be acceptable if it can be demonstrated that it will not adversely affect adjoining sites, and it will result in decreased light spill. In such instances conditions relating to the colour of light fittings and poles may be imposed in order to reduce the visual impact of the lighting pole and fittings;
- Applicants shall demonstrate that inappropriate or detrimental changes to the night sky viewing conditions of the surrounding area will not occur.

H. Criteria for Offices in the Residential 1 Zone

Applications will be considered against the following criteria in addition to those set out in Clause 7.7.4.2 **GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR DISCRETIONARY ACTIVITIES**.

- The office activity is to be located on sites fronting
 - i) College Hill (south side between England Street and Margaret Street) or
 - ii) Jervois Road (north side between Lawrence Street and Sentinel Road) or
 - iii) Jervois Road (south side between Provost Street and Blake Street) or
 - iv) Ponsonby Road (east side from Pember Reeve Street to Franklin Road).



- The office activity is limited to 50% of the gross floor area of the buildings existing prior to 1 July 1993 on the site in areas (iii) and (iv) above. (Garages and accessory buildings are excluded.)
- The office activity may utilise up to 100% of the gross floor area of all the buildings on the site existing at 1 July 1993 in areas (i) and (ii) above.
- The activity must not require the removal of or damage to any existing building of the area being conserved or involve the construction of any new building which will detract from the appearance in the vicinity.
- The Council must be satisfied that any sign or lighting is compatible with the legacy form and pattern of buildings and streetscape in the vicinity.
- The Council must be satisfied that the activity shall meet the objectives and policies for the zone, in assuring the survival of this legacy form and pattern of subdivision, buildings and streetscape.
- The Council must be satisfied that the activity shall ensure the restoration and maintenance of the fabric of any building on the site, where the building is characteristic of the period.
- In relation to the buildings existing as at 1 July 1993 fronting the south side of College Hill between England Street and Margaret Street the following additional criteria apply.
 - a) The Council will not permit the use of the area between the building existing as at 1 July 1993 and the road boundary as a location for any required parking and loading spaces associated with the office activity unless it can be satisfied that:
 - i) no other practical location is available elsewhere on the site; and
 - ii) there is a demonstrable and reasonable need for the parking to be located in the area (eg provision of disabled parking); and
 - iii) the provision will not detract from the continuity and harmony of the building forms in the street nor otherwise detract from the coherence of the streetscape; and
 - iv) not less than 60% of the area between the existing building and the road boundary will be maintained as landscaped permeable surface. (This requirement shall apply on each frontage of a corner site.)
 - b) The Council will only consider an application to reduce or waive required parking associated with the activity when satisfied that:
 - i) the provision on the site of the full number of required parking spaces will detrimentally affect the specific character and amenity of the site and neighbouring residential zoned sites; and
 - ii) there is an adequate alternative supply of parking in the vicinity or it can be demonstrated that a less than normal incidence of parking will be generated by the proposal.
 - c) More than one sign for an office shall be prohibited.
 - d) No office sign shall be more than is required to identify the business located within.
 - e) The surface area of any such sign shall not exceed 0.3m²; provided that the Council may grant resource consent for signs up to a maximum surface area of 1.5m² as restricted discretionary activities on the following conditions:
 - i) The matters over which the Council will restrict its discretion will be the nature, style (including colour and form of lettering) and general design of the sign, to the extent that those matters might effect the visual amenity of this part of College Hill;
 - ii) The sign message is to be limited to the name and main activity of the business occupying the property;
 - iii) Where a painted sign is proposed the sign colours are to be consistent with the colours of the main building on the site;
 - iv) The lettering and/or other decorative features of the sign are not unduly prominent and do not detract from the appearance of the main building on the site and do not detract from the streetscape that the zone is intended to maintain;
 - v) The sign is otherwise consistent with the purpose of the Residential 1 zone;
 - vi) The Council will not require the consent of other parties unless it considers that the proposed sign is likely to adversely effect the visual amenities of the area.

I. Criteria for Offices in the Residential 7b Zone on Parnell Road (as shown in Figure 7.3A)

Applications for up to 100% of the gross floor area of any building existing on the site prior to 1 July 1993 to be used as offices on sites fronting Parnell Road (west side between Domain Drive and Birdwood Crescent) shown in Figure 7.3A will be considered against the following criteria, in addition to those set out in Clause 7.7.4.2



GENERAL CRITERIA FOR ASSESSING APPLICATIONS FOR DISCRETIONARY ACTIVITIES:

- Any extension or alteration of the existing building will not result in a change to the footprint of the building;
- Any changes to the external facade of the existing buildings on the sites subject to this provision shall be undertaken in such a manner that the residential character and the original architectural style of the building are retained.

J. Service Stations existing as at 1 July 1995 and Extensions to existing Service Stations (as at 1 July 1995) onto Residentially Zoned Land

- a) Design and external appearances:
 - i) The design and external appearance of the existing service station should be sensitive to the amenity of adjacent residential zones;
 - ii) Parking areas, service areas, storage areas including refuse areas should be screened from any adjacent residential zones;
 - iii) The site should be adequately landscaped to soften and screen the service station from adjacent residentially zoned sites. In particular a 3 metre wide landscape strip should be provided adjacent to side and rear boundaries which abut residential zones. A 2 metre wide landscaping strip should be provided along the front of the site except where the frontage is required for the manoeuvring of vehicles accessing or egressing the site. This access/egress area shall be kept to the minimum. The landscaping strip adjoining the front boundary should be designed so as to soften the appearance of the service station while ensuring that satisfactory sight distance is available for vehicles entering or leaving the site. All landscaping is to be to the satisfaction of the Council.
- b) The development must satisfy the Dangerous Goods Act and Regulations.
- c) Vehicles access and egress to the site should ensure adequate sight distance and be suitably located with regard to intersections (refer Rule 12.8.2.6 DEFINED ROAD BOUNDARY).
- d) The entry/exit points should be designed to permit easy access to the site and to prevent on street congestion.
- e) The scale of development should be consistent with the development controls for the zone.

- f) All signs and lighting should be approved as part of any application. The Council will seek to ensure that they are sensitive to the existing development in the area.
- g) The site should have adequate on site parking and provide adequate manoeuvring space for tankers and service vehicles.
- h) Restrictions may be imposed on the hours of operation of the service station where the development is unable to comply with the noise controls applying in that zone.
- i) Where the use is established on the edge of a retail centre its location should not break up or isolate parts of the retail frontage.

Note: When the above criteria are not entirely met the upgrading of an existing service stations may be consented to where the Council is satisfied that a substantial improvement would be achieved.

K Criteria for Healthcare Services in Residential Zones

1. Building Bulk and Location

In general buildings and associated development shall comply with the development controls of the zone. In particular, any accumulation of minor modifications to development controls shall be avoided.

2. Traffic and Parking

- (a) Where a proposal is to be located in a local road traffic generation shall not exceed average traffic volumes expected from a residential activity. This will ensure the maintenance of residential amenity in local road environments, as well as maintain road safety and efficiency.
- (b) Where a proposal is to be located on a major road, the applicant shall address the potential adverse effects on road safety and efficiency.
- (c) The traffic and parking assessment shall identify and assess effects in relation to other traffic generating activities located in the general vicinity of the site subject to the application.
- (d) On site parking shall be located away from the boundaries with residential sites in order to maintain a high level of aural privacy on neighbouring residential sites. Where this is impractical a high standard of screening shall be provided.
- (e) Proposals shall include an on-site space that is designed for vehicles to stop in order to either pick up or drop off passengers, unless it can be demonstrated that this is not warranted. This area will normally be incorporated into on-site vehicle access and egress ways.



3. Hours of Operation

Particular attention shall be paid to any adverse effect that may result from proposed activities that will occur outside of normal weekday office hours (7.30am to 6.00pm). It may be inappropriate for a healthcare service that is located in a local road, to have hours that extend beyond normal office hours due to the possible adverse effect on the residential neighbourhood.

4. Signs

- (a) All signs associated with the proposal shall be assessed as part of the application. The visual effects of all signs shall be sensitive to the residential environment. The surface area of any sign shall not exceed that allowed for residential zones under the Auckland City Consolidated Bylaw. Illumination of signs will not be generally appropriate.
- (b) On-site directional signs and/or ground markings will be required where this is considered necessary. These shall meet the criteria set out in 4 a) above.

5. Outdoor service and storage areas

Outdoor service areas and storage areas, including refuse storage areas, shall be well screened from any adjacent residential sites and from the street frontage.

