

Chapter 13 — Residential Areas

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13.1 INTRODUCTION

The residentially-zoned areas of Manukau City include approximately 12% of the City's total land area. They support approximately 95% of the City's population. Based on the current uptake of vacant residential zoned land, there is capacity for this vacant land resource to accommodate residential growth for approximately the next 10 years.

However, the supply and demand for this land is not evenly distributed throughout the City. This means that some areas are likely to see a shortfall of vacant land available for residential development before the end of the district planning period of 10 years.

Over and above the vacant residential land resource, there is capacity within established residential areas to utilise land around existing dwellings to accommodate further growth in the residential areas. The supply and demand for this resource, as is that for vacant residential land, is not evenly distributed throughout the City. It is difficult to determine the actual capacity of the residential infill resource, since it is dependent on factors such as the siting of existing dwellings and owners' preferences.

Nevertheless, it can be assumed from current information that infill capacity can make a significant contribution to accommodating residential growth in the City over the next 10 years.

The housing stock, and its associated infrastructure in the established and newly developing residential areas of the City, are significant physical resources. It is estimated that there are approximately 70,000 household units in the City's residential areas. Most of these household units are relatively new, as most of the housing development has occurred from the 1950s onwards. Census data indicates that the vacancy rates of existing housing stock are relatively low, indicating that the housing stock is well utilised.

All residential areas are generally well serviced with supporting infrastructure. However there are limitations in existing infrastructure in some of the older parts of the City and rural coastal settlements. The roading pattern also varies throughout the City and this can affect the ease with which residential areas can be serviced by public transport.

Historical developments which have particularly influenced the existing pattern of residential settlement in Manukau City include:

- Land confiscations and Native Land legislation which contributed to the individualisation of multiple-owned Maori land and thus facilitated European settlement;
- The development of the Great South Road and the North Island Main Trunk Railway through the area, and more recently the development of the Southern Motorway;
- The development of rural service centres.
- The election of the Labour Government in the 1930s leading to the construction of State housing in pockets of Papatoetoe, Manurewa and Mangere in the late 1930s and 1940s. Subsequent changes to these policies lead in the late 1950s and 1960s to include the development of large tracts of State housing in Otara and Mangere;
- Rapid population growth particularly in the 1950s, 1960s and 1970s;
- Local government policies for the acquisition of land for public open space networks;
- Local government policies for street planting and landscaping, as well as subdivisional and design standards;
- Social and cultural values, including aspirations for home and land ownership and holiday homes at coastal locations.

These developments have contributed to the creation of a City characterised by a number of suburban residential areas made up primarily of low-rise single dwelling-houses on individual lots. Differentiation among these suburban areas is determined by factors such as roading patterns (cul de sac vs rectangular grid), sense of neighbourhood, age of housing, presence of publicly owned housing, location, topography, and lot sizes.

13.2 RESOURCE MANAGEMENT ISSUES

Six resource management issues relating to the City's residential areas have been identified. These are described below with a summary of each issue prefixing each issue statement.

Issue

13.2.1 Residential development has the potential to have adverse effects on the quality of the natural environment.

Residential development puts stresses and demands on the City's natural resources, for example the coastal environment and freshwater systems. There is limited data available to indicate the actual effects of residential development on our natural resources such as the receiving waters. While it is known that business (industrial/commercial) activities contribute most to sediment loadings in stormwater, there is also an overall trend for contaminant loadings to rise with increases in impervious surfaces. Therefore an issue for residential areas is the cumulative effect that increased areas of impervious surfaces associated with residential development may have on the City's receiving waters.

Buildings and other structural developments within the natural coastal environment may also adversely affect the visual and landscape values of the coastal environment.

Many of the City's natural resources are also valued for their contribution to the City's heritage. This heritage can be vulnerable to change. These matters are discussed more fully in Chapter 6 — Heritage.

Issue

13.2.2 Intensified residential development can enhance the efficient use of the City's infrastructure (including its transportation infrastructure) and create energy savings, but it also has the potential to cause adverse effects on residential amenity values.

Growth in Manukau City is being accommodated either by the subdivision and development of land in the "greenfield" areas of the City, or by the intensification/re-subdivision of properties in the established residential areas. Australian studies (Victorian Neighbourhood Project 1993/ Amcord Urban 1992) indicate that higher residential densities reduce infrastructure costs; encourage energy savings (from more compact building forms and better use of public transportation) and assists in the containment of urban sprawl. Higher residential densities can also support the more efficient use of local businesses and community facilities which in turn ensure the maintenance and enhancement of the amenity values of the residential areas which utilise those facilities.

However, intensification of established residential areas either through infill development or redevelopment creates changes to the existing natural and physical qualities and characteristics of residential neighbourhoods. People who have resided in an area for a long time, or who have moved to an area because of the prevailing amenity values, may find any change brought about by residential intensification undermines aspects of the residential neighbourhood that they valued.

It is difficult to determine the cumulative effect of intensification on residential amenity. The point at which access to on-site amenity, such as privacy, daylight, sunlight and streetscape amenity such as sense of space and the protection of vegetation, is compromised by intensified residential settlement patterns is uncertain.

Early patterns of residential development, typified by low-density and low-rise development generally allowed elements of on-site amenity such as privacy and access to daylight and sunlight to be easily

achieved. It becomes more difficult to achieve the same levels of on-site amenity when additional housing is “retrofitted” on smaller sites in established residential areas. However, studies (Victorian Code for Multi-dwellings, Nov 1993) indicate that reasonable levels of amenity can be achieved provided there is appropriate design input. That is, design quality is a critical factor.

Intensification of established residential areas can also alter the existing character of an area. The existing streetscape, for example, may be altered by changes to building setbacks and fencing. The expectations of existing and new residents with respect to these matters of amenity may be different. People value the environment in different ways. A city-wide survey of residents undertaken in 1993 indicated that the majority of residents believe their own suburb is not suitable for future subdivisions into smaller lots while urban residents generally are split in terms of whether Manukau City overall is suitable for such subdivisions.

Traditionally, residential development in the “greenfield” areas occurs with the subdivision of land preceding the design of buildings. When this happens it is more difficult to manage the relationship between houses, the spaces between them and the overall appearance and impact on the street. These factors affect both on-site and streetscape amenity.

In addition, the process of subdividing, developing and building on land for residential purposes can adversely affect landscape features which enhance the visual amenity of residential areas. Natural features such as vegetation and natural landform can greatly influence the future appearance of residential areas. Residential intensification can affect the extent of tree cover or “greening”, scale and massing of vegetation. Whether residential development in the greenfield areas respects natural landform and attempts to retain any existing vegetation, can also alter the future appearance of residential areas.

Intensified residential development in the areas of the Main Residential Zone which are subject to high and moderate levels of aircraft noise also has the potential to result in larger numbers of residents expecting conventional levels of on-site amenity, finding their external acoustic environment unsatisfactory. In general terms it is not therefore desirable that residential density limits or levels are anticipated by the provisions of the Main Residential Zone be exceeded.

[AM86]

Issue

13.2.3 The siting and design of buildings and other structures affects the level of pedestrian and vehicular safety and a sense of personal safety in the residential environment.

A sense of safety in the residential environment is a quality which has been identified through community surveys as important to residents. The physical siting and design of buildings can affect the safety of residents. For example, buildings can be sited and designed to ensure informal surveillance of public spaces and to ensure good visibility for pedestrian safety.

Issue

13.2.4 Non residential activities in residential areas can have positive environmental effects (eg minimising vehicle trip generation) but can also cause adverse effects (eg noise and odour) in residential areas.

Good access to a range of non-residential activities such as shops, community recreational and educational facilities has been identified through community surveys as enhancing the quality of residential environments. Home enterprises have also been identified as enhancing opportunity for self employment. A proportion of local employment, retail and related land uses which provide a level of self-containment in residential areas can contribute to energy savings through the reduction in car trips. However, non-residential activities have the potential to undermine other qualities of residential areas that are also highly valued such as quiet living areas and the sense of living in a residential area.

Issue**13.2.5 Patterns of residential development contribute to the character and identity of the City but this heritage can be easily destroyed or damaged by incompatible development.**

Intensification and consolidation of original patterns of residential settlement and built form can inadvertently compromise heritage qualities of particular residential streets or areas. This can occur when the essential features of the settlement pattern which define the heritage are undermined. Similarly, additions and alterations to, and/or around existing buildings can also compromise the heritage or special qualities of particular streets. Retaining and protecting residential heritage areas is seen to enhance the quality of residential neighbourhoods. It also contributes to the character and identity of the City. (Other heritage issues affecting the City's residential areas are contained in Chapter 6 — Heritage).

Issue**13.2.6 A lack of diversity and choice in the residential environment limits different lifestyle options for both current and future generations.**

Manukau City's population and household structure is becoming increasingly diverse. As household structures have changed, particularly where households have become smaller, the City's housing needs have partly been met by the subdivision of larger household lots in established residential neighbourhoods. This process enables a degree of household choice in residential neighbourhoods to meet current household needs. Despite changes in population and household structure original patterns of residential development (single house on individual lot) are being repeated in the newly developing residential areas of Manukau's urban areas, although these are at slightly higher densities than traditional suburban development. It is difficult to determine whether this trend to repeat traditional patterns of subdivision and housing types is market led or whether current development standards and terms are dictating this pattern and form of development. The presence of uniform housing types and subdivision patterns limits the choice of both current and future generations to provide for lifestyle needs at different stages of their life cycle. It also limits people's ability to exercise choice in terms of different social and cultural preferences and in terms of the utilisation of transportation modes other than the private motor vehicle.

13.3 OBJECTIVES**Objective****13.3.1 To protect the natural environment from the adverse effects of development in residential areas and to promote the efficient use and development of the City's resources.**

(This objective relates to Issues 13.2.1 and 13.2.2)

Objective**13.3.2 To promote diversity and choice for different lifestyles in the residential environment.**

(This objective relates to Issue 13.2.6)

Objective**13.3.3 To maintain and enhance the pleasantness and aesthetic qualities of the City's residential environment.**

(This objective relates to Issue 13.2.2, 13.2.5, 13.2.6)

Objective**13.3.4 To ensure that development in residential areas contributes to people's sense of personal safety, and maintains and enhances pedestrian and vehicular safety.**

(This objective relates to Issue 13.2.3)

Objective

13.3.5 To enable the establishment of non-residential activities in residential areas where these activities are compatible with the character and qualities of residential areas and residents' health and safety.

(This objective relates to Issue 13.2.4)

Objective

13.3.6 To protect and enhance, unique and representative natural and cultural heritage resources, within the City's residential areas.

(This objective relates to Issue 13.2.5)

Objective

13.3.7 To protect Auckland International Airport from the adverse effects of the establishment of activities sensitive to aircraft noise within the HANA and MANA as they apply to the Main Residential Zone.

(This objective relates to Issue 13.2.2)

[AM86]

13.4 POLICIES

Policy

13.4.1 Residential areas should be developed in a way that avoids, remedies or mitigates adverse effects of activities on the natural environment including:

- (a) the water quality of the City's harbours, estuaries and natural stream system;
- (b) coastal landscape values; and
- (c) any identified natural or cultural heritage qualities or features.

Explanation/Reasons

There are many elements which contribute to creating amenity and environmental quality in residential areas. The two concepts of amenity and environmental quality are not mutually exclusive. For example, people want a healthy environment (good quality receiving waters) so that they can enjoy the use of beaches for swimming and collecting seafood. Clean water also contributes to the visual amenity of an area. This policy recognises that the state of the City's natural resources impacts on the amenity values of residential areas, for example, its recreational attributes. The policy also recognises that there are many features of the natural environment that contribute to quality living environments.

Methods

- Zoning
- Site Coverage
- Matters for Control/Discretion
- Coastal Protection Yards

- Tree Protection Rules.
- Subdivision and Land Modification Rules.
- Information

Policy**13.4.2**

Residential areas should be developed and residential activities sited and designed in a way which encourages energy efficiency, supports existing and likely future passenger transport and utilises existing social and physical infrastructure

Explanation/Reasons

This policy seeks to achieve objective 13.3.1.

The planning and design of residential development can contribute significantly to energy efficiency and to more efficient use of existing social and physical infrastructure. For example, housing can be designed and built to encourage energy efficiency through more compact building forms and orientation of main living rooms to the sun. Higher residential densities combined with subdivision layout which promotes accessibility to existing and future passenger transportation infrastructure can encourage use of public transportation.

Methods

- Site coverage
- Height Recession Plane
- Height Standards
- Zoning — Intensive Integrated Housing
- Demonstration Housing Projects
- Non-regulatory — e.g. Information such as the Passenger Transport Supportive Land Use Guidelines

Policy**13.4.3**

There should be a diversity of residential subdivision and development provided that:

- appropriate levels of on-site amenity for each household unit can be achieved;
- sufficient site area for residential building and access is provided;
- significant vegetation is retained and the natural values of areas identified as being of ecological importance in this Plan are protected;
- provision is made for public utility services necessary to support the intended landuse;
- the effects of natural hazards can be avoided or mitigated;
- heritage qualities of settlement patterns are respected.

Explanation/Reasons

This policy seeks to achieve Objective 13.3.1 and 13.3.2.

The Council is supportive of policies which will consolidate and contain urban development. Residential intensification is therefore encouraged, either by the re-subdivision of large residential sites or by more intensive development in "greenfield" areas. However, such intensification should not occur at the expense of environmental quality within the urban area.

This policy attempts to manage the potential adverse effects that subdivision into smaller allotments and intensified residential development including Minor Household Units can have on achieving quality residential living environments. [AM60]

Methods

- Development and Performance Standards
- Tree Protection
- Design Code for Integrated Intensive Housing
- Subdivision Rules

Policy**13.4.4**

Buildings and structures in residential areas should be designed and/or sited in such a way as to avoid, remedy or mitigate adverse effects on personal, pedestrian and vehicular safety.

Explanation/Reasons

This policy seeks to achieve objective 13.3.4.

The siting and design of buildings and structures can influence the sense of personal safety in public places and the degree of pedestrian and vehicular safety. These factors contribute to the levels of amenity within residential areas.

Methods

- Development and Performance Standards for Parking, Traffic Generation, and Access/Egress
- Matters for Control/Discretion

Policy**13.4.5**

Buildings and other structures in residential areas should be designed and/or located in such a way as to:

- (a) respect any existing aesthetic qualities in the built form such as proportion, scale, style, unity and coherence;
- (b) contribute to the visual amenity of the streetscape;
- (c) enable reasonable on-site amenity, including privacy and access to daylight and sunlight;
- (d) avoid, remedy or mitigate adverse effects on the acoustic environment; and

- (e) protect any identified heritage qualities in the residential neighbourhood.