6. Lighting

On-site lighting shall be compatible with the surrounding residential neighbourhood. The applicant shall comply with the Auckland City Consolidated Bylaw. The use of measures such as screening of buffer separation areas may be required to lessen any effects from security lighting on neighbouring residential properties.

7. Screening

Any screening on the site shall be made of materials that are sensitive to the residential character of the area, and shall be of a residential scale and design.

L. Retirement Village

The proposal must be consistent with the objectives and policies of the zone. Applications will also be considered against the following additional criteria:

a) Site amenity, streetscape character and pedestrian amenity

- New development shall be designed to complement and enhance both streetscape character and pedestrian amenity;
- Buildings shall front roads. Large-scale developments that address significant lengths of

road frontage shall be broken up into smaller sections of different character or mitigated to ensure sympathetic bulk. Blank walls along a road frontage shall be avoided;

- All signs and lighting shall be assessed as part of any application, ensuring that they are sensitive to the existing development of the area. A lighting plan shall be provided at the time of any application that includes provision for lighting of carparks and for pedestrians to ensure a high level of personal safety for residents and visitors at night while minimising light entering adjacent dwellings;
- A landscaping plan shall be provided with the application;
 - Landscaping of developments shall be provided in a manner that will enhance the visual appearance of the development, including around parking areas, service areas, and at the site boundaries. On-site landscaping adjoining the road shall enhance the character of the streetscape;
 - Landscaping shall be used to soften large facades, where relevant, and visually integrate the development with surrounding residential or open space zoned sites so as to not detract from the amenities of such sites;
 - Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained;
 - Any land not covered by buildings, carparking, pedestrian or vehicular access shall be landscaped and maintained to create and preserve a good standard of visual amenity and privacy for both the residents of the retirement village and for surrounding properties. The development shall include suitable areas of open space available for the use and enjoyment of the users of the site that will also assist with this;
- Carparking areas, carports, and garages shall not be located on the road frontage or dominate the streetscape;

b) Building scale, form and layout

- New developments shall be compatible in scale with other buildings in the immediate streetscape and adjoining buildings on neighbouring properties. Particular attention shall be paid to the interface of the buildings at the perimeter of the site with adjacent sites. Where larger



PART 7 - RESIDENTIAL ACTIVITY

buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be detailed to mitigate the possible perception of unsympathetic bulk;

- The scale of the development shall be consistent with the development controls for the zone;
- Where buildings abut public open space, they shall not dominate such spaces but address them;
- The site layout and access to the on-site communal facilities/services shall be designed having regard to the particular mobility restrictions and needs of the elderly or disabled;

c) Visual privacy and aural amenity

- The development shall be designed to maintain, as far as practical, the visual privacy and aural amenity of adjacent sites, in particular, the privacy of habitable rooms and their associated outdoor living spaces and deck areas. This could be through such means as the location of balconies and windows, separation distances, and/or the nature and design of screening/landscaping. Particular attention shall be paid to outdoor areas such as decks, swimming pools, bowling greens, and car parking areas;

d) Site facilities

- Solid waste storage facilities (including adequate space for both recycling and general waste bins and on-site collection) shall be provided on-site and appropriately located and/or screened/landscaped to avoid any adverse visual impact from the road and from within the development. Refer to Clause 7.8.1.11;

e) Car Parking

- The location and layout of parking and vehicle circulation areas shall ensure that the effects of the proposal are internalised on the site and do not impact on adjoining residential zoned sites. Large groups of aboveground parking spaces shall be avoided due to their impact on visual and aural amenities, unless these effects can be adequately mitigated by separation distances and/or screening/landscaping;
- The internal circulation of parking areas shall be designed for safe and efficient vehicle circulation on-site;

f) Location and design of vehicular and pedestrian access

- Vehicular and pedestrian access to and from the site must:
 - Ensure adequate sight distances;

- Prevent congestion caused by the ingress and egress of vehicles;
- Be located and designed so as to maintain the aural amenity of adjacent sites;

- Pedestrian access to and from the site shall be sufficiently separated from the vehicle access to ensure the safety of pedestrians – this may be through segregated access, use of different paving or signage. Consideration shall be given to the location of entry and exit points to the site and their relationship with existing pedestrian linkages, the existing road network, and any nearby public transport network/route such as bus stops;
- Consideration shall be given to the provision and location of suitable traffic calming devices on vehicle accessways, such as speedbumps, near the site boundary with the road reserve to ensure that vehicles are travelling at a slow speed when crossing the footpath;

g) Intensity and Scale

- The intensity and scale of the proposal, in particular the number of people involved in the activity, traffic generation, size of buildings and associated parking, signs, and noise generation shall be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone;
- Developments shall be located in close proximity to public transport routes;
- Developments shall be located close to community facilities and retail opportunities;

M. Integrated Housing Development

The proposal must be consistent with the objectives and policies of the zone, provided that for the purposes of assessing any integrated housing development located at 24 St Luke's Road (being 9034m² comprised in Lot 2 DP 190708, CT NA132C/126) as a discretionary activity, the relevant objectives and policies in relation to density shall be those set out in 7.6.7.1 Objective and Policies for Residential 7 zones.

Applications will be considered against the following criteria from the Residential Design Guide for Developments in the Strategic Growth management Areas (Refer to [Appendix 10](#)).



Element 1 Neighbourhood Character

Criteria C5, C6, C10, C11 (refer to Appendix 10)

Element 2 Site Layout

Criteria C1, C2, C3, C7, C9, C10 (refer to Appendix 10)

Element 3 Density

C2 (refer to Appendix 10)

Element 4 Energy Efficiency

C1-C6 (refer to Appendix 10)

Element 5 Building Envelope

C4, C6 (refer to Appendix 10)

Element 6 Visual Privacy

C1-C3 (refer to Appendix 10)

Element 7 Acoustic Privacy

C1-C3 (refer to Appendix 10)

Element 8 Landscaping

C1-C7 (refer to Appendix 10)

Element 9 Driveways and Car Parking

C1-C8 (refer to Appendix 10)

Element 10 Private Openspace

C1-C6 (refer to Appendix 10)

Element 11 Site Facilities

C1-C8 (refer to Appendix 10)

Applications will also be considered against the following criteria:

a) Site amenity, streetscape character and pedestrian amenity

- Ensure that private open space is designed and located to receive sunlight and is well integrated with a living area of the dwelling;
- Visitor parking be clearly designated and readily accessible with appropriate signposting at the entrance.

(Clauses removed by council plan change)

e) Intensity and Scale

- Developments shall be in locations with favourable environmental conditions that can sustain further development in terms of such matters as stormwater drainage systems. Consideration shall be given to developments incorporating on-site alternative stormwater management systems/methods including stormwater re-use options.
- Developments shall be in locations where there is sufficient capacity in the local wastewater infrastructure or where the adverse effects on the local wastewater infrastructure can be avoided, remedied or mitigated by conditions of consent. Where necessary, having regard to the capacity of the local wastewater infrastructure, consideration

shall be given to the provision of mitigation measures such as wastewater holding tanks.

- Developments shall be located in close proximity to public transport routes and close to employment and retail opportunities;
- Developments shall be located in close proximity to areas of public open space;
- Consideration shall be given to the ability of the adjacent roading system to handle any increases in traffic, particularly in residential environments that are serviced by narrow streets.
- (This criterion only applies to developments on the site located at 24 St Luke's Road (being 9034m² comprised in Lot 2 DP 190708, CT NA132C/126) that exceeds a density of 1 residential unit per 250m² site area). A mix of unit sizes should be achieved within the development, including the provision of 1, 2 and 3 bedroom units.