Explanation/Reasons

This policy seeks to achieve Objective 13.3.1 and 13.3.3.

Structures, regardless of their end use can have a number of effects on levels of amenity in residential environments. Structures in residential areas can be designed and built to minimise adverse effects such as loss of people's privacy, access to daylight and sunlight, and unwanted impacts on valued streetscapes.

Methods

- Development and Performance Standards
- Matters for Control/Discretion
- Voluntary Design Guides
- Design Code for Intensive Housing

Policy

13.4.6 Residential development should include a minimum level of open space in some form (eg courtyards, balconies, yards, or privately owned communal open space).

Explanation/Reasons

This policy seeks to achieve objective 13.3.3.

A minimum level of private open space below which residents would suffer detriment, may be arbitrary. However, private open space in some form is seen to be warranted for the following reasons:

- *public open space in the past has been planned based on traditional settlements of relatively large lots with their private open spaces. The cumulative effect of more intense housing patterns (less private open space) on the public open space network has yet to be monitored in Manukau;*
- *private open space has positive environmental effects (eg where it is grassed thereby mitigating the effects of stormwater runoff; visual relief and sense of space; and opportunity for the planting of vegetation).*
- *the existing pattern of development in Manukau City is suburban. In traditional suburban development, the garden and the space around buildings are as important as the buildings themselves, (i.e. suburban development tried historically to evoke something of the countryside). Private open space around buildings needs to be protected in areas where these suburban qualities are to be retained.*

Methods

- Site coverage
- Minimum levels of private open space for multiple household units and residential development on small sites.

Policy

13.4.7 Development in residential areas should occur in a way which respects the contribution that areas of ecological importance, land form and vegetation make to:

- (a) enhancing the visual appearance of residential neighbourhoods; and
- (b) mitigating adverse environmental effects such as air pollution.

Explanation/Reasons

This policy seeks to achieve objectives 13.3.1 and 13.3.3.

This policy recognises the contribution which natural features in residential areas makes to enhancing the pleasantness and aesthetic qualities of residential neighbourhoods. The policy also recognises that natural features have other positive effects on the environment. For example, vegetation contributes to sustaining the life supporting capacity (health) of the environment, and mitigating adverse effects of activities (such as erosion) on the environment.

Methods

- Tree Protection Rules
- Site coverage
- Subdivision and Clearance Standards
- Matters for Discretion

Policy

13.4.8 Activities within residential areas should be compatible with human activities such as sleep, the learning process and communication.

Explanation/Reasons

This policy seeks to achieve Objective 13.3.3.

Activities within residential areas which disturb the generally quiet residential living environment can be considered as a noise nuisance. Noise is defined as unwanted sound. People's tolerance to noise varies. The main effects of noise exposure are annoyance and adverse impacts on health. The New Zealand standards for noise provide parameters for a level of noise that is acceptable in the residential environment. These are used to ensure that residents' health and wellbeing is protected. They also protect the qualities of peace and quiet that residents say they value in residential areas.

Methods

- Noise Standards
- Matters for Discretion

Policy

- 13.4.9** Activities within residential areas should be in keeping with residential intensity, residential character and use of buildings, and should not create nuisances such as objectionable noise, smoke, dust, fumes, odours, noxiousness or danger.

Explanation/Reasons

This policy seeks to achieve Objectives 13.3.3 and 13.3.5.

There are many non residential activities such as schools, shops, restaurants, medical facilities, community and recreational services and home based employment with functions that support residential activity. Good access to these activities, together with some diversity in residential areas, can enhance the overall amenity of residential neighbourhoods. Their location within or near residential neighbourhoods can also reduce reliance on the use of private vehicles. This has positive effects for energy use and air quality.

Opportunities for residents to work from home can also assist residents to better provide for their employment needs. However, such activities can also generate effects that destroy other highly valued qualities in the residential environment, for example, quietness and residential character. It is important that activities in the residential environment do not adversely affect qualities such as quietness, clean air quality, pedestrian and vehicular safety, and residential character that are valued by residents.

Methods

- Activity Table
- Development and Performance Standards

Policy

- 13.4.10** Development and change within identified heritage areas should occur in a way which protects the integrity of the streetscape, built form, site layout and subdivision pattern of the residential heritage areas.

Explanation/Reasons

This policy seeks to achieve objective 13.3.6.

Heritage features and qualities can easily be damaged or destroyed by incompatible developments. Some residential heritage areas are made up of a number of houses which are historically important. Groups of these buildings in different areas are relatively scarce.

The houses reflect typical building styles in different parts of the City throughout its growth. The demolition, removal and alteration of such buildings needs to be limited to ensure that the integrity of the residential heritage area is preserved. The qualities of heritage areas includes not only the built form but also the siting of buildings (ie space and placement of buildings). It is important that there is control over the siting of buildings and structures so that developments do not change the streetscape character of the original pattern of residential developments.

Methods

- Heritage zoning
- Development and Performance Standards

- Management of public space (e.g. Tree planting, Street Channelling and Kerbing)
- Voluntary Design Guidelines
- Financial Assistance (e.g. Heritage Assistance Fund)
- Activity Table

Policy 13.4.11

Activities Sensitive to Aircraft Noise should generally be avoided within the parts of the Main Residential Zone which are subject to high aircraft noise but where they are envisaged by the district plan such activities should meet acoustic insulation and ventilation performance standards to ensure that a satisfactory internal acoustic environment is available to inhabitants and that the potential adverse effects of such activities on the operation of the Airport are mitigated. Generally, intensified residential development beyond the density limits or levels anticipated by the provisions of the Zone should be avoided in the parts of the Zone which are subject to high and moderate levels of aircraft noise.

Explanation/Reasons

This policy seeks to achieve Objective 13.3.7.

The establishment of additional Activities Sensitive to Aircraft Noise within the Main Residential Zone where exposure to aircraft noise is high could compromise the sustainable management of the nearby Auckland International Airport. Where such activities do occur they should meet acoustic insulation and ventilation performance standards to ensure that a satisfactory internal acoustic environment is available to inhabitants and that the potential adverse effects of the activities on the operation of the Airport are mitigated. Generally intensified residential development beyond the density limits or levels anticipated by the provisions of the Zone should be avoided in the parts of the Zone which are subject to high and moderate levels of aircraft noise.

Where exposure to aircraft noise is moderate within the Zone, activities should similarly meet acoustic insulation and ventilation performance standards to ensure that a satisfactory internal acoustic environment is available to inhabitants and that the potential adverse effects of activities sensitive to aircraft noise on the operation of the Airport are mitigated.

Intensified residential development in the areas of the Main Residential Zone which are subject to high and moderate levels of aircraft noise has the potential to result in larger numbers of residents, expecting conventional levels of onsite amenity, finding their external acoustic environment unsatisfactory. It is therefore not desirable that residential density limits or levels anticipated by the provisions of the Main Residential Zone be exceeded.

Methods

- Rule 5.21 — activities
- Rule 5.21 — development and performance standards
- Matters for control and discretion
- Assessment criteria

13.5 RESIDENTIAL STRATEGY

The strategy for managing growth in the City's residential areas is a precautionary one. The strategy recognises that:

- Manukau City has considerable capacity to absorb future population growth. City-wide, it has sufficient vacant residential land to absorb the projected uptake of residential land for approximately the next 10 years. However, the supply and demand for this land is not evenly distributed throughout the City, and some areas could experience a shortfall of vacant residential land within the 10 year planning period. There is also some capacity to absorb population increases via infill development within existing residential areas. Over and above this capacity the City has considerable amount of land earmarked for future urban development. Hence, on a city-wide basis its options are not currently constrained by the supply of land;
- There is a degree of uncertainty about the effects of residential development on the environment. This includes impacts on the City's natural resources and on amenity values, in particular, the cumulative effects of residential intensification;
- There are distinctive patterns of residential settlement within Manukau which need protection since they contribute to the City's unique character and identity. These heritage areas help to distinguish Manukau City from all others. Heritage areas however are vulnerable to change and once lost cannot be replaced.
- Conservative controls are applied in these areas to ensure certainty of outcome and to reduce the risk of damaging residential heritage qualities;
- The management of the City's infrastructure needs to be integrated with overall desired environmental outcomes. The Plan identifies current limitations in stormwater infrastructure in particular parts of the City.
- Diversity in residential areas enhances opportunities for different lifestyle options over time, and is in keeping with the sustainable management of the City's resources.

Auckland Regional Council Studies (Demographic Trends in the Auckland Region, 1993) indicate that people mainly migrate short distances within a City, so that they can remain reasonably close to family and friends, and can continue to live in a comparatively familiar locality. The residential strategy therefore attempts to ensure that there are options for people to move around residential areas at different stages of their life-cycle in a way that enables them to meet their different household needs over time;

- Studies such as the Australian National Housing Strategy 1992b, (see AMCORD Urban 1 1992; p12) have indicated that "no single urban form can achieve all environmental, social justice, economic and lifestyle requirements" and that "the most acceptable approach seems to be selectively making cities more compact, to increase housing variety (and) access."

13.6 IMPLEMENTATION

13.6.1 Regulatory Methods

13.6.1.1 Residential Zones

Residential zones have in part been determined by mapping local environmental conditions (e.g. presence of public open space, water quality, heritage qualities) and analysing the effects of residential growth and development on these conditions.

Four broad types of residential zones have been formulated to manage the different effects of residential development and growth on the City's environment. These zones are:

- Main Residential
- Residential Heritage
- Integrated Intensive Housing
- Rural and Coastal Settlements

The zones are described in more detail in the description and explanations in Section 13.9.

The zones allow different levels of residential intensity to occur in any particular area.

Two community surveys were undertaken to help ascertain community expectations about residential amenity. Findings from this survey assisted in the development of zones and residential development conditions.

13.6.1.2 Activity Rules

Activity types, development and performance standards, and matters for control and discretion determine the nature and form of residential development in any particular zone.

13.6.1.3 Activity Types

13.6.1.3.1 Permitted Activities

Permitted Activities in the residential zones include those activities which are unlikely to generate any adverse effects in the residential environment. The imposition of the general performance and development standards are seen to be able to control the effects of permitted activities without any further need for the Council to control these matters by way of resource consent procedures and further development conditions.

For example, any effects of child care services for six to ten children are seen to be mitigated by development standards such as a minimum site area on which the activity can occur; screening of the activity from adjoining properties and restricting the activity to front sites and sites not containing multiple household units.

13.6.1.3.2 Controlled Activities

The controlled activity has been used mostly for those activities occurring in the Residential Heritage zones, particularly the Residential (Built Form) Heritage zones where it is important to keep discretion over matters such as roof form, style, materials and orientation of buildings. These matters are difficult to control by set development standards.

Construction of two or more new and one or more additional household units has also been made a controlled activity in most zones. This is primarily to ensure that adequate provision is made for the servicing of the development. It also provides an opportunity to assess landscape development proposals associated with the construction of two household units.

13.6.1.3.3 Restricted Discretionary Activities

Some residential activities (e.g. homes for the aged) in the residential environment may be different in scale and intensity to general household activities. When this occurs, these activities are classified as restricted discretionary activities so that the Council has discretion over those matters specified. Council can use its discretion to decide whether those activities are appropriate in any particular location.

13.6.1.3.4 Discretionary Activities

There are some non-residential activities (e.g. restaurants, educational and recreational facilities) in the residential environment which have supporting functions. However, the operation of these activities (e.g. numbers attending and traffic generation) may cause adverse effects on the amenity values of the surrounding neighbourhood. The Council therefore retains the right to have discretion as to whether these activities are appropriate in any particular residential area.

13.6.1.4 Development and Performance Standards

Development and performance standards are the rules which apply to activities including buildings and structures that can establish in the City's residential areas. These standards help to ensure quality living environments within the residential areas. They also help to mitigate adverse effects on the City's natural environment (eg coastal and freshwater systems).

13.6.1.5 Matters for Control and Matters for Discretion

The Council is able to exercise control and discretion for any activities that are controlled or discretionary activities in the City's residential areas. This allows the Council to specify the ways in which particular standards will be met. For example, a single household unit in the Residential (Built Form) Heritage zones can be developed to a specified maximum height. However, the Council reserves control over the form of the roof and style of building to protect any identified heritage qualities in the built form. Council also retains discretion over matters that are difficult to control solely by way of fixed development and performance standards for discretionary activities.

13.6.2 Non-Regulatory Methods

13.6.2.1 Information

The use of design guidelines is being investigated for Residential Heritage areas in which the housing type is critical to the retention of heritage qualities.

13.6.2.2 Services

Utility servicing, such as stormwater infrastructure improvements, can enhance opportunities for residential development in any particular area.

13.6.2.3 Land Purchase

The acquisition of land for public open space in residential areas where there are existing deficiencies helps to maintain quality residential environments.

13.6.2.4 Advocacy

The Council sponsors design competitions such as housing demonstration projects to help promote new ideas for different housing types.

13.6.2.5 Establishing Residential Centres

The Manukau Healthy City Charter, together with the Community Homes Protocol, provides the appropriate framework for the establishment of Residential Centres including community homes within Manukau City. The Council expects all agencies involved in the establishment of Residential Centres (whether permitted activities or not) to undertake an appropriate level of community consultation before a Residential Centre is established. Methods of consultation may include:

- neighbourhood support group
- door knocking
- notices of intention in the public notices of newspapers
- letterbox drops

Regular liaison with private and Government Agencies who are supporting community homes is also anticipated.