N. Rest Home in the Residential 4 Zone and Rest Home accommodating people in excess of the intensity level specified in Clause 7.8.1.1

The proposal must be consistent with the objectives and policies of the zone. Applications will also be considered against the following additional criteria:

a) Amenity Considerations

- A landscape plan shall be provided with the application. The site shall be appropriately landscaped to provide pleasant seating areas and visual outlook from within the site and from the street, while ensuring integration with neighbouring residential sites. Wherever possible and appropriate, any existing trees and mature landscaping shall be retained. Particular attention shall be paid to parking areas, services areas, and site boundaries;
- Development or redevelopment, modification or alteration to an existing rest home including that occurring through site amalgamation shall result in buildings of a similar or complementary scale and appearance to that of other residential buildings within the surrounding area and on the site, having regard to such matters as materials used and the detailing of the facades;
- Where larger buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be detailed to mitigate the possible perception of unsympathetic bulk. Where site amalgamation results in the redevelopment, modification, or additions to existing buildings on the site(s), attention shall be



given to ensuring that the development will not result in a long continuous street facade. The development shall be designed to complement and enhance the streetscape character;

- The development shall not overshadow or dominate neighbouring sites;
- It is acknowledged that, due to the nature of certain ailments of residents, additional security measures may be required such as security fencing. In these situations, such measures must be in keeping with the character of the surrounding residential environment, especially when viewed from the street;
- Consideration shall be given to the location and design of service activities/facilities on-site (such as kitchens, laundries, and waste storage areas) with regards to maintaining the visual privacy and aural amenity of neighbouring sites;
- There shall be adequate provision for on-site parking (for both staff and visitors) and vehicle manoeuvring without difficulty or congestion occurring on the road and the location and design of such shall not detract from the amenity values of the surrounding area, including the streetscape. Large groups of aboveground parking spaces shall be avoided due to their impact on visual and aural amenities, unless these effects can be adequately mitigated by separation distances and/or screening/landscaping;
- In the case of the reuse of existing buildings, where space for parking is only available to the front of the site, particular attention shall be given to the form of screening/landscaping to ensure that the impact on the streetscape is minimal;

b) Site facilities

- Solid waste storage facilities (including adequate space for both recycling and general waste bins) shall be provided on-site and appropriately located and/or screened/landscaped to avoid any adverse visual impact from the road and from within the development. Refer to Clause 7.8.1.11;

c) Location and design of vehicular and pedestrian access

- Vehicular and pedestrian access to and from the site must:
 - Ensure adequate sight distances;
 - Prevent congestion caused by the ingress and egress of vehicles;
 - Be located, where practicable, and designed so as to maintain the aural

amenity of adjacent sites;

- Pedestrian access to and from the site shall be sufficiently separated from the vehicle access to ensure the safety of pedestrians – this may be through segregated access, use of different paving or signage;

d) Intensity and Scale

- The intensity and scale of the proposal, in particular, the number of people involved in the activity, traffic generation, size of building and associated parking, signs, and noise generation shall be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone;
- Developments that generate large volumes of traffic shall not be located on local roads;
- For rest homes in the Residential 1-4 Zones, the Council will also be concerned to ensure that the proposal does not require the removal or damage to any existing building representative of the built legacy and character that the zone is seeking to promote/retain, nor involve any new building which will detract from the appearance of any existing building(s) on-site or in the vicinity. Applications under this Clause which comply with the Architectural Design Guidelines ([Annexure 4](#)) shall be deemed to comply with this criteria. The Council must also be satisfied that any sign or lighting is compatible with the built legacy form and pattern of buildings and streetscape in the vicinity and in compliance with bylaw requirements. Reference shall be made to the Bylaw.

O. Boarding House/Hostel

The proposal must be consistent with the objectives and policies of the zone. Applications will also be considered against the following additional criteria:

a) Amenity Considerations

- The scale of the development shall be consistent with the development controls for the zone;
- New development shall be designed to complement and enhance streetscape character. Buildings shall front roads and blank walls along a road frontage shall be avoided;
- A landscape plan shall be provided with the application;
 - Landscaping of developments shall be provided in a manner that will enhance the visual appearance of the development, including around parking areas, service



areas, and at the site boundaries. On-site landscaping adjoining the road shall enhance the character of the streetscape;

- Landscaping shall be used to soften large facades, where relevant, and visually integrate the development with surrounding residential or open space zoned sites so as to not detract from the amenities of such sites;
- Wherever possible, and appropriate, any existing trees and mature landscaping shall be retained;
- The development shall include area(s) of outdoor communal space/facilities/services available for the use and enjoyment of the users of the site and designed to provide a good standard of amenity on-site;
- The development shall include an area(s) of indoor communal space available for the use and enjoyment of at least 70% of the persons the building is designed to accommodate;
- New developments shall be compatible in scale with other buildings in the immediate streetscape and adjoining buildings on neighbouring properties. Where larger buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be detailed to mitigate the possible perception of unsympathetic bulk;
- Any extensions to existing buildings shall be visually compatible with existing buildings, having regard to such matters as the materials used and the detailing of the facades;
- Outdoor areas such as decks, swimming pools, barbecue areas, and carparking areas shall be appropriately located and/or screened/landscaped to minimise the intrusion of noise and avoid overlooking of adjacent properties;
- Large groups of aboveground parking spaces shall be avoided due to their impact on visual and aural amenities, unless these effects can be adequately mitigated by separation distances and/or screening/landscaping. car parking areas shall not be located on the road frontage of sites or dominate the streetscape or site;
- There shall be adequate provision of on-site parking and manoeuvring areas. Consideration shall be given to the provision of on-site cycle facilities such as bike racks;
- The internal circulation of parking areas shall be designed for safe and efficient vehicle circulation on-site;

b) Site facilities

- Solid waste storage facilities (including adequate space for both recycling and general waste bins) shall be provided on-site and appropriately located and/or screened/landscaped to avoid any adverse visual impact from the road and from within the development. Refer to Clause 7.8.1.11;

c) Location and design of vehicular and pedestrian access

- Vehicular and pedestrian access to and from the site must:
 - Ensure adequate sight distances;
 - Prevent congestion caused by in the ingress and egress of vehicles;
 - Be located, where practicable, and designed so as to maintain the aural amenity of adjacent sites;
- For larger developments, pedestrian access to and from the site shall be sufficiently separated from the vehicle access to ensure the safety of pedestrians – this may be through segregated access, use of different paving or signage;
- For larger developments, consideration shall be given to the provision and location of suitable traffic calming devices on vehicle accessways, such as speedbumps, near the site boundary with the road reserve to ensure that vehicles are travelling at a slow speed when crossing the footpath;

d) Intensity and Scale

- The intensity and scale of the proposal, in particular, the number of people involved in the activity, traffic generation, size of building and associated parking, signs, and noise generation shall be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone;
- Developments that generate large volumes of traffic shall not be located on local roads;
- Developments shall be located in close proximity to public transport routes and in close proximity to retail and employment opportunities;
- Developments that are designed to accommodate students shall be located in close proximity to educational facilities;
- Developments shall be located in close proximity to areas of public open space;
- For boarding houses/hostels in the Residential 1-



4 Zones, the Council will also be concerned to ensure that the proposal does not require the removal or damage to any existing building representative of the special character that the zone is seeking to retain, nor involve any new building which will detract from the appearance of any existing building(s) on site or in the vicinity. Applications under this Clause which comply with the Architectural Design Guidelines (Annexure 4) shall be deemed to comply with the foregoing criteria. The Council must also be satisfied that any sign or lighting is compatible with the legacy form and pattern of buildings and streetscape in the vicinity and in compliance with bylaw requirements. Reference shall be made to the Bylaw.

e) Visual privacy and aural amenity

- The development should be designed to maintain, as far as practical, the visual privacy and aural amenity of adjacent sites, in particular, the privacy of habitable rooms and their associated outdoor living spaces and deck areas. This could be through such means as the location of balconies and windows, separation distances, and/or the nature and design of screening/landscaping. Particular attention should be paid to outdoor areas such as decks, swimming pools, barbecue areas, and carparking areas;

P. Construction and/or relocation of 4 or more residential units (within the density limits specified in Clause 7.7.2.1) within the Residential 6 & 7 zones

When assessing an application under this clause the Council must be satisfied that the relevant objectives and policies for the zone have been met and the following criteria from the "Residential Design Guide for Developments in Residential Zones in Specified Growth Areas" (Refer Appendix 10) have been satisfied.

Element 1 Neighbourhood Character

Criteria C1-C11 (refer Appendix 10).

Element 2 Site Layout

Criteria C1-C10 (refer Appendix 10).

Element 3 Density

Criteria C2 (refer Appendix 10).

Element 4 Energy Efficiency

Criteria C1-C3 & C6 (refer Appendix 10).

Element 5 Building Envelope

Criteria C1, C2, C3, C5, C6, C7, C9, C12, C13 (refer Appendix 10).

Element 6 Visual Privacy

Criteria C1-C3 (refer Appendix 10).

Element 7 Acoustic Privacy

Criteria C1-C3 (refer Appendix 10).

Element 8 Landscaping

Criteria C1-C3 (refer Appendix 10).

Element 9 Driveways & Carparking

Criteria C1, C2, C8 (refer Appendix 10).

Element 10 Private Open Space

Criteria C1, C2, C3, C4, C5 & C6 (refer Appendix 10).

Element 11 Site Facilities

Criteria C1-C8 (refer Appendix 10).

Crime Prevention through Environmental Design

Refer Criteria for Controlled Activities in Residential 8a, 8b and 8c zones - Section 7.7.5.2C1 - Crime Prevention through Environmental Design.

Q. External additions or alterations to existing buildings on a site in the Residential 1 zone.

To assist in the application of the following criteria, refer to the Architectural Design Guidelines for the Residential 1 and 2 zones ([Appendix 13](#)).

When assessing an application for a resource consent for external building additions or alterations, the Council must be satisfied that the relevant objectives and policies for the zone have been met, and that:

- The form, mass, proportion and scale of the external additions and alterations shall be compatible with the prevailing architectural style of the existing building on the site. In addition a site and context analysis may need to be submitted which shows the extent to which the form, mass, proportion and materials of the additions and alterations are sympathetic to the original architectural style predominant in the street. The provision of this analysis is dependant on the size and scale of the development proposed (refer to [Appendix 13](#) for more detail on the requirements for a site and context analysis); and
- Alterations to expand the building within a roof-space shall respect, and leave dominantly visible, the form and lines of the existing roof; and
- Where decoration and architectural features are used, such features shall follow the characteristic form and detail of the existing building on the site, or if the original features have been removed/altered, other buildings of the same period in the street; and
- Changes to the frontage of an existing building shall not detract from the legacy character of the whole fabric, design, or the character of original detailing of the facade, and shall not detract from the continuity of façade alignment of the buildings in the street; and
- Materials used shall be the same or similar as the existing materials of the building so that the new building work is consistent with the traditional character and material of existing buildings on the site and in the street; and



- Any existing traditional fencing along the road frontage boundary shall be preserved or reinstated at the completion of development; and
- Where garages or carports are to be adjoined to the existing building on the site, they shall be designed primarily to allow good visibility of the residential building from the street. Where visibility of the building will be significantly obscured, consideration shall be given to alternative designs and locations on the site for garages and carports or provision of a car pad; and
- For parts of buildings highly visible to the street or public place new windows and doors shall be consistent with the proportions and detail of the windows and doors traditionally present in buildings of the style and with the overall window to wall ratio, to ensure visual cohesion.
- Where the external alteration involves the demolition or removal of less than 30% by volume of an existing building constructed prior to 1940, whether the demolition or removal will detract from the continuity and streetscape as a whole.
- Where the external alteration involves the demolition or removal of less than 30% by volume of an existing building constructed on the site prior to 1940, whether any legacy qualities and original design features of the existing building remain.

R. Construction or relocation of residential units or any new building or accessory building in the Residential 1 zone

To assist in the application of the following criteria, refer to the Architectural Design Guidelines for the Residential 1 and 2 zones ([Appendix 13](#)).

When assessing an application for a resource consent for a new building (be it a residential unit, new building or an accessory building), the Council must be satisfied that the relevant objectives and policies for the zone have been met, and that:

- The form, mass, proportion and scale of the building shall be compatible with the original architectural style predominant in the street, and shall not ignore, compete with, or dominate that character. and

Note: To demonstrate this, a site and context analysis shall be submitted which shows how the new building respects and responds positively to the special character of the street in terms of form, mass, proportion and use of materials (refer to [Appendix 13](#) for more detail on the requirements for a site and context analysis);

- Materials used shall be in sympathy and shall have a clear relationship to the traditional character and materials of buildings along the street; and
- Parts of a building which are highly visible to the street shall maintain a window to wall ratio visible from the street that is similar to that predominant on the surviving original character buildings in the street; and
- Buildings shall be located on a site so that the siting of the building reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site. This ensures the 'grain' of the area (in terms of the size, spacing and rhythm of street-front buildings) is maintained; and
- Buildings shall also be located on a site so that they do not detract from the continuity of the front façade alignment of residential dwellings in the street; and
- Any existing traditional fencing along the front boundary shall be preserved or reinstated at the completion of development; and
- Buildings shall preserve the sense of original visual frontage access and interactivity between houses and the street, and shall not present blind or near-blind facades to the street; and
- Buildings shall maintain the predominance of traditional pitched roof forms in the vicinity of the site; and

Garages and carports

- Garages and carports shall allow good visibility of the existing building from the street, and shall, where possible, be located to the rear of, underneath (where appropriate in terms of topography), or alongside, the building on the site (particularly in relation to double garages/carports). The Council may consent to the location of a garage or carport in the front yard where it is satisfied that:
 - No practical location is available elsewhere on the site; and
 - Any structure associated with the parking provision is minimal in scale, (which in most circumstances will exclude a double-width garage or double-width carport) and designed in a manner which is coherent with the original architectural character of any building on the site; and
 - The garage or carport will not significantly obscure the visibility of the existing building from the street;
 - Where garages or carports are to be placed to the rear of buildings the design and the site layout



shall take into account personal safety, particularly the separation of children's play areas and relationship of the driveway with doors to the house.

S. External additions and alterations to, or building relocation within the same site of, existing buildings in the Residential 2a, 2b and 2c zones

When assessing an application for a resource consent for building additions or alterations, or building relocation within the same site, the Council will restrict its discretion to the following criteria:

- the intrinsic character and merits of the existing building (irrespective of age), and its contribution to streetscape character;
- the effect of the alteration or addition on the integrity and authenticity of the original building;
- whether the alteration or addition has regard to, or complements the form, style and materials of the existing building;
- the effect of the alteration or addition on the established relationship to the street, in particular, whether the change contributes positively to the street;
- whether the alteration or addition is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed;
- shifting the building to make more efficient use of the site for a complying subdivision or for a development that complies with the density rules for the zone.

T. Construction of residential units or any new building or accessory building in the Residential 2a, 2b and 2c zones; and relocation onto a Residential 2a, 2b and 2c zoned site of a residential unit

When assessing an application for a resource consent for a new building (be it a residential unit, new building or accessory building) or a relocated residential unit from another site, the Council will restrict its discretion to the following criteria:

- the design of a proposed new/relocated building will complement the existing patterns of bulk and location, and the relationship to the street in the vicinity of the site;
- if a new/relocated building is significantly larger than existing adjacent buildings, its architectural design acknowledges the predominant scale of those

existing buildings, through its massing and formal arrangement on the site (in the case of non-residential buildings, it is acknowledged that such formal arrangement may not be appropriate);

- whether district plan bulk and location controls prevent the achievement of an architectural scale which might otherwise be appropriate to the locality or to the prevailing scale, or whether some relaxation of such controls will enable development of more appropriate form and scale;
- the design of a new/relocated building in a contemporary idiom can be shown by analysis to have qualities which are sympathetic to existing established architectural forms and scale, in such a way as to make a positive contribution to streetscape;
- a new/relocated building is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed.

U. Demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) constructed prior to 1940 in the Residential 1 zone

In considering an application to demolish (either totally or substantially) or remove any building (excluding any accessory building) constructed prior to 1940, the Council will restrict its discretion to the following criteria:

- The legacy character and value of the existing building and contribution it makes to the legacy form and pattern of the streetscape and neighbourhood;
- Whether the demolition or removal of the building itself will detract from the special character of the streetscape and neighbourhood as a whole. To demonstrate this, a site and context analysis shall be submitted which shows the extent to which the existing building shares the dominant original form and design features with other buildings in the street. (refer to Appendix 13 for more detail on the requirements for a site and context analysis)
- Whether the building has retained its basic original (or restored) design features relating to the overall form, mass, proportion and materials (i.e. its integrity) so that restoration/renovation of the building is practicable and reasonable, such that it makes a positive contribution to the legacy form and pattern of the streetscape and neighbourhood. When determining what is practical and reasonable, regard shall be had to:



(i) Achieving current Building Code compliant standards;

(ii) Providing modern day living/amenity standards.

- In the event that there is a concurrent application for a replacement building, whether its design, quality, purpose and amenities would positively contribute to the neighbourhood character in accord with assessment in criteria R above.

An exception to the above is the moving of a building within the site which will be treated as construction or relocation of a building. (see clauses R and T).

Note: the Council holds a set of aerial photos flown in 1940 which may assist the Council and applicants to determine the age of buildings and parts of buildings subject to application for demolition. Upon request these aerial photos can be viewed free of charge.

UU. Demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) constructed prior to 1940 within the Residential 2a, 2b and 2c zones.