13.7 EXPECTED ENVIRONMENTAL RESULTS

The expected environmental results for the residential areas of the City are:

- a range of housing densities across the City;
- a diversity of household types;
- quality residential living environments, in particular:
 - residential neighbourhoods with a sense of place/identity;
 - appropriate scale and bulk in the built form;
 - adequate on-site amenity, eg sunlight and daylight ;
 - attractive streetscapes and landscapes;
 - presence of residential heritage areas;
 - self-contained residential areas;
 - well-distributed quality public open space;
 - safe environment;
 - healthy environment (eg good air and water quality);
 - vegetation in residential areas.
- energy savings

13.8 PROCEDURES FOR MONITORING

In order to assess the suitability and effectiveness of the objectives, policies and methods for achieving the anticipated environmental results contained in this chapter, the Council will develop a monitoring programme (see 1.7.3) which may include the following monitoring procedures:

- Monitoring complaints and enforcement actions regarding the nuisance aspects of activities in residential areas;
- Undertaking surveys of residents to ascertain the level of satisfaction with the choice of housing stock, the usability and quality of the public open space network, the level of amenity and environmental quality being achieved;
- Periodic surveys of residential heritage areas considered most at risk;
- Monitoring resource consents in residential areas, including the number of applications granted consent, compliance with consent conditions, and the effectiveness of those conditions;
- Undertaking safety audits of public spaces (e.g. residential streets, neighbourhood parks and walkways) and analysing crime and traffic accident statistics to assess the impacts of design and planning on the sense of personal safety people might experience in residential areas;
- Undertaking streetscape assessments of the level of visual amenity being attained in residential areas;
- Monitoring the level and uptake of vacant residential land;
- Monitoring the subdivision of vacant residential sites and cross lease subdivision to assess the level of change occurring in residential areas;
- Monitoring the diversity of housing types by assessing building consents and census data.

13.9 DESCRIPTION AND EXPLANATION OF ZONES

There are four broad types of residential zones: Main Residential, Residential Heritage, Integrated Intensive Housing and Rural and Coastal Settlements. These are described in detail below:

13.9.1 Main Residential Zone

The main residential zone allows consolidation and intensification of residential development while ensuring the maintenance and enhancement of residential amenity values by way of development and performance standards.

The zone applies to residential areas where there are no significant environmental constraints which suggest that intensified residential development should not occur. Residential development, not exceeding a density of one household unit per 400m² net site area, and for sites greater than 1000m² net site area not exceeding a density of one household unit per 300m² site area, is allowed in the main residential zone.

It is also possible to develop land for housing, at higher densities in this zone by way of a code for integrated intensive housing subject to locational criteria.

Four special policy areas are included within this zone. Two of these relate to an area adjacent to developed Rural 3 zoned land in Point View Drive and Browns Lane. The additional provisions which apply

to these special policy areas seek to mitigate the adverse effects of urban residential development on the existing rural-residential amenity values in the neighbouring Rural 3 zone.

One special policy area reflects the subdivided and partially developed nature of the northern Point View Drive area. The other policy area reflects the undeveloped nature of the Southern Point View Drive/Browns Lane area. Different sets of rules apply to the two areas.

There are also two special front yard policy areas in parts of Howick and Papatoetoe. These special front yard policy areas have been applied in these two established residential areas to help protect existing garden and streetscape qualities, while still allowing opportunity for infill development.

13.9.2 Residential Heritage Zones

Three types of residential heritage have been identified in Manukau through a heritage assessment. These are:

- (a) Residential (Built Form) Heritage.
- (b) Residential (Flora) Heritage.
- (c) Residential (Traditional Suburban) Heritage.
- (a) **Residential (Built Form) Heritage** — where a particular dwelling type and style and built form predominates and has heritage significance. Three Residential (Built Form) Heritage (RH) zones have been applied to three local residential streets. They are:

RH 1 (Parts Rosella Road, Mangere)

This zone will protect the group of Californian Bungalows, Transitional Bungalow Cottages, English Cottage, and English Cottage Revival (built around the 1920s and 1930s) that prevail in this street together with the original pattern in the built form. This includes protecting building spacing and orientation, setback, scale, height, roof forms and the extent of site coverage.

RH 2 (Teo and Tioro Lanes, Mangere)

This zone will protect one of the first examples of cluster housing in New Zealand. This state housing built in 1978 and is significant because it represented a change in the government's housing policies relating to architectural and subdivision design.

RH 3 (Station Road, Papatoetoe)

This zone will protect the row of Station Road railway houses in their original setting and context. The houses were designed by George Troup, a leading design engineer for New Zealand Railways. The cultural heritage value of the railway workers' houses is enhanced by the presence of the neighbouring station building also designed by George Troup.

- (b) **Residential (Flora) Heritage** — where the vegetation or the natural features of a residential area predominate. There is one such zone:

RH 4 (Pohutukawa Ave/Mangemangeroa Creek escarpment, Howick)

This area has a unique cultural landscape typified by scenic native bush. Pohutukawa Avenue in particular, has "soft" edges of bush and bank and vegetation forming a tunnel over the road. This zone will ensure that development does not intrude a hard

urban presence upon the scenic bush qualities of the area and the natural features of the escarpment.

- (c) **Residential (Traditional Suburban) Heritage** — where the heritage is primarily defined by the overall pattern of traditional suburban development including single house on single large lot, streetform, front setback, layout, status of the garden and natural heritage (eg landform).

There may be dwellings in these areas which contribute to the heritage qualities but they are not the predominant feature. Instead, they work in combination with other settlement traditions to enhance the heritage quality of early suburban development. The residential (traditional suburban) zones will help to ensure that the housing density and layout respects the traditional suburban qualities, including the importance of open space and gardens in these areas. There are three residential (traditional suburban) heritage zones:

RH 6 (Mangere Bridge)

RH 7 (Eastern Howick)

RH 8 (Hill Road area, Manurewa)

All Residential (Traditional Suburban) Heritage Zones attempt to preserve qualities associated with the original pattern of subdivision and building layout. In particular, the 800m² – 1000m² site areas (i.e. one-fifth to one-quarter acre sections) and building setbacks are afforded some protection.

However, the density controls differ slightly for each zone since they have been tailored to the particular pattern of development that currently exists in each traditional suburban area. In particular, each area has been assessed in terms of the amount of subdivision it could absorb without cumulatively undermining the overall qualities of traditional suburban development.

13.9.3 Integrated Intensive Housing Zone

This is a special policy zone specifically for medium or high intensity residential development, where an overall average household density of 1:400m² net site area is required. The zone has been applied with the agreement of affected landowners on a very selective basis, to small pockets of land around the Botany Centre.

The requirement for housing to achieve a specified average density is deemed justified in this location in order to encourage more efficient use of land and different housing and neighbourhood types. It is anticipated that the integrated intensive housing zone will act as an example for alternative residential development options. Residential development in this zone is subject to a special design code to allow greater opportunity for site responsive design.

13.9.4 Rural & Coastal Settlements

Two types of rural and coastal settlement zones have been identified. These are:

- (a) Residential Settlement Serviced (RSS)

This zone applies to the settlements of Beachlands and Maraetai which are connected to a reticulated sewerage scheme and treatment plant. The Beachlands Maraetai Wastewater Treatment Plant has a limited capacity of 10000 persons. This zone

protects the heritage and amenity values of the settlements, while maintaining some flexibility for increased development of larger sites.

[AM60]

(b) Residential Settlement Unserved (RSU)

This zone includes the settlements of Whitford, Kawakawa Bay and Orere Point. These settlements are not connected to the reticulated sewerage scheme. This zone maintains large lot sizes so that effective and efficient sewerage disposal can be accommodated on-site, while avoiding adverse effects of potential water and land contamination.

[AM60] [AM169]

13.10 RULES — ACTIVITIES

Rule

13.10.1 Activities in all Residential Zones

- (a) All permitted activities in the Activity Table below shall comply with the general development and performance standards in Rule 13.11.1 and any additional standards for specified activities in Rule 13.11.2.
- (b) All controlled activities in the Activity Table below shall comply with the general development and performance standards in Rule 13.11.1, any additional standards for specified activities in Rule 13.11.2, and shall also be assessed in terms of any matters in Rule 13.12 that the Council has reserved control over.
- (c) All restricted discretionary activities in the Activity Table below shall comply with the development and performance standards in Rule 13.11, and shall be assessed against those matters which the Council has restricted its discretion to in Rule 13.13.
- (d) A discretionary activity in the Activity Table is one in which the Council has not restricted the matters over which it wishes to exercise its discretion.
- (e) Any activity not listed as permitted, controlled or discretionary is deemed to be non-complying.
- (f) Unless special circumstances exist, a resource consent application for a controlled activity shall not be notified, and the written approval of affected persons need not be obtained.
- (g) For notification procedures under the Resource Management Act 1991 see Rules 5.2.2, 5.2.3, 5.2.4 and 5.3.3.1, Chapter 5 — General Procedures and Rules.

Note: Activities Sensitive to Aircraft Noise in the Residential Zones

Any Activity Sensitive to Aircraft Noise (“ASAN”) and certain additions to an ASAN for which provision is made in this zone as a permitted, controlled, restricted discretionary or discretionary activity:

- are subject to Rule 5.21, and
- may also become a controlled, restricted discretionary, discretionary or non-complying activity by reason of Rule 5.21

if the subject site is located within the High Aircraft Noise Area or the Moderate Aircraft Noise Area. Therefore, in the case of an ASAN and certain additions to an ASAN in this zone, reference should be made to Rule 5.21.

(Refer to Chapter 18 for the definition of “Activity Sensitive to Aircraft Noise”)

13.10.2 Activity Table

In the table below the terms used have the following meaning;

P = Permitted Activity

C= Controlled Activity

(R)D = Restricted Discretionary Activity

D= Discretionary Activity

NC= Non Complying Activity

ZONES							
ACTIVITY	RESIDENTIAL (BUILT FORM) HERITAGE	RESIDENTIAL (FLORA) HERITAGE	RESIDENTIAL (TRADITIONAL SUBURBAN) HERITAGE	MAIN RESIDENTIAL	INTEGRATED INTENSIVE HOUSING	RESIDENTIAL SETTLEMENT SERVICED	RESIDENTIAL SETTLEMENT UNSERVICED
	RH 1–3	RH4	RH6–8	MR	IH	RSS	RSU
Accessory Buildings (excluding buildings associated with horticulture and farm sales) not exceeding 81m ² gross floor area	(R)D	P	P	P	P	P	P
Accessory buildings exceeding 81m ² gross floor area	D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D
Activities not otherwise nominated in this Table that are permitted activities in the Business 1 zone including buildings associated with those permitted activities provided that each activity shall not occupy more than 500m ² of gross floor area Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	NC	NC	D	D	NC	D	D
Activities which have an adverse effect on any scheduled Heritage Resources in Schedules 6A–6G	Refer to Rules in Chapter 6 Heritage						
Any activity that does not meet the general or additional development and performance standards in Rule 13.11 except that this provision does not apply to Rule 13.11.1.1 (Noise) and Rule 13.11.1.3(a) (Density) and Rule 13.11.1.6 (Traffic Generation) Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D	(R)D
Buildings and facilities used for educational, recreational, cultural, social or community purposes including marae complex, churches and schools Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	NC	NC	D	D	NC	D	D
Camping Ground	NC	NC	D	D	D	D	D

ZONES							
ACTIVITY	RESIDENTIAL (BUILT FORM) HERITAGE	RESIDENTIAL (FLORA) HERITAGE	RESIDENTIAL (TRADITIONAL SUBURBAN) HERITAGE	MAIN RESIDENTIAL	INTEGRATED INTENSIVE HOUSING	RESIDENTIAL SETTLEMENT SERVICED	RESIDENTIAL SETTLEMENT UNSERVICED
	RH 1–3	RH4	RH6–8	MR	IH	RSS	RSU
Childcare Services and Facilities for up to 10 children complying with additional standards Rule 13.11.2.3 Note: within the HANA and the MANA subject to Rule 5.21	C	P	P	P	P	P	P
Childcare Services and Facilities for more than 10 children Note: within the HANA and the MANA subject to Rule 5.21	NC	NC	(R)D	(R)D	(R)D	(R)D	D
Church buildings, Church halls, for religious, spiritual, cultural and social purposes, church educational facilities, and administrative offices, warehouses and storage facilities (where such offices, warehouses and storage facilities are associated with church activities) on the site legally described as Pt Clendons Grant on DP 16630 and DP 20053 and contained in CT 35C/861 and CT 494/151 (fronting the south side of Redoubt Road immediately to the east of the Auckland–Hamilton Motorway). Notwithstanding Rules 13.10.1, and 13.13, the maximum height for such activities shall be 12 metres, and any activity exceeding this shall be assessed as a Restricted Discretionary Activity in terms of Rule 13.13.6.2.	NC	NC	NC	(R)D	NC	NC	NC
Cleanfill Activities involving the depositing of less than 500m ³ of material per site	D	NC	D	D	D	D	D
Community and Health Care Services and Facilities staffed by not more than two persons provided they are not part of a multiple household unit development and provided the activity occurs on a front or corner site Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	NC	NC	P	P	P	P	D
Community and Health Care Services and Facilities including Hospitals, Medical Laboratories and Vet Clinics staffed by more than two persons Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	NC	NC	D	D	NC	D	D
Additions and Alterations to existing household units involving habitable rooms within the HANA and the MANA except as provided in Rule 5.21	P	P	P	C	P	P	P

ZONES							
ACTIVITY	RESIDENTIAL (BUILT FORM) HERITAGE	RESIDENTIAL (FLORA) HERITAGE	RESIDENTIAL (TRADITIONAL SUBURBAN) HERITAGE	MAIN RESIDENTIAL	INTEGRATED INTENSIVE HOUSING	RESIDENTIAL SETTLEMENT SERVICED	RESIDENTIAL SETTLEMENT UNSERVICED
	RH 1–3	RH4	RH6–8	MR	IH	RSS	RSU
Construction of single household units provided that on sites less than 500m ² net site area they shall comply with additional standards in Rule 13.11.2.1 Note: within the HANA and the MANA subject to Rule 5.21	(R)D	P	P	P	NC	P	P
Constructing, erecting or altering any one or more buildings for the purpose of providing 2 new or 1 additional household unit complying with additional standards in Rule 13.11.2.1 Note: within the HANA and the MANA subject to Rule 5.21	NC in RH 3, and (R)D in RH1 and RH2 provided that in RH1 infill housing occurs at the rear of existing dwellings	C	C	C	NC	NC	NC
Constructing, erecting or altering any one or more buildings for the purpose of providing 3 or more new or 2 or more additional household units to a maximum of six household units complying with additional standards in Rule 13.11.2.1 Note: within the HANA and the MANA subject to Rule 5.21	NC	(R)D	(R)D	(R)D	NC	NC	NC
Constructing, erecting, altering any one or more buildings for the purpose of providing 7 or more new or 6 additional household units providing household density does not exceed the household density specified for the relevant zone in Intensity Table 13.11.1.3 Note: within the HANA and the MANA subject to Rule 5.21	NC	NC	D	D	NC	NC	NC
Demolition/ removal of existing buildings (except those buildings listed in Schedule 6A — see Heritage Chapter)	(R)D	P	P	P	P	P	P
External additions or alterations to existing buildings on the site (except those items listed in Schedule 6A See Heritage Chapter) Note: within the HANA and the MANA subject to Rule 5.21	(R)D	P	P	P	P	P	P
Farming, excluding farm forestry complying with additional standards in Rule 13.11.2.5	NC	NC	P	P	P	P	P