In considering an application to demolish (either totally or substantially) or remove any building (excluding any accessory building) constructed prior to 1940, the Council will restrict its discretion to the following criteria:

- the intrinsic character and value of the existing building (irrespective of age), and its contribution to streetscape character;
- the value of the building by reference to its architectural style, whether as an exemplar of the type or as being representative of type;
- the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts;
- its relationship to other adjacent buildings, whether it contributes to a group in such a way that its loss would result in the loss of a character value attributable to the group;
- its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or to relationships to open space shared with adjacent buildings;
- the practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act;
- in the event that there is a proposed replacement building, its design, quality, purpose and amenities

and the contribution that such building might make to the qualities of streetscape character;

- whether the building is being removed for relocation and reuse elsewhere.

An exception to the above is the moving of a building within the site which will be treated with external additions or alterations of a building - see criteria S.

QQ. External additions or alterations to existing buildings on a site in the Residential 3a zone

When assessing an application for a resource consent for external building additions or alterations, the Council must be satisfied that the relevant objectives and policies for the zone have been met, and that:

- The scale, form, mass, proportion, and colour of the external additions and alterations shall be compatible with the prevailing architectural style of the existing building on the site.

Note: To demonstrate this, an analysis of the site and its context (as supporting evidence) will need to be submitted which shows the extent to which the form, mass, proportion and materials of the additions and alterations are sympathetic both to the original architectural style predominant in the street and the wider landscape context. The provision of this analysis is dependant on the size and scale of the development proposed; and

- Alterations to expand the building within a roof-space shall respect and leave dominantly visible, the form and lines of the existing roof; and
- Where decoration and architectural features are used, such features shall follow the characteristic form and detail of the existing building on the site, or if the original features have been removed/altered, other buildings of the same period in the street; and
- Changes to the frontage of an existing building shall not detract from the special character of the whole fabric, design, or the character of original detailing of the facade, and shall not detract from the consistency of façade alignment of the buildings in the street; and
- Materials used shall be the same or similar as the existing materials of the building so that the new building work is consistent with the traditional character and material of existing buildings on the site and in the street; and
- Any existing traditional fencing along the road frontage boundary shall be preserved or reinstated at the completion of development; and
- Where garages or carports are to be adjoined to the existing building on the site, they shall not obscure the visibility of the building from the street. Consideration shall be given to alternative locations



on the site for the garage or carport where visibility of the building will be obscured, unless such alternative locations create adverse visual effects on a volcanic landform; and

- For parts of buildings highly visible to the street or public place new windows and doors shall be consistent with the proportions and detail of the windows and doors traditionally present in the existing buildings of the style and with the overall window to wall ratio, to ensure visual cohesion.
- The addition or alteration shall minimize adverse visual effects on the volcanic landscape by minimising alteration to the natural landform, and by appropriate placement of additions or alterations on the site, judicious use of traditional forms, design detailing, colour and landscaping.
- The addition or alteration or associated site-works shall avoid physical effects on the natural volcanic landform, including cumulative effects.
- Where the external alteration involves the demolition or removal of less than 30% by volume of an existing building constructed prior to 1940, the extent to which the demolition or removal of the building will detract from the coherence and continuity of the streetscape as a whole.
- Where the external alteration involves the demolition or removal of less than 30% by volume of an existing building constructed on the site prior to 1940, whether any original qualities and design features of the existing buildings remain.
- The additions and alterations which are visible from the street or any other public place shall not detract from the architectural character of period housing or landscape qualities that are predominant in the street.

Note: There is an expectation that new building construction in the Residential 3a zone will satisfy all of the assessment criteria or the Council may refuse consent.

RR. Construction or relocation of residential units or any new building or accessory building in the Residential 3a zone

When assessing an application for a resource consent for a new building (be it a residential unit, new building or an accessory building), the Council must be satisfied that the relevant objectives and policies for the zone have been met, and that:

- The scale, form, mass, proportion and colour of the building shall be compatible with the original architectural style predominant in the street, and shall not ignore, compete with, or dominate that character.

Note: To demonstrate this, an analysis of the site and its context (as supporting evidence) shall be submitted which shows how the new building respects and responds positively to the special character of the street in terms of form, mass, proportion and use of materials, and the wider landscape context. This shall include a landscape assessment which demonstrates the effect of the development on the existing landscape, including the landform, existing trees (by including a tree plan to the requirements of clause 7.7.4.2 as modified by the Plan Change) and other vegetation; and

- Buildings shall contribute to the special character and coherence of the streetscape to the same or similar extent as the existing building to be removed from the site; and
- Materials used shall be in sympathy and shall have a clear relationship to the traditional character and materials of buildings along the street; and
- Parts of a building which are highly visible to the street shall maintain a window to wall ratio visible from the street that is similar to that predominant on the surviving original character buildings in the street; and
- Buildings shall be located on a site so that the siting of the new building reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site. This ensures the visual pattern of the area (in terms of the size, spacing and rhythm of street-front buildings) is maintained; and
- Buildings shall also be located on a site so that they do not detract from the continuity of the front façade alignment of residential dwellings in the street; and
- Any new or relocated building shall be visually compatible with the form of the cone, and minimize adverse effects on the volcanic landscape by by minimising alteration to the landform, and by appropriate placement of the building on the site, and the use of appropriate form, colour and landscaping; and
- Any existing traditional fencing along the front boundary shall be preserved or reinstated at the completion of development; and
- Buildings shall preserve the sense of original visual frontage access and interactivity between houses and the street, and shall not present windowless or near-windowless facades to the street; and
- Buildings shall maintain the predominance of pitched roof forms in the vicinity of the site; and



- Buildings and site-works shall avoid physical effects on the natural volcanic land-form, including cumulative effects; and
- Garages and carports shall not obscure the visibility of the existing dwelling from the street. Alternative locations shall be preferred, provided that these do not give rise to adverse visual effects on the volcanic landscape.

SS. External additions and alterations to existing buildings in the Residential 3b zone

When assessing an application for a resource consent for building additions or alterations, the Council must be satisfied that the relevant objectives and policies for the zone have been met, and that:

- The scale, form, mass, proportion and colour of the external addition or alteration shall be compatible with the original architectural style of the existing building on the site; and
- Materials used shall be the same or similar to the existing materials of the building; and
- The additions and alterations shall not detract from the architectural character of period housing or landscape qualities that are predominant in the street; and
- The additions and alterations shall be located so that larger trees on the site and/or on adjoining land are retained, where this is not practical, replacement planting, particularly of indigenous trees where appropriate, shall be required. Indigenous planting will be required in the Open Space Protection Yard required by clause 7.8.1.7B; and
- The addition or alteration shall or associated site-works avoid physical effects on the natural land-form including cumulative effects.
- The addition or alteration shall minimize adverse visual effects on the landscape context by avoidance of visually obtrusive excavation, and by appropriate placement of additions on the site and judicious use of traditional forms, design detailing, colour and landscaping.
- Where the external alteration involves the demolition or removal of less than 30% by volume of an existing building constructed on the site prior to 1940, the extent to which the demolition or removal of the building will detract from the coherence and continuity of the streetscape as a whole.
- Where the external alteration involves the demolition or removal of less than 30% by volume of an existing building constructed on the site prior to 1940, whether any original design features of the existing building remain.

- The additions and alterations which are visible from the street or any other public place shall not detract from the architectural character of period housing or landscape qualities that are predominant in the street.

TT. Construction or relocation of residential units or any new building or accessory building in the Residential 3b zone

When assessing an application for a resource consent for a new building (be it a residential unit, new building or accessory building), the Council must be satisfied that the relevant objectives and policies for the zone have been met, and that:

- The scale, form, mass, proportion and materials of the building shall be compatible with the original architectural style of the existing building on the site (in the case of accessory buildings) or the original architectural style predominant in the street, and shall not ignore, compete with, or dominate that character.

Note: To demonstrate this, an analysis of the site and the context (as supporting evidence) shall be submitted which shows how the new building is sympathetic to the existing surviving architectural elements of period housing predominant in the street and the wider landscape context. This shall include a landscape assessment which demonstrates the effect of the development on the existing landscape, including the landform, existing trees (by including a tree plan to the requirements of clause 7.7.4.2 as modified by the Plan Change) and other vegetation; and;

- Materials used shall be in sympathy and shall have a clear relationship to the traditional character and materials of existing buildings along the street; and
- New buildings shall not detract from the consistency and harmony of building forms in the street or detract from the coherence of the streetscape; and
- Buildings shall contribute positively to the special character and coherence of the streetscape and visual pattern (the size, space and rhythm of street-front buildings) to at least the same or similar extent as any existing building to be removed from the site; and
- The building shall be located so that larger trees on the site and/or on adjoining land are retained, and where this is not practical, replacement planting, particularly of indigenous trees where appropriate, shall be required. Indigenous planting will be required in the Open Space Protection Yard required by 7.8.1.7B; and
- Any building or site-works shall avoid physical effects on the natural land-form, including cumulative effects; and



PART 7 - RESIDENTIAL ACTIVITY

- Any new or relocated building shall minimise adverse visual effects on the landscape context by avoidance of visually obtrusive excavation, and by appropriate placement of the building on the site and judicious use of appropriate traditional forms, design detailing, colour and landscaping; and
- With the exception of the properties zoned residential 3b as shown on sheet 1 of planning maps B16, C16 and C17, pitched roofs, in gabled and/or hipped forms, shall be used to mitigate adverse visual effects on the natural environment, including cumulative effects caused by adjacent houses being viewed in combination. In using gabled and hipped roof forms, it will not be possible to exploit the maximum allowable height over the entire footprint, as would be possible for a house with a mono-pitch roof constructed on a uniform slope, or a flat-roofed house constructed on an existing terrace.
- For those properties zoned residential 3b as shown on sheet 1 of planning maps B16, C16 and C17, pitched roofs, in gabled and/or hipped forms, shall preferably be used to mitigate adverse visual effects on the natural environment, including cumulative effects caused by adjacent houses being viewed in combination. In using gabled and hipped roof forms it will not be possible to exploit the maximum allowable height over the entire footprint, as would be possible for a house with a mono-pitched roof constructed on a uniform slope, or a flat roofed house constructed on an existing terrace.

Note: There is an expectation that new building construction in the Residential 3b zone will satisfy all of the assessment criteria or the Council may refuse consent.

UUU. Demolition or removal of buildings (more than 30% by volume and excluding accessory buildings) constructed prior to 1940 in the Residential 3a and 3b zones.

In considering an application to demolish (either totally or substantially) or remove any building (excluding any accessory building) constructed prior to 1940 on sites identified on the maps in Appendix 16, the Council will restrict its discretion to the following criteria:

- the intrinsic character and value of the existing building (irrespective of age) and its contribution to streetscape character:
- the heritage value of the building by reference to its architectural style, whether as an exemplar of the type or as being representative of type:
- the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts:

- its relationship to other adjacent buildings, whether it contributes to a group in such a way that its loss would result in the loss of a character value attributable to the group:
- Its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or to relationships to open space shared with adjacent buildings:
- the practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act:
- in the event that there is a proposed replacement building, its design, quality, purpose and amenities and the contribution that such building might make to the qualities of streetscape character:
- whether the building is being removed for relocation or reuse elsewhere: and
- the nature and extent of any disturbance to the biophysical components that contribute to streetscape character such as landform or vegetation cover.

An exception to the above is the moving of a building with in the site which will be treated as construction or relocation of a building, (see clauses RR and TT).



I

Figure 7.3A Offices in the Residential 7b zone on Parnell Road



7.7.5 ACTIVITIES IN THE RESIDENTIAL 8A, 8B AND 8C ZONES

Activity *Restricted controlled activities and applications may be considered without need for notification *Refer 4.3.2.5)	Zone 8a	Zone 8b	Zone 8c
Construction and/or relocation of residential units (within the density limits specified in Clause 7.7.5.2B) or any new building (including accessory building) #	C*	C*	C*
Residential units located within 20m of the centreline of an existing high voltage transmission line. Control will be restricted to measures necessary to protect existing utilities and people's health and safety.	C*	C*	C*
Fire station, fire service training centre and ancillary activities, offices for staff involved in training, workrooms and fire service staff accommodation, on the land on the corner of Pilkington and Pleasant View Roads Panmure, described as Allotments 5-6 Section 1 Panmure Village CT- 134D/286 North Auckland Register.	D		
Construction and/or relocation of residential units (within the density limits specified in Clause 7.7.5.2B) or any new building (including accessory building) on a site located within 30 metres of a business or mixed use zone.	C*	C*	C*
Construction and/or relocation of residential units (exceeding the density limits specified in Clause 7.7.5.2B)	D	D	D
The use of a residential unit for residential purposes	P	P	P
Planned Unit Development	D*	D*	D*
Restoration repair and internal alteration of any existing building fabric or detailing thereof	P	P	P
External additions to existing buildings on the site with the exception that a minor addition of 10m ² per residential unit or less in area will be a permitted activity where; <ul style="list-style-type: none"> It complies with the rules of Clause 7.8.2 The minor addition is not to any face of the existing building that adjoins a front yard. 	C*	C*	C*
Earthworks under 5m ³ †	P	P	P
Earthworks over 5m ³ †			
Earthworks of up to 500m ² where the average slope of the area subject to earthworks is less than 5% (refer to Clause 4A.2 for Development Controls) †	P	P	P
Earthworks of up to 250m ² where the average slope of the area subject to earthworks is 5% or more (refer to Clause 4A.2 for Development Controls) †	P	P	P



Activity *Restricted controlled activities and applications may be considered without need for notification *Refer 4.3.2.5)	Zone 8a	Zone 8b	Zone 8c
Resurfacing, maintenance and repair of existing carparking areas and driveways where no more than 500m ² of bare earth is exposed at any one time at an average slope of less than 5% or no more than 250m ² of bare earth is exposed at any one time at an average slope of 5% or more.	P	P	P
Earthworks of greater than 500m ² where the average slope of the area subject to earthworks is less than 5% (refer to Clause 4A.2 for Development Controls) †	C*	C*	C*
Earthworks of greater than 250m ² in area where the average slope of the area subject to earthworks is 5% or more (refer to Clause 4A.2 for Development Controls) †	C*	C*	C*
Care centre accommodating people within the intensity level specified in Clause 7.8.2.1	P	P	P
Care centre accommodating people in excess of the intensity level specified in Clause 7.8.2.1	D	D	D
Community welfare facility	D	D	D
Dairy	D	D	D
Educational facility	D	D	D
The use of accessory buildings for any permitted activity	P	P	P
Ancillary Activities	P	P	P
Home Occupations	P	P	P
Housing Development for the Elderly and Disabled	D	D	D
Healthcare services	D	D	D
Offices			D
Places of Assembly	D	D	D
Boarding house/hostel	D	D	D
Non permanent accomodation for care	D*	D*	D*
Non permanent accommodation for care, including those required to reside there by law	C	C	C
Rest Home accommodating people within the intensity level specfied in Clause 7.8.2.1	C*	C*	C*
Rest Home accommodating people in excess of the intensity level specified in Clause 7.8.2.1	D	D	D
Retirement Village	D	D	D
Visitor Accommodation	D	D	D
Use of artificial lighting producing an illuminance in excess of 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level	D	D	D



Activity *Restricted controlled activities and applications may be considered without need for notification *Refer 4.3.2.5)	Zone 8a	Zone 8b	Zone 8c
Any wall, fence or other structure no higher than 1.2m within the front yard required by Clause 7.8.2.8	P	P	P

† These provisions do not apply to earthworks, which are to be carried out as part of:

- a subdivision which has been granted a resource consent; or
- the excavations and filling necessary to construct a building which is otherwise a permitted activity and which has been granted a building consent (including any associated access driveway and vehicle manoeuvring area); or
- a network utility service of the type where specific provision has been made for earthworks in Clause 4A.4.6B.

Provided however, that the works are outside the dripline of any scheduled or protected trees, and will not affect any scheduled archaeological or geological feature.

(1) Note: Parts 5B, 5C have earthwork rules which may be more restrictive and which take precedence over these provisions.

(2) Note: The above rule does not obviate the need to obtain the written consent of Council to excavate or otherwise interfere with any land in the vicinity of a public work of the Council if the excavation or interference is likely to produce, directly or indirectly, a subsidence onto that work or a subsidence of that or of the soil under it (refer to Section 237 Public Works Act 1981)

(3) Note: The NZ Archaeological Association and the Auckland Regional Council maintains a list of recorded archaeological sites. In addition to this a number of archaeological site are listed with the NZHPT in their register of Historic Places, historic areas, wahi tapu and wahi tapu areas. All archaeological sites are protected by the Historic Places Act 1993 whether or not they are recorded. No destruction or modification of any archaeological site whether scheduled, recorded or unrecorded may take place without prior authority from the NZHPT. Applicants undertaking earthworks are advised to contact the above mentioned agencies in the first instance to ascertain whether their property or properties contain or are likely to contain archaeological sites.

7.7.5.1 PERMITTED ACTIVITIES IN THE RESIDENTIAL 8 ZONES

General Explanation

The permitted activities listed in Clause 7.7.5 are allowed without a resource consent where they comply in all respects with the relevant development controls.