ZONES							
ACTIVITY	RESIDENTIAL (BUILT FORM) HERITAGE	RESIDENTIAL (FLORA) HERITAGE	RESIDENTIAL (TRADITIONAL SUBURBAN) HERITAGE	MAIN RESIDENTIAL	INTEGRATED INTENSIVE HOUSING	RESIDENTIAL SETTLEMENT SERVICED	RESIDENTIAL SETTLEMENT UNSERVICED
	RH 1–3	RH4	RH6–8	MR	IH	RSS	RSU
Garden Centres	NC	NC	D	D	NC	D	D
Greenhouses	NC	NC	(R)D	(R)D	(R)D	(R)D	(R)D
Hazardous Facilities and Substances	Refer to Chapter 10.1 Hazardous Facilities and Substances						
Home Enterprises [AM61]	Refer Section 5.18.5, Chapter 5 General Procedures and Rules						
Homes for the Aged accommodating up to 15 persons inclusive of owner, family and staff and complying with additional standards in Rule 13.11.2.4 Note: within the HANA and the MANA subject to Rule 5.21	NC	NC	P	P	P	P	D
Homes for the Aged accommodating more than 15 persons Note: within the HANA and the MANA subject to Rule 5.21	NC	NC	(R)D	(R)D	NC	(R)D	D
Hotel [AM98]	NC	NC	D	D	NC	D	NC
Integrated Intensive Housing Note: within the HANA and the MANA subject to Rule 5.21	NC	NC	NC	NC	C	NC	NC
Integrated Intensive Housing complying with additional standards in Rule 13.11.2.8 Note: within the HANA and the MANA subject to Rule 5.21	NC	NC	NC	D	NC	NC	NC
Internal restoration, repair or alteration of any existing buildings on the site (except those items listed in Schedule 6A — where the interior is protected — see Heritage Chapter 6)	P	P	P	P	P	P	P
Land Modification, Development and Subdivision	Refer to Rules in Chapter 9 Land Modification, Development and Subdivision and Rules 13.15						
Land set aside for public open space	P	P	P	P	P	P	P
Minor Household Units Note: within the HANA and the MANA subject to Rule 5.21 [AM60]	(R)D	(R)D	(R)D	C	NC	D	D
Minor Modifications and alterations to existing service stations complying with Rule 13.11.2.9	NC	NC	C	C	NC	C	C
Modifications or alterations to existing fire stations listed in Schedule B to the Activity Table	NC	NC	NC	D	NC	D	D
Network Utility Services	Refer to Chapter 7 Network Utility Services						

ZONES							
ACTIVITY	RESIDENTIAL (BUILT FORM) HERITAGE	RESIDENTIAL (FLORA) HERITAGE	RESIDENTIAL (TRADITIONAL SUBURBAN) HERITAGE	MAIN RESIDENTIAL	INTEGRATED INTENSIVE HOUSING	RESIDENTIAL SETTLEMENT SERVICED	RESIDENTIAL SETTLEMENT UNSERVICED
	RH 1–3	RH4	RH6–8	MR	IH	RSS	RSU
Offices, hostels, warehouse, workshops and extensions or additions to the church or church hall for the Watch Tower Bible & Tract Society (Inc) of New Zealand on Lot 1 DP 105738 at 198 Mahia Road, Manurewa complying with additional standards in Rules 13.11.2.6 Note: ASAN's in the HANA and the MANA are subject to Rule 5.21	NC	NC	NC	C	NC	NC	NC
Park and Ride Facilities	NC	NC	NC	D	NC	D	NC
Parking and Access	Refer to Chapter 8 Transportation						
Redevelopment (including demolition and rebuilding) of existing service stations on the sites which they occupy	NC	NC	D	D	NC	D	D
Relocated Buildings	Refer to Section 5.17, Chapter 5 — General Procedures and Rules						
Residential Activities Note: ASANs within the HANA and the MANA subject to Rule 5.21 [AM48]	P	P	P	P	P	P	P
Residential Centres on corner and front sites Note: ASANs within the HANA and the MANA subject to Rule 5.21 [AM48]	R/D	R/D	R/D	R/D	R/D	R/D	R/D
Residential Centres on rear sites Note: ASANs within the HANA and the MANA subject to Rule 5.21 [AM48]	D	D	D	D	D	D	D
Service Stations fronting a proposed or existing National Route or Regional or District Arterial road as shown on Appendix 1A or 1B to the Planning Maps provided that the trading space devoted to the display, sale or hire of goods shall not exceed 150m ²	NC	NC	NC	D	NC	D	D
Show homes staffed by not more than two persons provided the activity occurs on a front or corner site and complying with Rule 13.11.1.6.	NC	NC	NC	P	NC	NC	NC
Signs	Refer to Section 5.14 Chapter 5 — General Procedures & Rules						
Temporary Activities	Refer to Section 5.16 Chapter 5 — General Procedures & Rules						
Traveller's Accommodation	NC	NC	D	D	NC	D	NC

ZONES							
ACTIVITY	RESIDENTIAL (BUILT FORM) HERITAGE	RESIDENTIAL (FLORA) HERITAGE	RESIDENTIAL (TRADITIONAL SUBURBAN) HERITAGE	MAIN RESIDENTIAL	INTEGRATED INTENSIVE HOUSING	RESIDENTIAL SETTLEMENT SERVICED	RESIDENTIAL SETTLEMENT UNSERVICED
	RH 1–3	RH4	RH6–8	MR	IH	RSS	RSU
Travellers Accommodation including conference facilities and facilities with more than 60 bedrooms and ancillary activities including shops and offices, on the site legally described as Pt Clendons Grant DP 16630 and DP 20053 and contained in CT 35C/ 861 and CT 494/151 fronting the south side of Redoubt Road immediately to the east of the Auckland-Hamilton Motorway complying with additional standards in Rule 13.11.2.7	NC	NC	NC	(R)D	NC	NC	NC

Schedule B — Fire Stations — see Activity Table

PROPERTY ADDRESS	LEGAL DESCRIPTION
511 Pakuranga Road, Pakuranga	Lot 12 DP 72207
62 Beachlands Road	Lot 773 DP 19656
40 Clevedon/Kawakawa Road	Lot 1 DP 73660
6 Banks Road	Lot 41 DP 40229
86 Bader Drive	Lot 1 DP 59157
15 A Lambie Drive, Manurewa [AM98]	Lot 1 DP 206051
225 - 227 Great South Road, Manurewa [AM98]	Lot 13 DP 37316 & Lot 14 DP 37316
341 East Tamaki Road, East Tamaki [AM98]	Lot 1 DP 71807

[AM98]

13.11 RULES — DEVELOPMENT AND PERFORMANCE STANDARDS

Rule

13.11.1 General Development and Performance Standards

Unless otherwise stated the following general development and performance standards apply to permitted, controlled and restricted discretionary activities. They shall be used as guidelines in the assessment of Discretionary Activities.

Rule

13.11.1.1 Noise

All activities carried out in residential zones shall not exceed the noise performance standards in the Table A below at or within the boundary of any adjacent site zoned residential. For general noise rules see also Rules in Section 5.18.3, Chapter 5 — General Procedures and Rules.

Table A: Residential Noise Performance Standards

CATEGORY	ACTIVITY	Average Maximum Noise Level			Maximum Noise Level
		L ₁₀ dBA			L _{MAX} dBA
		Monday to Saturday 7am–6pm (0700–1800)	Monday to Saturday 6pm–10pm (1800–2200) Sunday and Public Holidays 7am–10pm (0700–2200)	At all other times	10pm–7am (2200–0700)
1	Activities on sites other than those described in category 2	45	40	35	65
2	Activities on sites located adjacent to business zones 4, 5, 6, or where the background noise level is 50 dBA or greater when measured during the period of 7am–6pm (0700–1800)	50	45	40	70

Rule

13.11.1.2 Noise which is intermittent and/or limited in duration (for example: lawn mowing and other customary property and house maintenance activities but not including the playing or amplification of music) and is associated with normal household activities shall be exempt from the above standards provided that property and house maintenance shall comply with the requirements of Table A, Rule 5.18.3.6 Chapter 5 General Procedures and Rules.

Explanation/Reasons

To ensure a good acoustic environment, maximum allowable levels of noise which are compatible with various human activities such as speech, communication, sleep and the learning process have been defined and included in the Plan.

L₁₀ is that sound level which is equalled or exceeded for 10% of the measurement period. Effectively it is the average maximum noise level. The L₁₀ is a measurement used to assess the degree of nuisance which can be caused by noise of varying loudness, and is applied in most situations where there is intrusive noise. L₁₀ is used for this purpose in relevant NZ Standards and has international acceptance.

L_{max} is the maximum sound level occurring during a measurement period. It is useful in defining an upper limit for acceptable noise particularly at night when brief sounds of high level can disturb sleep. An L_{max} control can be useful in situations where nuisance noise is of short duration and does not constitute 10% or more of the measurement period and is, therefore, not controlled by the L₁₀ limit.

L_{max} is utilised and fully defined in relevant NZ Standards.

Rule**13.11.1.3 Intensity Conditions**

All household units that are permitted, controlled and restricted discretionary activities shall comply with all intensity conditions in the Intensity Table below unless otherwise specified in Rules 13.11.1.4.1 – 13.11.1.4.3. All other buildings and structures that are permitted, controlled or restricted discretionary activities shall comply with the site (building) coverage and maximum height limits in the Intensity Table below unless otherwise specified in Rule 13.11.1.4.2 or 13.11.1.4.3 respectively.

	INTENSITY TABLE		
	(A) DENSITY	(B) SITE (BUILDING) COVERAGE	(C) MAX HEIGHT
MR (Main Residential) Except: • Special Policy Areas 1 and 2 • Integrated Intensive Housing in the Main Residential Zone shall not be subject to maximum density, site(building) coverage or maximum height provided that the development complies with the “Design Code for Intensive Housing” in Appendix 1, Chapter 13 • Where construction of household units on a site precedes subdivision, density shall be determined on the basis of the net site area of the site being subdivided	Household units not exceeding a density of one per 400m ² net site area, and for sites 1000m ² net site area or greater not exceeding a density of one household unit per 300m ² of net site area	35%	8.0m
MR (Main Residential) Special Policy Area 1	Household units not exceeding a density of one per 1200m ² net site area	35%	8.0m
MR (Main Residential) Special Policy Area 2	Household units not exceeding a density of one per 750m ² net site area.	35%	8.0m except as specified in Rule 13.11.1.4.3(c)
IIH (Integrated Intensive Housing Zone)	Household units with a minimum average density of one household unit per 400m ² net site area subject to assessment against Appendix 1 (design code for intensive housing)	Subject to assessment against Appendix 1 (design code for intensive housing)	Subject to assessment against Appendix 1 (design code for intensive housing)
RH 1 (Rosella Road)	Household units not exceeding a density of one household unit per 500m ² net site area	35%	5.5m
RH2 (Teo and Tioro Lanes)	Household units not exceeding a density of one household unit per 400m ² net site area	30%	8m
RH3 (Station Road)	Household units not exceeding a density of one per 700m ² site area	30%	5.5m
RH4 (Pohutukawa Avenue/ Mangemangeroa Creek escarpment) Except Special (Household Density) Policy Area A	Household units not exceeding a density of one per 750m ² net site area	35%	9.0m
RH4 Special (Household Density) Policy Area A	Household units not exceeding one per Lot	35%	9.0m
RH 6 (Mangere Bridge)	Household units not exceeding a density of one per 600m ² net site area	35%	8.0m
RH 7 (Eastern Howick)	Household units not exceeding a density of one per 700m ² net site area	35%	8.0m

	INTENSITY TABLE		
	(A) DENSITY	(B) SITE (BUILDING) COVERAGE	(C) MAX HEIGHT
RH 8 (Manurewa/Hill Road)	Household units not exceeding a density of one per 750m ² net site area	35%	8.0m
RSS (Residential Settlement Serviced) except Kelly's Cove	Household units not exceeding a density of one per 700m ² net site area	35%	8.0m
RSS Kelly's Cove (as shown on Map 57)	Household units not exceeding density of one per 700m ² net site area provided that the maximum number of household units is not to exceed 420. [AM82]	35%	8.0m
RSU (Residential Settlement Unserviced)	Each household unit shall have a minimum net site area of 1500m ²	35%	8.0m

Rule**13.11.1.4****Rule****13.11.1.4.1**

Rule deleted by [AM98]

Rule**13.11.1.4.2 Exceptions, Modifications and Qualifications to Site (Building) Coverage**

- (a) For multiple household units the maximum site (building) coverage shall be as defined in Rule 13.11.1.3(b), Intensity Table provided that the maximum site (building) coverage shall be calculated with reference to the composite site occupied by the multiple household units rather than being assigned to individual cross leases or unit titles where a covenant is registered on the certificate of title of each household unit forming part of the composite site which provides that:
 - (i) The maximum site (building) coverage for the composite site shall be calculated in accordance with the Intensity Table in the District Plan;
 - (ii) The overall site (building) coverage is apportioned between each of the individual cross leases or unit titles on a basis to be specified in the covenant; and
 - (iii) The basis of such apportionment will be reviewed in the event that the maximum site (building) coverage for the composite site specified in the Intensity Table changes through the introduction of a plan change, a new District Plan or a variation

Rule**13.11.1.4.3 Exceptions, Modifications and Qualifications to Maximum Height**

- (a) No account will be taken of chimneys, finials, parapets or other structures (apart from gable ends) not exceeding 1.5m above the maximum permitted height of the relevant zone, and not exceeding 2.0m in any horizontal direction; or of gable ends not exceeding 1.5m above the maximum permitted height of the relevant zone and not exceeding 5m in any horizontal direction where, prior to any relevant works

commencing, the slope of the land immediately below the relevant portion of the roof ridge line exceeds 1 in 6.

- (b) The maximum height for accessory buildings in all residential zones shall be 4.0m.
- (c) Where household units are located on land which abuts Lots 1, 4 or 5 DP 98087 or Lot 7 DP 105187 they shall have a maximum height not exceeding 6 metres.
- (d) The maximum height for minor household units in all residential zones shall be 5.0m except where the minor household unit is proposed in an existing authorised structure.