The Residential 8 zones are applied to areas of the City which have been identified as appropriate locations for the higher-density housing needed to accommodate the City's future growth.

7.7.5.2 CONTROLLED ACTIVITIES

7.7.5.2A General

All controlled activities must comply with the development controls and the density controls for the zone. A modification to one or more of the development controls or the density control, requires a discretionary activity resource consent under Clause 7.7.5.3.

7.7.5.2B Density

Those activities identified with an # in Clause 7.7.5 above are subject to the following density limitations:

RESIDENTIAL ZONE	1 RESIDENTIAL UNIT PER
8a	150m ² gross site area
8b	100m ² gross site area
8c	No limit

Minimum floor area per residential unit - 40m²

Explanation

Density limits in the Residential 8 zones are intended to facilitate medium – high density residential development within the Strategic Growth Management Areas of the City. The minimum floor area per residential unit ensures that sufficient floor space is provided to accommodate a bedroom, bathroom, living room and kitchen within the residential unit.



7.7.5.2C CRITERIA FOR CONTROLLED ACTIVITIES IN RESIDENTIAL 8A, 8B AND 8C ZONES

(1) Construction and/or relocation of residential units (including external additions) or any new building (including accessory buildings)

When assessing an application under this clause the Council must be satisfied that the relevant objectives and policies for the zone have been met and the following criteria from the “Residential Design Guide for Developments in Residential Zones in the Strategic Growth Management Areas” (Refer Appendix 10) have been satisfied.

Element 1 Neighbourhood Character

Criteria C1-C7, C9-C11 (refer Appendix 10).

Element 2 Site Layout

Criteria C1-C10 (refer Appendix 10).

Element 3 Density

Criteria C2, C3 (refer Appendix 10).

Element 4 Energy Efficiency

Criteria C1-C6 (refer Appendix 10).

Element 5 Building Envelop

Criteria C2, C5, C12, C13 (refer Appendix 10).

Element 6 Visual Privacy

Criteria C1-C3 (refer Appendix 10).

Element 7 Acoustic Privacy

Criteria C1-C3 (refer Appendix 10).

Element 8 Landscaping

Criteria C1-C7 (refer Appendix 10).

Element 9 Driveways & Carparking

Criteria C1-C4, C6, C8 (refer Appendix 10).

Element 10 Private Open Space

Criteria C3, C5, C6 (refer Appendix 10).

Element 11 Site Facilities

Criteria C1-C8 (refer Appendix 10).

Crime Prevention through Environmental Design

When assessing an application for a new development account shall be taken of:

- (a) Whether the main entrances and exits of buildings are clearly visible from the street.
- (b) Whether potential concealment and entrapment areas (where people can hide) are avoided, or illuminated if they are unable to be removed.
- (c) Whether buildings are designed to overlook public spaces and streets to provide passive surveillance of these areas.
- (d) Whether the site layout, buildings, fences, landscaping and other features clearly define territory and ownership of all public, semi-private, and private space (e.g. dwellings and private open space) to discourage illegitimate entry and use of these spaces.

- (e) Whether appropriate lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entrances.
- (f) Whether site access and car parking are clearly defined, appropriately lit, and visible.
- (g) Whether landscaping, fencing and other structures present a security risk by screening doors, windows and pedestrian routes.
- (h) Whether individual buildings are clearly identifiable by visitors and emergency vehicles.

As a supporting document to provide assistance with compliance with these safety provisions, refer to the Safety Guide Lines, Annexure 16 to the Isthmus District Plan.

Explanation

Developments can play a large part in how safe one ‘feels’ in a particular environment. The orientation of a building, the placement of windows, doors and public spaces or shared areas; the alignment of paths and walkways; and the location and level of lighting can contribute to passive/natural surveillance opportunities and reduce fear and/or the perception of safety risks. Through the design of the physical environment, it is possible to technically make it more difficult to commit crime. Fear of crime or attack results in people restricting their activities. A personal safety assessment of development proposals is intended to increase the offender’s perceived and real risk of apprehension; and increase the technical difficulty of committing a crime against people and property. It is noted that not all the above criteria will be relevant to all situations.

Signage

Signage shall be assessed against the provisions of clause 27.5 Signs in Residential Zones of the Auckland City Consolidated Bylaw.

2. Residential units located within 20m of the centreline of an existing high voltage transmission line

When assessing an application under this clause, the Council will consider whether the location of the building site or works will inhibit the safe and efficient operation of any network utility or result in adverse effects on people’s health and safety including:

- the ability for maintenance and inspection of transmission lines and supporting structures and the minimising of risk or injury and /or property damage from or to such lines;
- the extent to which any buildings, structures, mobile plant or earthworks could affect transmission lines and support structures;
- whether the separation distances in the New Zealand Electrical Code of Practice of Electrical Safety Distances (NZECP: 34 2001) are met;



PART 7 - RESIDENTIAL ACTIVITY

- the nature and location of tree planting adjoining transmission lines and support structures;
- availability of 4wd access to utility structures

3. Construction and/or relocation of residential units (within the density limits specified in Clause 7.7.5.2B) or any new building (including accessory building), on a site located within 30 metres of a business or mixed use zone

The purpose of assessing development under this clause is to ensure that where a Residential 8 zoned site adjoins a business or mixed use zone, the development of the Residential 8 site observes the principles of reverse sensitivity. These principles require that the development is designed to be insulated from any adverse effects of the existing adjacent Business use(s) and/or permitted uses in the adjacent Business /Mixed use zone. An application will be assessed on;

- Provision of visual privacy along the shared Residential/ Business or Mixed Use boundary – this can be achieved by locating buildings on the Residential 8 site in a manner so that habitable room windows, balconies and private open space do not face or overlook the shared boundary.

Where habitable room windows, balconies and private open space face or overlook the shared boundary, then adequate screening, set backs and architectural design features will be required in order to maintain visual and aural privacy for future residents and to avoid potential adverse effects on future residents from existing and future activities in the Business or Mixed Use zone.

In this regard the adjoining Business and/or Mixed Use zone shall be recognised in the site and context analysis to be undertaken in advance of the design of the new building as required in Part 2 of the Residential Design Guide for Developments in Residential Zones in Specified Growth Areas.

- Provision of aural privacy for any habitable room – full compliance with Clause 7.8.2.11 is required.

4. Excavation as defined in part 13

Refer to Clause 4A.2 for criteria and to Annexure 14 for silt and sediment control.

5. Criteria for Rest Homes accommodating people within the intensity level specified in Clause 7.8.1.1

Refer to the following parts of Proposed Plan Change: Plan Modification no 26:

- Part 10G Criteria for Rest Homes accommodating people within the intensity level specified in Clause 7.8.1.1

Explanation

These zones enable the integrated development of residential units at medium - high densities within areas subject to an adopted planning framework for managing future growth. A Central Principle of the Liveable Communities 2050 Strategy, which sets the framework for growth, is the attainment of quality environments in areas of intensive housing.

Therefore in these zones it is the intent of the criteria that new buildings, additions or alterations are designed and located in a manner which:

- enhances the amenity and character of a neighbourhood;*
- encourages diversity;*
- reinforces or enhances streetscape amenity and safety;*
- protects visual and acoustic privacy;*
- encourages sustainable development.*

7.7.5.3 DISCRETIONARY ACTIVITIES

In assessing discretionary activity applications listed in clause 7.7.5 above, the following particular matters will be considered.

	1	2	3	4	5	6	7	8	9	10	11
Any wall, fence or other structure higher than 1.2 metres, not defined as a building, within the front yard required by clause 7.8.2.8				*							
Boarding house / hostel	*	*	*	*	*	*		*	*	*	*
Care centre accommodating people in excess of the intensity level specified in Clause 7.8.1.1	*	*	*	*	*	*	*	*	*	*	*
Community Welfare Facility	*	*	*	*	*	*	*	*	*	*	*
Construction and/or relocation of residential units (exceeding the density limits specified in Clause 7.7.5.2A)	*	*	*			*	*	*	*	*	*
Dairy	*	*		*	*	*	*	*	*	*	*
Educational Facility	*	*	*	*	*	*	*	*	*	*	*



	1	2	3	4	5	6	7	8	9	10	11
Fire station, fire service training centre and ancillary activities, offices for staff involved in training, workrooms and fire service staff accommodation, on the land on the corner of Pilkington and Pleasant View Roads Panmure, described as Allotments 5-6 Section 1 Panmure Village CT-134D/286 North Auckland Register.	*	*	*	*	*	*	*	*	*	*	*
Healthcare Services	*	*	*	*	*	*	*	*	*	*	*
Housing Development for the Elderly and Disabled	*	*	*	*	*	*	*	*	*	*	*
Non permanent accommodation for care	*	*	*	*	*	*	*	*	*	*	*
Offices in Residential 8c zone	*	*	*	*	*	*	*	*	*	*	*
Places of Assembly	*	*	*	*	*	*	*	*	*	*	*
Planned Unit Development	*	*	*			*	*	*		*	*
Rest Home accommodating people in excess of the intensity level specified in Clause 7.8.2.1	*	*	*	*	*	*	*	*	*	*	*
Retirement Village	*	*	*	*	*	*	*	*	*	*	*
Use of artificial lighting producing an illuminance in excess of 150 lux at ground level				*		*					
Visitor Accommodation	*	*	*	*	*	*		*	*	*	*

7.7.5.3A PARTICULAR MATTERS TO BE CONSIDERED

Refer Clause 7.7.4.2, General Criteria for Assessing Applications for Discretionary Activities - Particular Matters to be considered. Numbers 1-9 in the table above refers to numbers 1-9 in Clause 7.7.4.2 as set out below.