[AM60]

Explanation/Reasons

Many factors influence the intensity of residential development. This plan uses density, building coverage and height to manage the intensity of residential development in different neighbourhoods. This package of controls has been developed to control the effects of residential development on the intensity of development in keeping with any local environmental constraints in these areas.

Density in the residential heritage zones 1, 2, and 4–8 allow a degree of infill development. The densities have been set at levels which will (together with controls on coverage, height and setbacks) ensure the heritage qualities (as viewed from the street) are retained, in particular a sense of openness and space around buildings. In the Residential (Built Form) Heritage 1 Zone, infill is only at the rear of properties. No infill is allowed in the Residential Heritage 3 zone because it is part of a railway precinct with heritage qualities.

In the Main Residential Zone, site density is used so that residents have certainty about the potential of development on any adjoining site. It is set at a level that recognises prevailing patterns, particularly the existing site sizes in established residential areas. The densities in the Integrated Intensive Housing Zone are set to help achieve more efficient use of infrastructure and land.

Site (building) coverage restrictions are important in helping to reduce the level of impermeable surfaces in these areas. They also allow the opportunity for planting. Site coverage restrictions can also encourage developments of more than one storey which may enhance thermal efficiency and sunlight entry.

Height controls, together with height in relation to boundary controls, are responsible for the scale of development and can influence whether a new building will harmonise with or overpower its neighbours. Regard has been given when determining appropriate residential height limits to the existing scale of development, local topography/aspect and heritage qualities of particular residential streets. Regard has also been given to allowing design flexibility. A building height in relation to boundary standard of 2.5 metres and 35°, 45° and 55° (according to the orientation of the site) together with an 8 metre height limit enables flexibility as to where the second storey of a building can be positioned on any given site. Additionally, an 8 metre height limit allows a two storey building with either a 2.4 metre or 2.7 metre stud height and two metres for a roof pitch of between 25° and 30°.

Two-storey buildings can be accommodated in most residential areas without disturbing scale and character. Above two storeys the impact of building is greater, although this varies with topography and siting. Two storey buildings (to a maximum of 8 metres) have been permitted in areas where the prevailing topography is flat and/or current development is predominantly one-storey or two-storey buildings. In the RH 4 zone where topography and heritage characteristics allow a maximum height of 9 metres has been permitted.

Variable height limits have been applied in residential heritage streets to ensure essential heritage features are retained. Height limits will help to maintain and enhance residential streetscape values, and provide protection for neighbours being overlooked and overshadowed.

The maximum height for accessory buildings is 4.0m to allow for compatibility of architectural design of garaging to be compatible with the principal residential building on the site.

By reducing the maximum height of minor household units to 5m, the visual presence of the units will be reduced. This issue needs to be addressed because in many zones a second dwelling would not normally be possible due to a second household unit being classed as a non complying activity. This measure will assist in retaining the existing character and spaciousness in residential areas. However this rule still allows for minor units to be proposed in existing household units that may be greater than 5m in height, where part of the original household is proposed to be partitioned off (by way of a building consent) to provide for a 60m² minor unit. Where minor units are incorporated in an existing structure such as the basement of the principal house, the effects are limited because there is no change to the bulk and location of structures on the site.

[AM 60]

The new rules for household density may impose constraints on some properties and prevent their development at a density presently permitted by the Manukau City Council's Transitional District Plan. Some of these properties have been subject to applications and consents for multiple household units. Where such applications have been made to the Council, or where bona-fide contractual obligations have been entered into by the owner prior to the date of public notification of the proposed District Plan, exemption provisions have been inserted to ensure that owners of such properties are not unreasonably disadvantaged by the new rules.

Rule

13.11.1.5 Yards

For general yard rules see also Rules in Section 5.15, Chapter 5 — General Procedures and Rules.

Rule

13.11.1.5.1 Front, Rear and Side Yards

For the purposes of the following table, N/A = not applicable

All front, rear and side yards shall be in accordance with the following Yard Table:

Explanation/Reasons

Yard requirements have been imposed in the Residential Heritage Zones to ensure that the pattern of residential development reflects earlier traditions. This will help ensure those qualities (space around buildings and setbacks) important to the maintenance of heritage values in these areas are retained. In addition, two special front yard policy areas have been identified in areas of Papatoetoe and Howick zoned Main Residential. A 6m front yard provision has been applied to an area in Howick to protect existing garden qualities, and to take account of earlier traditional setbacks of 9m – 11m in this area.

The 1993 Victorian Code for Residential Development (Multi-Dwellings) suggests a 6m setback where adjacent dwellings are set back 9m or more and where this is the prevailing setback in the area. Setback reductions of 25% – 35% are usually little noticed and can add interest to a street. Within the Papatoetoe Special Front Yard Policy Area, a six metre front yard applies to all sites fronting roads within the Primary Road network (as shown in Figure 13.2) and 3 metre front yards apply elsewhere.

[AM31]

Yards in other zones are set at minimums to allow maximum flexibility in the siting of buildings. One side yard of 2.4m in the Main Residential zone ensures opportunity for vehicular access to the rear of the site if garaging is not built into the dwelling.

A Coastal Protection Yard of 6m has been imposed to protect coastal landscape qualities for those few residential areas of the City without an esplanade reserve or road reserve adjacent to it.

YARD TABLE						
RESIDENTIAL ZONES	FRONT YARD	REAR YARD		SIDE YARD		COASTAL PROTECTION YARD
		(FRONT SITES)	(REAR SITES)	(ONE OF)	(ONE OF)	
MR (Main Residential) Except Special Policy Areas 1 and 2 and Special (Front Yard) Policy Areas 3 and 4	3.0m	1.0m	1.0m	1.0m	2.4m	6.0m
MR (Main Residential) Special Policy Areas 1 and 2	6.0m	6.0m	3.0m (rear sites 6.0m where those sites abut the Rural 3 zone.)	1.2m	2.4m	6.0m
MR (Main Residential) Special (Front Yard) Policy Area 3 (Howick)	6.0m For specified areas on Figure 13.1	1.0m	1.0m	1.0m	2.4m	N/A
MR (Main Residential) Special (Front Yard) Policy Area 4 (Papatoetoe)	6.0m on roads specified on Figure 13.2	1.0m	1.0m	1.0m	2.4m	N/A
IH (Intensive Housing)	Subject to Rule 13.12.2	Subject to Rule 13.12.2		Subject to Rule 13.12.2		N/A
RH1 (Rosella Road)	5.0m	3.0m	N/A	One of 1.2m with the composite yard requirements being a minimum of 7.0m		N/A
RH2 (Teo and Tioro Lanes)	3.0m	3.0m	3.0m	3.0m	3.0m	N/A
RH3 (Station Road)	10m, except Nos 1 and 5 Station Road — 1.2m and 3.0m respectively	6.0m	N/A	One of 3.0m with the composite yard requirement being a minimum of 9.0m		N/A
RH4 RH 7 RH8 (Pohutukawa Ave, Eastern Howick, Manurewa)	6.0m	6.0m	3.0m	1.2m	2.4m	6.0m
RH 6 (Mangere Bridge)	6.0m	3.0m	3.0m	1.2m	3.0m	6.0m
RSS Residential Settlement Serviced	6.0m	3.0m	3.0m	1.2m	2.4m	6.0m
RSU Residential Settlement Unserviced	6.0m	3.0m	3.0m	1.2m	2.4m	6.0m

Rule

13.11.1.5.2 Exceptions, Modifications or Qualifications to Front, Rear and Side Yard Requirements — see also Section 5.15, Chapter 5 — General Procedures and Rules.

(a) Yards

- (i) On corner sites in Special Policy Areas 3 and 4 of the Main Residential zone and in the Residential Heritage 5, 6 & 7 zones one front yard may be 4.5 metres and the other shall be 6 metres.

- (ii) No eave (including guttering and spouting) shall be closer than 670mm to the relevant boundary and all external walls of detached residential and accessory buildings shall be a minimum of 1.0m from the relevant boundary except that these provisions shall not apply to that cross-lease boundary that adjoins an area identified for the purpose of common access.
- (iii) In the Main Residential, Residential Settlement Serviced and Residential Settlement Unserviced Zones and sites $\geq 400\text{m}^2$ in the Flat Bush Residential 1 zone — Transition Precinct, both side yards may be 1.0m in the following circumstances:

[AM50]

- (1) where vehicle access to beyond the most rear point of each dwelling is provided, with the following minimum dimensions:
 - width — 2.4m
 - vertical clearance above ground of any overhead structure — 2.4m or
- (2) where a garage or carport (for each household unit on the site in the case of multiple household units) is designed as part of the household unit
 - or
- (3) where a garage or carport is otherwise provided for, in compliance with the District Plan.
- (iv) Where any site has part of its area included in a private way or associated services area, the area so included shall not be deemed part of the yard for the purposes of Rule 13.11.1.5.1 (Yard Table).
- (v) Decks, terraces, balconies or similar structures with a finished floor level of 1.0m or more above ground level, shall be located no closer than 1.0m to any side or rear boundary.

Explanation/Reasons

These provisions are in accordance with the requirements of the NZ Building Code. However, the code does allow some discretion for further encroachments, providing the building is fire-rated to the satisfaction of the Council's Fire and Egress Officer. This would require a restricted discretionary resource consent to deviate from the above rules.

Yard controls on the siting of raised decks and similar structures helps to ensure protection of privacy on neighbouring properties.

On the smaller sites prevalent in the Special Policy Areas of the Main Residential Zone and the Residential Heritage 5, 6, and 7 zones, additional siting flexibility is required for corner sites in terms of the normal 6 metre front yard requirement, so a lesser 4.5 metre setback is required from one of the front boundaries.

(b) Accessory Buildings

- (i) The side and rear yard requirements for accessory buildings shall be 1.0m with a maximum eave encroachment of 330mm. Eaves shall include guttering and spouting.

- (ii) On front and corner sites, all accessory buildings shall be located behind a line drawn parallel with the front boundary passing through the foremost point of an existing or proposed residential building on the site.

Explanation/Reasons

This provision allows some flexibility for the siting of buildings such as garages. The provision relating to eaves is in accordance with the NZ Building Code. Requiring accessory buildings to be sited as described in (b)(ii) above helps to retain streetscape qualities.

(c) Minimum distance Between Residential Buildings

- (i) A minimum separation distance of 1340mm shall be provided between the soffit/eave line of any two residential buildings except where the buildings share a common wall at the boundary.

Explanation/Reasons

This provision is in accordance with the requirements of the NZ Building Code. Further encroachments are permitted provided that the building is constructed to the satisfaction of the NZ Building Code and the Council's Fire and Egress Officer and the appropriate resource consent is obtained.

(d) Location of Minor Household Units on Sites

- (i) On front and corner sites, all minor household units shall be located behind a line drawn parallel with the front boundary passing through the foremost point of an existing or proposed principal residential building on the site.
- (ii) On Residential Heritage 1 and 3 sites, the minor household unit is to be located at the rear of the existing dwelling.
- (iii) Where accessory buildings are attached to the minor unit, such as a garage associated with the minor unit, no internal access is to be permitted between the minor unit and the accessory building

Explanation/Reasons:

These provisions are designed to reduce the visual effects of minor household units and retain the streetscape qualities. In the Residential Heritage 1 and 3 zones, the minor unit is to be located behind the existing dwelling to retain the heritage values of the original dwellings. This provision is to reduce the visual dominance of the minor unit.

[AM 60]

Rule

13.11.1.6 Traffic Generation

- (a) A non residential activity shall not generate:
 - (i) more than 50 vehicle trips per day or more than 2 heavy vehicle trips per day within a residential cul-de-sac serving fewer than 30 household units; or
 - (ii) more than 200 vehicle trips per day, or more than 6 heavy vehicle trips per day within a residential local road *provided that*:

activities which front a road serving a higher function within the City's roading hierarchy, are exempted from this rule.

For the purpose of the above performance standard a local road is defined as a residential road with a carriageway of 7.8m or less carrying fewer than 2000 vehicles per day and heavy vehicle trips shall exclude any heavy vehicle trips associated with any construction activity on a site or deliveries or removals associated with residential activities on a site.

Explanation/Reasons

Traffic generating activities adversely impact on the amenity of residential streets. This impact varies in relation to the physical width of the street and carriageway and the amount of traffic on the streets. Local residential streets are also not designed to a construction standard that can accommodate regular trips by heavy vehicles.

Rule

13.11.1.7 Vehicle Access to Household Units

- (a) Every household unit shall have direct clear vehicle access of at least 2.4m width and a clear vertical height of at least 4.2m provided that in all cases the clear vertical height shall be designed to accommodate a 90 percentile truck movement;

- (b) Driveways serving 2-4 units:

Minimum legal access width	4.7 metres
Minimum clear carriageway width	2.7 metres
Minimum clear vertical height above the carriageway*	4.2 metres

* provided that in all cases the clear vertical height shall be designed to accommodate a 90 percentile truck movement

- (c) Driveways serving 5-15 units:

Minimum legal access width	6.5 metres
Minimum clear carriageway width	4.5 metres
Minimum clear vertical height above the carriageway*	4.2 metres

* provided that in all cases the clear vertical height shall be designed to accommodate a 90 percentile truck movement

The minimum legal access width of a private way serving 2-4 units may be reduced to not less than 3.66 metres, and serving 5-15 units may be reduced to not less than 5.5 metres, if there are existing physical constraints and provision is made for ducting of utility services below the private way, or another way of providing underground servicing acceptable to Council is to be provided.

[AM98]

Explanation/Reasons

It is important that adverse traffic effects are avoided (for example by providing adequate vehicle access to off street parking) in the case of single and multiple household units.

Rule**13.11.1.8 Odour**

Activities shall not create an offensive or objectionable odour which is detectable at or within the boundary of a neighbouring property.

Explanation/Reasons

The reason for adopting odour controls is to provide a practicable means of controlling objectionable or offensive odours which are not satisfactorily regulated by controls on air discharges.

Rule**13.11.1.9 Other Development and Performance Standards****Rule****13.11.1.9.1 Signs**

Rules 5.14.9.1. and 5.14.9.2 and 5.14.9.3 Chapter 5 General Procedures and Rules shall apply.

Rule**13.11.1.9.2 Traffic Generation, Parking and Access**

Rules 8.10.3, 8.11, 8.23 and 8.24 Chapter 8 Transportation shall apply.

Rule**13.11.1.9.3 Building Height in Relation to Boundary**

Rules in Section 5.18.1 Chapter 5 General Procedures and Rules shall apply.

Rule**13.11.1.9.4 Artificial Lighting**

Rules in Section 5.18.2 Chapter 5 General Procedures and Rules shall apply.

Rule**13.11.1.9.5 Vibration**

Rule 5.18.4 Chapter 5 General Procedures and Rules shall apply.

Rule**13.11.1.9.6 Noise**

Rules in Section 5.18.3 Chapter 5 General Procedures and Rules shall apply.

Rule**13.11.1.9.7 Land Modification, Development and Subdivision**

Rules in Chapter 9 Land Modification, Development and Subdivision shall apply.

Rule**13.11.1.9.8 Hazardous Facilities and Substances**

Rules in Chapter 10.1 Hazardous Facilities and Substances apply.

Rule**13.11.1.9.9 Buildings located in the "Sensitive Ridge or Coastal Margin" Area as delineated on the Planning Maps and relating to LOT 101 DP 402310 (CT 410531), LOT 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011).**

In addition to all other requirements of the Plan, any building located in the "Sensitive Ridge or Coastal Margin" Area delineated on the Planning Maps relating to LOT 101 DP 402310 (CT 410531), LOT 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011) shall comply with the vegetation buffer area and 5.5m maximum height area as shown on Figure 13.4 and shall assessed as a Controlled Activity pursuant to Rule 13.12.7.

For the avoidance of doubt, any building not complying with the vegetation buffer area and 5.5m maximum height area as shown on Figure 13.4 shall be a non-complying activity. **[AM 153]**

Rule**13.11.2 Additional Development and Performance Standards: Specified Activities**

Any activities listed below shall comply with the development and performance standards specified below, in addition to those general development and performance standards in Rule 13.11.1.

Rule

13.11.2.1 Single household units on sites less than 500m² net site area and the construction, erection or altering of any one or more buildings for the purpose of providing 2 or more new or one or more additional household units, shall comply with the following:

(a) Private Open Space

Private open space shall be required for all household units (excluding minor household units) where the net site area or cross-lease (restrictive covenant) area is less than 500m². Each household unit shall comply with the following private open space requirements:

(i) For all residential zones, the private open space shall comprise a total area of 80m² which may *either* be contained in two separate areas *provided that*:

- one area of the private open space shall be of such a shape so as to contain an area of 60m² being either a rectangle with minimum dimensions in both directions of 6m; or is able to contain a 6m diameter circle shape factor and have a minimum dimension of 3m measured at right angles to the perimeter of any part of the private open space; and
- the remaining area shall have a useable area of 20m² and shall be of such shape as to contain a square with sides of 3m; OR

The private open space may comprise one contiguous area of 80m² providing that:

- the area has a minimum dimension of 3m measured at right angles to the perimeter of any part of the private open space; and
- the area is capable of containing a 6m diameter circle.

(ii) It shall have an average slope in any direction of not greater than 1:4;

- (iii) It shall not be obstructed by buildings, or vehicular access, manoeuvring or parking areas, from the ground level upwards, provided that:
 - (i) open decks, open steps and ramps with a floor area less than 15m² are permitted within the private open space;
 - (ii) any part of a building which is 2m or more above the private open space, may project up to 1.5m over the private open space area.
- (iv) For multiple household units the private open space shall be delineated in such a way as to establish clearly that such space is set aside for the exclusive use of the occupants of that unit.
- (v) The private open space shall be located on a side of the household unit which faces north of east or west except that if it is contained in two separate areas the remaining area of 20 m² may be located on a side of the household unit which faces south of east or west.
- (vi) On a multiple unit site no household unit shall be so constructed that any door, or clear glass window which has a sill less than 1.5m above floor level opens directly on to or looks upon another units required private open space, on the same site.
- (vii) The entire open space may be located other than at ground level.

Explanation/Reasons

Private open space is required on small sites because it is not possible to define accurately a minimum level of private open space below which residents would suffer detriment. However, private open space is not required for larger residential sites, because site coverage in itself is sufficient to enable occupants to create their own usable private open space. Private open space is required for all household units which are on relatively small holdings, to ensure that at least part of the outdoor area of a residential site is considered as part of the living space of the house, rather than just as left-over site area.

Private open space can greatly increase the amenity of a dwelling, thus increasing the range of activities that people can enjoy in and around their homes. It ensures some usable outdoor space is available for recreational, storage and service needs for different occupants over time. The minimum site area of 500m² was chosen as a threshold for the provision of private open space in keeping with the average net site area required for subdivision of land. The minimum area of private open space has been set at a standard that is slightly greater than what is considered a minimum for passive adult recreation (35m²) and slightly less than what might be considered a practical minimum for children's play area (100m²).

Size does not itself make space usable, rather its quality does. Hence there are requirements relating to delineation and freedom from obstruction. The minimum of 80m² however provides some scope for different residential use and occupation over time.

(b) Storage

For every multiple household unit which is not provided with a private lockup garage, provision shall be made for an enclosed storage area for the exclusive use of the occupants of that unit. Every such storage area shall have outside access, a minimum internal height of 1.8m and an internal floor area of not less than 3m².

Explanation/Reasons

Site facilities such as storage can affect the liveability of residential dwellings, particularly smaller dwellings. Where there is inadequate storage, balconies or private open space tend to be used for storage. This reduces the amount of private open space available for recreational purposes and may result in these areas becoming unsightly.

Rule**13.11.2.2 Home Enterprises [Deleted by AM61 See Plan Change No. 10]****Rule****13.11.2.3 Child Care Services and Facilities for up to 10 Children**

Child Care services for up to 10 children, shall comply with the following development and performance standards.

- (a) Where there are 6–10 children, the site should have a minimum net site area of 500m²;
- (b) The outdoor play area is screened with a 1.8m high closed boarded fence to ensure privacy for adjoining sites;
- (c) The activity shall not be part of a multiple household unit development;
- (d) The activity is located on a front or corner site.

Rule**13.11.2.4 Homes for the Aged Accommodating up to 15 Persons inclusive of owner, family and staff**

The above activity shall comply with the following additional development standard:

- (a) The site shall be a front or corner site, or if a rear site, shall be served by an entrance strip with a width of at least 4.5 metres.

Explanation/Reasons

Homes for the aged do not normally have an adverse effect on surrounding areas, but it is important that the minimum width of the access way ensures that vehicles can pass each other safely.

Rule**13.11.2.5 Farming**

Farming as a permitted activity shall comply with the following additional development and performance standards:

- (a) Activities shall not create a dust, fume or smoke nuisance. A dust, fume or smoke nuisance will be deemed to have occurred, if;
 - there is visible evidence of suspended solids/particulate matter in their air beyond the site boundary; and/or
 - there is visible evidence of deposited particulate matter traceable from a farming source settling on the ground, building or structure on a neighbouring site or water;
- (b) Activities shall not create an offensive or objectionable odour which is detectable at or within the boundary of a neighbouring property;

- (c) Any noise emissions shall not exceed those for permitted residential activities as stated in Rule 13.11.1.1;
- (d) Activities shall not create any noxiousness or danger.

Explanation/Reasons

Farming has traditionally been allowed as a permitted activity in residential zones to give opportunity for the grazing of stock, the keeping of horses and horticultural activity on larger, vacant residential sites. However, farming activities have the potential to create adverse effects in residential areas. For this reason farming is subject to particular performance standards.

Rule

13.11.2.6 Offices, Hostels, Warehouse, Workshops and Extensions or Additions to the Church and Church Hall on Lot 1 DP 105238 at 198 Mahia Road, Manurewa shall comply with the following additional development standards

- (a) The front yard shall be 10 metres minimum dimension.
- (b) The side yard to Siska Place for any residential activities shall be 5 metres minimum dimension. The side yard for all other activities shall be 10 metres minimum dimension.
- (c) Maximum building coverage on the site shall be 30%.
- (d) The separation distance between any other residentially zoned site which is used for residential purpose and any warehouse or workshop development on this site shall be not less than 50 metres.
- (e) Not less than 30% of the entire site shall be kept in a landscaped and open manner.
- (f) Any office, warehouse or workshop development on the site shall comply with the environmental standards set out in Rule 13.11.2.2 (Home Enterprises) clauses (e), (h), (i), (j), (k), (l), (n) and (o).
- (g) Any further development of the church or church hall on this site shall be such that the occupancy of the church or church hall does not exceed 400 persons.
- (h) Activities on the site shall not generate more than twenty-six trips per week by a heavy motor vehicle defined by the Traffic Regulations 1976.
- (i) In any further development on the site the combined gross floor area of offices, warehouse, workshops, church and church hall shall not be greater than that of any residential activity on the site.
- (j) No activities are allowed that will require a Discharge Permit, other than for stormwater diversion and discharge.
- (k) Hazardous substances storage must comply with the provisions contained in Chapter 10 (Hazardous Substances) of this Plan.
- (l) Any necessary stormwater discharge permit must be granted prior to works or building construction commencing.

Explanation/Reasons

Standards have been applied to ensure that the special activities which occur on this site do not adversely affect the amenity of adjoining sites. Specific yard, coverage, separation and landscape design controls have been imposed to control the visual impact of potentially large structures. Additional standards based on the home occupation controls regulate noise, vehicle movements, air and water discharge and hazardous substances storage.

Rule

13.11.2.7 Travellers' Accommodation and Offices — Redoubt Road, located on the site legally described as Pt Clendons Grant on DP 15630 and DP 20053 and contained in CT 35C/861 and CT 494/151 (fronting the south side of Redoubt Road immediately to the east of the Auckland–Hamilton Motorway) shall comply with the following additional development standards:

- (a) all yards shall be 6 metres;
- (b) car parking areas shall not be permitted within yards;
- (c) not less than 50% of the area of each yard shall be landscaped;
- (d) maximum height shall be 12 metres;
- (e) not less than 30% of the total site area shall be landscaped;
- (f) the maximum permitted building coverage of the site or every site created shall be 50% of the net site area;
- (g) minimum site size will be 2000m² and minimum frontage shall be 23m for front and corner sites and 10m for rear sites;
- (h) Height in relation to boundary: where offices are developed on the site or any site created as the result of the subdivision of Pt Clendons Grant on DP 16630 and DP 20053 and contained in CT 35C/861 and CT 494/151:

No part of any building shall exceed the height in relation to boundary provisions contained in Rule 5.18.1 Chapter 5 between that part of the building and the nearest boundary to the whole of the parent site described above where that boundary abuts a residential or public open space zone.

Rule

13.11.2.8 Integrated Intensive Housing in Main Residential Zone

Integrated Intensive Housing located in the Main Residential Zone shall comply with the following standards:

- (a) it shall be located within 500m of services for public passenger transportation; and
- (b) it shall be located within 500m of land zoned Business 2, Business 3 or Business 4.

Explanation/Reasons

While the Main Residential zone does not preclude medium density development in different parts of the City, it is recognised that some parts of the City are more appropriate locations for more intensive housing such as around suburban business centres. The Business 2 zone applies to integrated suburban centres which include other community and service facilities, thus offering a larger grouping of shops than the local shops. The suburban centres are located on arterial or principal roads, with the infrastructure to cater for a high intensity of development and a hub role for public passenger transport. It is therefore appropriate to

direct intensive housing to such locations as there is both the physical and social infrastructure to service such housing developments.

Rule

13.11.2.9 Minor modifications and alterations to existing service stations

Minor modifications and alterations to existing Service Stations shall comply with the following standards:

- the existing service station has been established in accordance with a specific resource consent(s);
- the modifications or alterations do not contravene or invalidate conditions attaching to that consent(s) which relate to the operation of the premises;
- in relation to the plan accompanying that consent, site coverage is not increased by more than 5%;
- unless previously consented to, trading space devoted to the display, sale or hire of goods shall not exceed 150m².

Rule

13.11.2.10 Residential Centres

Residential Centres shall comply with the following development and performance standards:

- (a) The activity and any buildings and structures shall comply with the relevant provisions in Rule 13.10.1 Activities in all Residential Zones and Rule 13.10.2 Activity Table, as if the activity were for a Residential Activity using buildings and structures within the definition of Household Unit, Minor Household Unit and/or Accessory Building (where the Accessory Building is incidental to the Household Unit) or obtain resource consent in accordance with those same provisions.
- (b) No part of any Household Unit used for a "Residential Centre" shall be located within a 250 metre radius of any part of any Household Unit used for any "Existing Residential Centre" as shown in Figure 13.3.

For the purposes of this rule:

- (i) "Existing Residential Centre" means any Residential Centre lawfully established since 1 August 1995 for which resource consent was required in terms of the rules then existing.

[AM48]

Rule**13.11.2.11 Private Open Space for Developments with Minor Household Units****[AM 60]**

For lots with minor household units, private open space shall be required for both the principal household unit and the minor household unit. Each lot with a minor household unit shall comply with the following private open space requirements:

(a) Private Open Space for the principal household unit

Each principal household unit shall comply with the following private open space requirements:

- (i) For all residential zones, the private open space shall comprise a total area of 80m² which may EITHER be contained in two separate areas provided that:
 - one area of the private open space shall be of such a shape so as to contain an area of 60m² being either a rectangle with minimum dimensions in both directions of 6m; or is able to contain a 6m diameter circle shape factor and have a minimum dimension of 3m measured at right angles to the perimeter of any part of the private open space; and
 - the remaining area shall have a useable area of 20m² and shall be of such a shape as to contain a square with sides of 3m; OR

The private open space may comprise one contiguous area of 80m² providing that:

 - the area has a minimum dimension of 3m measured at right angles to the perimeter of any part of the private open space; and
 - the area is capable of containing a 6m diameter circle.
- (ii) It shall have an average slope in any direction of not greater than 1:4;
- (iii) It shall not be obstructed by buildings, or vehicular access, manoeuvring or parking areas, from the ground level upwards, provided that:
 - (i) open decks, open steps and ramps with a floor area less than 15m² are permitted within the private open space;
 - (ii) any part of a building which is 2m or more above the private open space, may project up to 1.5m over the private open space area.
- (iv) The private open space shall be located on a side of the household unit which faces north of east or west except that if it is contained in two separate areas the remaining area of 20m² may be located on a side of the household unit which faces south of east or west.
- (v) No household unit (principal or minor unit) shall be so constructed that any door, or clear glass window which has a sill less than 1.5m above floor level opens directly on to or looks upon another units required private open space, on the same site.
- (vi) The entire open space may be located other than at ground level.