- (1) Traffic Generation
- (2) Parking
- (3) Access
- (4) Building
- (5) Noise
- (6) Development Controls
- (7) Natural Environments
- (8) Infrastructure Constraints
- (9) Outdoor Activities

7.7.5.3B(i) CUMULATIVE EFFECT (NUMBER 10 OF ABOVE TABLE)

In assessing the appropriateness of allowing an activity to be located in an area consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment. Of particular concern is that land within these zones has been identified as appropriate for residential intensification, and it is important to ensure that residential activity is the dominant activity within the zones rather than other activities which may wish to locate in the zone.

7.7.5.3B(ii) REVERSE SENSITIVITY (NUMBER 11 OF ABOVE TABLE)

Activities proposed on a site, which is located within 30 metres of a Business or Mixed use zone, will be considered against the assessment criteria contained in Section 7.7.5.2.C3.

7.7.5.3C FURTHER CRITERIA TO BE CONSIDERED

1. Construction and/or relocation of residential units (including external additions) or any new building (including accessory buildings) which seeks to modify one or more of the development control rules for the Residential 8a, 8b, or 8c zones.

A modification to one or more of the development control rules will be assessed against the criteria set out in Clause 4.3.1.2 E.

2. Construction and/or relocation of residential units which exceed the density limits specified in Clause 7.7.5.2 A.

The Council may grant a discretionary activity resource consent to a proposal that exceeds the density limits of Clause 7.7.5.2 A where it is satisfied that;

- the proposal has demonstrated that it meets the objectives and criteria of Element 3 of the Residential Design Guide for Developments in Residential Zones in Strategic Growth Management Areas as set out in Appendix 10; and
- the adverse effect on the environment of the increase in density is minor or of little significance having regard to



the Plan's objectives and policies for the Residential 8 zone; and the Residential Design Guide for Development in the Residential Zones in Strategic Growth Management Areas "explanation of Element 3".

3. Planned Unit Development

All applications for this activity must lodge a development plan that indicates;

- The location of the sites facilitates the creation of an integrated planning unit. In particular, where sites in a Planned Unit Development are located across a road or an open space area from each other then it must be demonstrated that the sites are of sufficient size on each side of the road or open space area to ensure an integrated development
 - proposed lot and road boundaries
 - elevations and footprints of residential units to be built within the development. A range of housing types and designs is encouraged in order to promote visual interest and provide variety in building form
 - the location of communal and private open space areas
 - the location of car parking areas, manoeuvring areas and ingress/egress points
 - landscape elements including areas to be planted, and any existing trees and vegetation that is to be retained
 - layout of pedestrian routes and footpaths
- (a) The development shall generally comply with the development controls specified in Clause 7.8.2, or demonstrate that the purpose of the rules can be achieved by alternative means. The exception to this is that Clause 7.8.2.4A(i) need not be applied to internal site boundaries of the planned unit development. (refer Figure 7.3A(1) below)
- (b) When assessing an application for a planned unit development the Council will also have regard to the assessment criteria of Clause 7.7.5.2C
- (c) Land which is subject to a planned unit development may be subdivided in accordance with the development plan following its approval by the Council.

Figure 7.3 A (1) Planned Unit Development

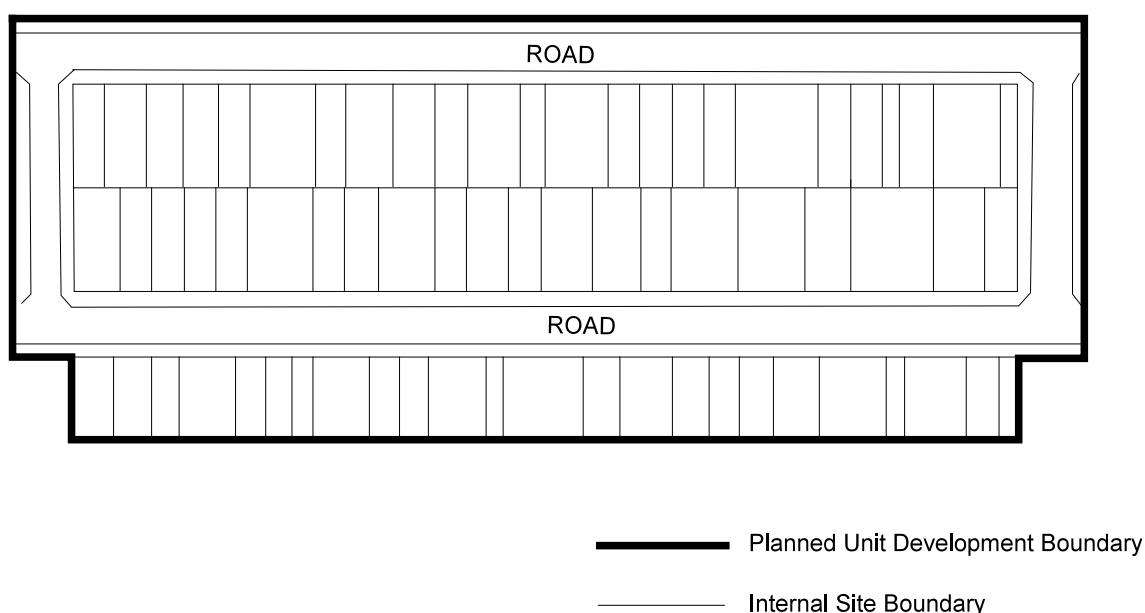


Figure 7.3A(1) shows an example of a Residential 8 zoned parcel of land upon which an application for a Planned Unit Development may be sought.



(d) As a condition of any consent to a Planned Unit Development:

- a covenant will be required to be registered on the certificate of title of each site forming part of the development plan to ensure ongoing compliance with that plan; or
- some alternative mechanism acceptable to the Council may be required to ensure a similar result.

(e) Any additions or alterations to buildings within the planned unit development that do not comply with the approved development plan will be assessed in terms of Clause 7.7.5.2C where the development controls of the Residential 8 zone are complied with, or Clause 7.7.5.3C 1 where one or more of the development controls are modified.

4. Non-Permanent Accommodation for Care – Refer Clause 7.7.4.3 E

5. Use of artificial lighting on a site(s) producing an illuminance in excess of 150 lux – Refer Clause 7.7.4.3 G.

6. Offices in Residential 8c zone

Applications will be considered against the criteria described below as well as the controlled activity criteria listed in clause 7.7.5.2C1 above;

- the site is located adjoining an arterial road;
- the office activity is limited to 50% of the gross floor area of the ground floor area of all buildings on a site and must be located so that the activity fronts the arterial road frontage of the site;
- any parking provided for the office activity shall not detract from the continuity and harmony of the building forms in the street nor otherwise detract from the amenity of the streetscape;
- no office sign shall be more than is required to identify the business located within, and more than one sign for an office is prohibited;
- the lettering and/or other decorative features of the sign shall not be unduly prominent and shall not detract from the appearance of the main building on the site or from the amenity of the streetscape.

7. Additional further criteria to be considered

Refer to the following further criteria to be considered which is contained in the following parts of Proposed Plan Change : Plan Modification no 26:

Part 15C Criteria for Housing Development for the Elderly and Disabled

Part 16F Visitor accommodation

Part 17K Retirement Village

Part 17L Integrated Housing Development

Part 17M Rest Home accommodating people in excess of the intensity level specified in Clause 7.8.1.1

Part 17N Boarding House / Hostel

SECTION CONTINUED



Plan change annotations - key

Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is
subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.