(b) Private Open Space for the minor household unit

Each minor household unit shall comply with the following private open space requirements:

- (i) For all residential zones, the private open space shall comprise an area not less than 24m² of contiguous private outdoor space which shall be capable of containing a 4m diameter circle shape factor and have a minimum dimension of 3m measured at right angles to the perimeter of any part of the private open space.
- (ii) Private outdoor space shall be immediately adjacent (with less than 1m vertical difference) to a kitchen, family or dining room with direct pedestrian access.
- (iii) The private open space shall not have an average slope in any direction of greater than 1:10
- (iv) It shall not be obstructed by buildings, or vehicular access, manoeuvring or parking areas, from the ground level upwards, provided that:
 - (i) open decks, open steps and ramps with a floor area less than 15m² are permitted within the private open space;
 - (ii) any part of a building which is 2m or more above the private open space, may project up to 1.5m over the private open space area.

Explanation/Reasons

In light of minor household units being developed and used as a second household unit there is the potential for adverse effects including inadequate private open space. Better on site amenity can be provided if the minor unit has an allocated area of private open space also. This ensures that the onsite amenity of both the principal and minor unit is preserved.

All minor units have a reduced private open space requirement to reflect the smaller floor area of the minor unit whilst still allowing some outdoor amenity for the occupants of both the primary household unit and the minor unit. Size does not itself make space usable, rather its quality does.

[AM60]

Rule

13.11.2.12 Minimum Standard for Planting - Vegetation Buffer Area on LOT 101 DP 402310 (CT 410531), LOT 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011).

This rule shall apply to planting required pursuant to Rules 13.11.1.9.9 and/or 13.15.1.5:

- (a) That part of the vegetation buffer area 3m from the Mill Road road reserve boundary (shown in Figure 13.4) shall be planted with native species that do not exceed 5 metres in height at maturity.
- (b) A re-vegetation plan/programme shall be provided, covering the following matters:
 - (i) Pre-planting Site Assessment:

Pre-planting site assessment must include the assessment of any existing vegetation in the Mill Road road reserve which may have a detrimental effect on the proposed planting to establish the vegetation buffer;

- (ii) Planting Plan Assessment; and
- (iii) Annual Monitoring Programme.

The re-vegetation plan/programme shall be prepared having regard to the document entitled *"Landscape Context and Visual Assessment – Dawood Subdivision – 49, 57 and 71 Mill Road, The Gardens, Manukau City"* prepared by DJ Scott Associates Limited and dated August 2010.

- (c) Permanent protection of planting and re-vegetation areas within the vegetation corridor shown on Figure 13.4 is to be secured by a suitable legal instrument which shall be registered against the Certificate of Title for relevant lots before the issue by the Council of the Section 224(c) Certificate under the Resource Management Act 1991, and shall include provisions:
 - (i) Not to destroy or damage the protected vegetation;
 - (ii) For protected vegetation to be maintained, and weeds and pests adequately controlled; and
 - (iii) That all proposed building platforms shall be located outside of the protected vegetation.
- (d) A bond and a five-year maintenance period will be required to ensure that any planting is fully established and sustainable. Any such bond will be registered against the Certificate of Title for relevant lots and will bind successors in title.

. [AM 153]

Rule

13.12 RULES — MATTERS FOR CONTROL: CONTROLLED ACTIVITIES

All controlled activities shall comply with the development and performance standards in Rule 13.11 and where applicable shall be subject to Rule 5.21. In addition, the Council retains control over the following matters for specified activities.

Rule

13.12.1 Construction, Erection or Alteration of Any One or More Buildings for the Purpose of Providing 2 New or 1 Additional Household Unit on land zoned Main Residential

Rule

13.12.1.1 Council reserves control over the following matters in respect of the above activity 13.12.1 and may impose conditions in respect of each:

- (a) Servicing, including stormwater drainage, water supply and sewage disposal
- (b) Landscape Elements, including areas laid out in grass and planting and the retention of significant vegetation
- (c) Vehicle Access

Rule

13.12.1.2 When assessing an application for a controlled resource consent for the above activity 13.12.1, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

- (a) **Servicing**

Refer to assessment criteria Chapter 9 — Land Modification, Development and Subdivision.

(b) **Landscape Elements**

- (i) whether areas have been identified for planting and landscape elements. As a general guide not less than 30% of any site shall be laid out in grass and/or planting. For the purposes of this provision, the private open space may be included within the assessment of the landscaped area;
- (ii) whether specimen trees are to be planted and any significant vegetation is to be retained. As a general guide at least one specimen tree per household unit should be planted;
- (iii) whether landscape elements make a positive contribution to the streetscape, for example with planting of specimen trees in the front yard.

(c) **Vehicle Access**

- (i) Whether the vehicle access provided is functional and safe.

Rule

13.12.2 Integrated Intensive Housing in IH zone

Rule

13.12.2.1 Council reserves control over the following matters for Integrated Intensive Housing and may impose conditions in respect of each:

- (a) Neighbourhood design, including linkages, street layout, pedestrian/cycle routes, services roads, street frontages, interfacing development, traffic calming, vehicle access, Public Open Space, parking, landscape provision; and
- (b) Site design, including front yards, front doors, back yards and balconies, building envelope, building frontages, landscape provisions, vehicle access.
- (c) Servicing.

13.12.2.2 When assessing an application for Integrated Intensive Housing in the IH zone, the Council will have regard to all elements in the “design code for intensive housing” in Appendix 1 to Chapter 13 and to the following assessment criteria and any relevant matters set out in Section 104 of the Act and may impose conditions in respect of each:

- (i) Whether the ‘design code for intensive housing’ has been complied with as an integrated document;
- (ii) Servicing — Refer Chapter 9 Land Modification, Development and Subdivision.

Rule

13.12.3 Childcare Services and Facilities for up to 10 children in RH1 – RH3 zones

Rule

13.12.3.1 Council reserves control over the following matters in respect of childcare services and facilities for up to 10 children in RH1 – RH3 zones, and may impose conditions in respect of each:

- (a) Site Layout
- (b) Signs

13.12.3.2 When assessing an application for a controlled resource consent for childcare services and facilities for up to 10 children the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

(a) **Site Layout**

- (i) whether the location of outdoor play areas and screening detracts from any heritage qualities in the street;
- (ii) whether hard paved surfaces intrude on the garden qualities of the heritage area; generally front yards should remain planted in grass.

(b) **Signs**

- (i) whether any signs associated with the childcare services and facilities are located and designed in such a way so as not to detract from the heritage qualities of the streetscape.

Rule

13.12.4 **Offices, hostels, warehouse, workshops and extensions and additions to the church and church hall, on Lot 1 DP 105238 at 198 Mahia Road, Manurewa.**

Rule

13.12.4.1 Council reserves control over the following matters when assessing an application for a resource consent for the above activity 13.12.4 and may impose conditions in respect of each:

- (a) Design and external appearance
- (b) Landscape elements
- (c) Site layout
- (d) Carparking and access
- (e) Servicing

13.12.4.2 When assessing an application for the above controlled activity 13.12.4, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act and may impose conditions in respect of each:

(a) **Design and External Appearance**

- (i) whether the design and external appearance is of a residential scale and has a similar appearance to existing
- (ii) whether the bulk or unrelieved or repetitive nature of the building form will detract from the visual amenity of the residential neighbourhood;
- (iii) whether building spacing and orientation maintains views from the adjoining residential properties to the Waimahia Inlet at intervals between buildings;
- (iv) whether the design and external appearance of buildings and structures maintains residential streetscape values.

(b) Landscape Elements

- (i) whether the proposal includes landscaped areas planted in grass and vegetation which maintains the high standard of landscape design provided by the existing development;
- (ii) whether the landscape design is such that it ensures the retention of significant existing trees and makes a positive contribution to the streetscape.

(c) Site Layout

- (i) whether buildings and structures are grouped around a core facility in the manner of the existing building layout so that continuous built forms are avoided;
- (ii) whether the siting of buildings, structures and carparking areas maintains an acceptable level of visual and aural privacy for household units on adjoining sites.

(d) Vehicle Access

- (i) Whether access and egress to parking and for goods delivery vehicles is safe and avoids traffic conflict. Refer also Assessment Criteria 8.25.

(e) Servicing

- (i) See Chapter 9 Land Modification, Development and Subdivision

Rule**13.12.5 Minor modifications and alterations to existing service stations****Rule**

13.12.5.1 Council reserves control over the following matters when assessing an application for the above activity 13.12.5 and may impose conditions in respect of each:

- (a) design and appearance
- (b) landscape elements
- (c) traffic safety.

13.12.5.2 When assessing an application for the above controlled activity 13.12.5, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act and may impose conditions in respect to each:

- (a) Design and external appearance

Whether the design and external appearance of the modifications and alterations have a similar or better appearance than the existing development when viewed from surrounding residential areas;

- (b) Landscape Elements

Whether the landscape elements present on the site are adversely affected by the modifications and alterations to the existing service station;

(c) Traffic Safety

Whether traffic safety is adversely affected by the modifications and alterations to the existing service station. Refer also to Assessment Criteria 8.25.

Rule**13.12.6 Minor household units in the Main Residential zone****[AM60]****13.12.6.1**

Council reserves control over the following matters when assessing an application for minor household units in the Main Residential zone and may impose conditions in respect of each:

- (a) servicing, including stormwater drainage, water supply, and sewage disposal design and appearance
- (b) design and appearance
- (c) landscape elements
- (d) carparking and access

13.12.6.2

When assessing an application for a controlled resource consent for the above activity 13.12.6, the Council will have regards to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

(a) Servicing

Refer to assessment criteria Chapter 9 — Land Modification, Development and Subdivision

(b) Design and Appearance

Whether the design and external appearance of buildings and structures maintains residential streetscape values.

(c) Landscape Elements

- (i) Whether areas have been identified for planting and landscape elements. As a general guide not less than 30% of any site shall be laid out in grass and/or planting. For the purposes of this provision, the private open space may be included within the assessment of the landscaped area.
- (ii) Whether specimen trees are to be planted and any significant vegetation is to be retained. As a general guide at least one specimen tree per household unit should be planted.
- (iii) Whether landscape elements make a positive contribution to the streetscape, for example with planting of specimen trees in the front yard.

(d) Carparking and Access

- (i) Whether the vehicle access provided is functional and safe

- (ii) Whether the carpark provided for the minor unit is functional and accessible to the minor unit.

[AM60]

13.12.7 Subdivision and/or Building located in the “Sensitive Ridge or Coastal Margin” Area as delineated on the Planning Maps and relating to LOT 101 DP 402310 (CT 410531), LOT 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011).

Rule

13.12.7.1 Council reserves control over the following matters when considering an application for the above activity and may impose conditions in respect of subdivision design and layout and the siting, design and external appearance of buildings in relation to:

- (i) site sizes;
- (ii) ridgelines;
- (iii) landscape and amenity values;
- (iv) retention of vegetation and new planting;
- (v) screening of buildings;
- (vi) land modifications;
- (vii) car parking and access; and
- (viii) siting of buildings in relation to the vegetation buffer.

Rule

13.12.7.2 When assessing an application for resource consent for the above activity 13.12.7, Council shall have regard to the following assessment criteria, assessment criteria under Rule 12.13.4.4 and relevant matters set out in Section 104 of the Act:

- (i) Whether the subdivision proposes generally larger sites adjoining the vegetation buffer shown on Figure 13.4;
- (ii) Whether the vegetation buffer on Figure 13.4 is to be appropriately planted with suitable native planting of no less than 10,000 stems per hectare.
- (iii) Whether the siting, design and external appearance of buildings, dominates the skyline when viewed from any formed public road, accessway or public open space.
- (iv) Where the application involves a building on or near a ridgeline the Council will consider whether:
 - (a) the highest point of any building is below that of the natural landform at the watershed of the ridgeline immediately adjacent to it; or
 - (b) the highest point of any building is below that of any existing vegetation, or proposed planting, which provides a vegetative screen between the site of the proposed building and the watershed of the ridge immediately adjacent to that site.

- (v) Whether the existing bush and vegetation will be retained where practicable, and sufficient landscape planting is provided for screening and as a backdrop where necessary, to ensure that buildings blend with the natural character of the landscape.
- (vi) Whether any earthworks necessary for the creation of a building platform and access will cause minimal disturbance to the landform and character of the site, and whether any such areas will be appropriately landscaped as soon as practicable having regard to the planting season.
- (vii) Whether the driveways, private ways and turning areas will be constructed in such a manner as to require minimal land disturbance to existing landform or vegetation and the character of the landscape.
- (viii) Whether the proposed buildings or building platforms give regard to the vegetation buffer and are sufficiently set back for the planting to establish and flourish.

Note: Compliance with the document ("Landscape Context and Visual Assessment – Dawood Subdivision – 49, 57 and 71 Mill Road, The Gardens, Manukau City") by DJ Scott Associates Limited dated August 2010 is one means of satisfying the above criteria.

Explanations and Reasons:

The poor siting and design of a subdivision and buildings can have a serious impact on landscape quality, particularly on sensitive ridgelines, which have a higher vulnerability and sensitivity to change. It is therefore important that buildings are sited so that they do not intrude into or dominate the skyline.

[AM 153]

Rule

13.13

RULES — MATTERS FOR DISCRETION: SPECIFIED RESTRICTED DISCRETIONARY ACTIVITIES

All restricted discretionary activities shall comply with the development and performance standards in Rule 13.11 and where applicable shall be subject to Rule 5.21. In addition the Council retains discretion over the following matters for specified activities 13.13.1–13.13.10. For restricted discretionary activities that are located in a Residential Heritage zone the Council retains discretion over additional matters specified 13.13.11.

[AM48]

Rule

13.13.1

Construction, erection, or alteration of any one or more buildings for the purpose of providing 3 or more new or 2 or more additional household units

Rule

13.13.1.1

Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for the construction, erection or alteration of any one or more buildings for the purpose of providing 3 or more new or 2 or more additional household units, and may impose conditions in respect of each:

- (a) Design and external appearance including building spacing, bulk, orientation, roof form and the location of entrances and windows.
- (b) Site layout, including the siting of household units, garages, carparking and manoeuvring areas, private open space and landscaped area.

- (c) Private Open Space including the location, landscape design and screening of private open space.
- (d) Landscape elements including areas to be planted in grass and/or vegetation.
- (e) Servicing including stormwater drainage, water supply and sewage disposal.
- (f) Vehicle Access

13.13.1.2 When assessing an application for the above restricted discretionary activity 13.13.1, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act and may impose conditions in respect of each:

(a) Design and External Appearance

- (i) whether the design and external appearance of buildings is in keeping with any identified residential heritage qualities;
- (ii) whether buildings respect any aesthetic qualities in the residential built form including building types and styles, building spacing and orientation and roof form;
- (iii) whether the bulk or unrelieved or repetitive nature of building form will detract from the visual amenity of the residential neighbourhood;
- (iv) whether dwellings at the street front present a public face to the street with entrances and/or windows generally oriented to the street to enhance informal surveillance of the street;
- (v) whether building orientation, the location of windows and entrances and/or provision of screening devices maintains an acceptable level of privacy for adjoining neighbours;
- (vi) whether garages, garage doors or carparking on the site dominate the appearance of a development when viewed from the street. In general they should be sited behind dwellings, recessed behind the front building line or integrated in the building design a way that does not dominate the street frontage;
- (vii) whether carparking is safe and convenient while still maintaining an acceptable aesthetic quality as viewed from the street in particular whether hard-paved areas associated with parking and garaging dominates the streetscape.
- (viii) Whether satisfactory attenuation of aircraft noise can be achieved. In particular the design and construction, including acoustic insulation, should take into account aircraft noise.

(b) Site Layout

- (i) Whether the siting of buildings and structures, including carparking areas and private open space maintains an acceptable level of privacy for adjoining household units, for example by screening and planting of carparking and access;
- (ii) Where the siting of buildings and structures adversely affects the acoustic environment of the adjoining property.

(c) Private Open Space

- (i) Whether the private open space is appropriately screened from the private open space areas of any other household unit, or from adjoining neighbours' private open space areas.
 - (ii) Whether the area is sited and designed to maintain aesthetic qualities of the streetscape. The location of principal private open spaces at ground level between dwelling fronts and streets should be minimised. Where provided it should be designed so as to create a good physical and visual connection between the dwelling and the street.
- (d) **Landscape Elements**
- (i) Whether the development ensures the retention of any significant existing trees and vegetation and promotes additional planting. As a general guide not less than 30% of any site shall be laid out in grass and/or planting. For the purpose of this provision, the private open space may be included within the assessment of the landscaped area.
 - (ii) Whether the landscape design is such that it makes a positive contribution to the streetscape, for example with the planting of specimen trees in the front yard. As a general guide at least one specimen tree per household unit should be planted.
- (e) **Servicing**
- (i) Refer to Chapter 9 Land Modification, Development and Subdivision.
- (f) **Vehicle Access**
- (i) Whether the vehicle access provided is functional and safe.

Rule**13.13.2 Childcare Services and Facilities for more than 10 children****Rule**

13.13.2.1 Council restricts the exercise of its discretion to the following matters (a) and (e) when assessing an application for a resource consent for childcare services and facilities for more than 10 children and may impose conditions in respect of each:

- (a) Intensity/Scale of Activity;
- (b) Site Layout;
- (c) Carparking and Access;
- (d) Design and External Appearance;
- (e) Noise mitigation measures
- (f) Signs
- (g) Servicing

13.13.2.2 When assessing an application for child care services and facilities for more than 10 children, the Council will have regard to the following assessment criteria and any relevant conditions set out in Section 104:

- (a) **Intensity/Scale of Activity**

- (i) Whether the site is a suitable size for the intensity of the proposed activity in relation to the number of children to be cared for. As a general guide in determining the suitability of a site to accommodate buildings, outdoor play areas, parking and delivery areas and landscaping for child care services, a minimum ratio of 25m² of net site area per child is required. However, such minima will only be consented to if it can be demonstrated that any adverse effects on adjoining neighbours can be avoided or mitigated. Noise attenuation measures in the design of buildings, or restrictions on the hours of outdoor activity, may be matters to be addressed.
 - (ii) Whether the volume of traffic likely to be attracted to the site is likely to cause disturbance to adjoining neighbours, or in peak traffic generation is likely to cause potential traffic conflict.
- (b) **Site Layout**
 - (i) Whether buildings and structures including outdoor play areas are sited in a way that minimises any adverse effects on the visual privacy of adjoining properties. Methods to mitigate adverse effects may include screening.
- (c) **Carparking and Access**
 - (i) Whether provision is made for the safe and efficient delivery and pick-up of children at the child care premises. Special attention will be paid to the adequacy of access when the childcare facilities are located on a rear site. (Refer also to Assessment Criteria, Chapter 8 Transportation, Section 8.25).
- (d) **Design and External Appearance**
 - (i) Whether the design of buildings and structures including car parking areas maintains residential streetscape qualities.
- (e) **Noise Mitigation Measures**
 - (i) Whether any noise mitigation measures have been undertaken to protect the acoustic environment of adjoining properties.
- (f) **Signs**
 - (i) Whether the scale, design and location of signs is sensitive to the character of the residential area.
- (g) **Servicing**

See Chapter 9 Land Modification, Development and Subdivision.

Rule**13.13.3 Homes for the Aged accommodating more than 15 persons****Rule**

13.13.3.1 Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for homes for the aged accommodating more than 15 persons, and may impose conditions in respect of each:

- (a) Intensity/Scale of Activity;
- (b) Site Layout:

- (c) Carparking and Access;
- (d) Private Open Space;
- (e) Design and External Appearance;
- (f) Landscape Elements;
- (g) Signs;
- (h) Servicing. [AM53]

13.13.3.2 When assessing an application for homes for the aged accommodating more than 15 persons, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104:

- (a) Intensity and Scale

Whether the site is suitable for the proposed activity, in particular whether traffic generation, and associated parking maintains residential amenity values.

- (b) Site Layout

Whether buildings and structures (including car parking areas) are sited and designed to avoid or mitigate adverse effects on the privacy of adjoining properties. Methods to mitigate adverse effects may include screening or separation distances.

- (c) Car Parking and Access

Whether access and egress for parking is safe and avoids traffic conflicts. (Refer also to assessment criteria, Chapter 8 Transportation, Section 8.25).

- (d) Private Open Space

Whether a defined outdoor private open space is provided to create on-site amenity for residents; Rule 13.11.2.1 shall be used as a guide.

- (e) Design and External Appearance

Whether the design and external appearance of buildings and structures maintains residential streetscape values.

- (f) Landscape Elements

Whether the proposal includes landscaped areas planted in grass or other vegetation and whether this is likely to make a positive contribution to the streetscape.

- (g) Signs

Whether the scale, type, location and design of signs is sensitive to the character of the residential area.

- (h) Servicing

See Chapter 9 Land Modification, Development and Subdivision.

[AM48]

Rule**13.13.4 Greenhouses****Rule**

13.13.4.1 The Council restricts the exercise of its discretion to site layout, when assessing applications for resource consent for greenhouses:

13.13.4.2 When assessing for a resource consent application for greenhouse(s), the Council will have regard to the following assessment criteria and any relevant matters in Section 104 of the Act.

(a) **Site Layout**

- (i) whether or not the greenhouses are sited so as not to detract from the visual amenity values of adjoining properties or the residential neighbourhood. Methods to mitigate any adverse effects may include separation distances, and screening including fencing or planting.

Rule

13.13.5 Travellers' Accommodation and associated facilities on the site legally described as Pt Clendons Grant on DP 16630 and DP 20053 and contained in CT 35C/861 and CT 494/151 (fronting the south side of Redoubt Road immediately to the east of the Auckland–Hamilton Motorway)

Rule

13.13.5.1 Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for the above activity 13.13.5 and may impose conditions in respect of each:

- (a) Design and External Appearance and Scale of Development
- (b) Signs
- (c) Landscape Elements
- (d) Site Layout
- (e) Carparking and Access
- (f) Servicing

13.13.5.2 When assessing an application for the above activity 13.13.5, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act and may impose conditions in respect of each:

(a) **Design and External Appearance and Scale of Development**

- (i) whether the design and external appearance and scale of development on the site maintains the integrity of the St Johns Redoubt itself and the views from the site to the Manukau City environs and the Manukau Heads;
- (ii) whether the design and external appearance of buildings mitigates any adverse effects on the surrounding neighbourhood;

(b) **Signs**

- (i) whether the number, design, location and siting of signs will be compatible with traffic safety and the amenity values of the neighbourhood.

(c) Landscape Elements

- (i) whether landscape elements have been provided to minimise the visual impact of buildings on adjoining properties or the streetscape and to contribute to the amenity values of the neighbourhood.

(d) Site Layout

- (i) whether the development is integrated in itself. In considering any development the Council will consider the relationship of such provisions as parking, service areas, access, screening and landscape elements with the design, layout and external appearance of any building both on and off the site.

(e) Carparking and Access

- (i) (Refer to Assessment Criteria Chapter 8 Transportation, Section 8.25)

(f) Servicing

- (i) See Chapter 9 Land Modification, Development and Subdivision.

Rule

13.13.5A Church buildings, Church halls, for religious, spiritual, cultural and social purposes, church educational facilities, and administrative offices, warehouses and storage facilities (where such offices, warehouses and storage facilities are associated with church activities) on the site legally described as Pt Clendons Grant on DP 16630 and DP 20053 and contained in CT 35C/861 and CT 494/151 (fronting the south side of Redoubt Road immediately to the east of the Auckland — Hamilton Motorway).

Rule

13.13.5A.1 Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for the about activity 13.13.5A and may impose conditions in respect of each:

- (a) Design and External Appearance and Scale of Development
- (b) Intensity/Scale of Activity
- (c) Signs
- (d) Landscape Elements
- (e) Site Layout
- (f) Carparking and Access
- (g) Servicing

13.13.5A.2 When assessing an application for the above activity 13.13.5A the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act and may impose conditions in respect of each:

(a) Design and External Appearance and Scale of Development

- (i) Whether the design and external appearance of buildings and structures on the site, including height, scale, bulk, location, design and external appearance satisfactorily mitigates any adverse effects on the surrounding neighbourhood;

- (ii) A portion of the heritage site, St. John's Redoubt, is located on this site. Please refer to Chapter 6 Heritage
- (iii) The height of buildings will be assessed against the criteria in Rule 13.13.6.2

(b) Intensity/Scale of Activity

- (i) Whether the numbers of people using the site can be satisfactorily accommodated on site and any adverse effects on the surrounding residential neighbourhood are avoided, remedied or mitigated.
- (ii) Whether the hours of operation take into account the effects of noise from those using or congregating in the open areas of the site.

(c) Signs

- (i) Whether the number, scale, design, location and siting of signs will be compatible with traffic safety and the amenity value of the neighbourhood.

(d) Landscape Elements

- (i) Whether landscape elements have been provided to minimise the visual impact of buildings on adjoining properties of the streetscape and to contribute to the amenity values of the neighbourhood.

(e) Site Layout

- (i) Whether the design has considered the interrelationship of elements such as layout, external appearance of any buildings and structures, screening and landscape elements and sealed areas (including parking, service areas and access).
- (ii) Whether the site layout avoids, remedies or mitigates any adverse effects on the adjoining properties and the surrounding neighbourhood.

(f) Carparking and Access

- (i) Refer to Assessment Criteria Chapter 8 Transportation, Section 8.25.

(g) Servicing

- (i) Refer to Chapter 9 Land Modification, Development and Subdivision.

Rule

13.13.6 Any activity that does not meet the development and performance standards specified in Rules:

13.11.1.3(b) Site Coverage

13.11.1.3(c) and 13.11.1.4.3 Maximum Height

13.11.1.5.1 and 13.11.1.5.2 Yards — excluding Coastal Protection Yards

13.11.2.1 (a) Private Open Space

13.10 Activity Table — Maximum gross floor area for Accessory Buildings

13.11.1.7 Vehicle Access to Household Units

13.11.1.9.3 Building Height in Relation to Boundary (Refer to Chapter 5 General Procedures and Rules)

13.11.1.9.5 Vibration (Refer to Chapter 5 General Procedures and Rules)

Rule

13.13.6.1 Site Coverage

Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity resource consent application for any permitted, controlled or restricted discretionary activity in Rule 13.10 Activity Table which does not comply with Rule 13.11.1.3(b) (site building coverage) and may impose conditions in respect of each:

- (a) Scale and Bulk
- (b) Landscape Elements
- (c) Design and External Appearance

13.13.6.1.1 When assessing an application for a restricted discretionary activity for any permitted, controlled or restricted discretionary activity in the Activity Table in Rule 13.10 which does not comply with the development and performance standards for Site Coverage in Rule 13.11.1.3, Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

(a) **Scale and Bulk**

- (i) whether an increase in site coverage will increase the bulk of the building in such a way that may cause dominance or intrusion on adjoining properties;
- (ii) whether the effects of an increase in site coverage on amenity values are minor;
- (iii) whether an increase in site coverage will adversely affect streetscape values.

(b) **Landscape Elements**

- (i) whether landscape design and planting is proposed to mitigate any adverse effects of increased site coverage;
- (ii) whether any increases in site coverage are mitigated by alternative design elements such as landscaped communal private open space.

(c) **Design and External Appearance**

- (i) whether an increase in site coverage will assist in enhancing architectural design;
- (ii) whether the effects of an increase in site coverage on amenity values are minor;
- (iii) whether an increase in site coverage will adversely affect any identified heritage qualities in a residential heritage zone.

Rule

13.13.6.2 Height

Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity resource consent application for any permitted, controlled or restricted discretionary activity in Activity

Table Rule 13.10 which does not comply with Height Rules 13.11.1.3(c) and 13.11.1.4.3 and may impose conditions in respect of each:

- (a) Sunlight and daylight provision.
- (b) Scale.
- (c) Design and external appearance.
- (d) Heritage Elements.
- (e) Matters in Section 5.19, Chapter 5.

13.13.6.2.1 When assessing an application for a restricted discretionary activity for any permitted, controlled or restricted discretionary activity in Activity Table Rule 13.10 which does not comply with the development and performance standards for Height in Rules 13.11.1.3(c) and 13.11.1.4.3, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (a) **Sunlight and daylight**
 - (i) Whether the increase in height will have an adverse effect on the access of sunlight and daylight to adjoining sites.
- (b) **Scale**
 - (i) Whether any additional height contributes to the bulk of a building and causes dominance or intrusion on adjoining properties.
 - (ii) Whether the proposed height of buildings and other structures will be compatible with the height and visual character of the surrounding area and streetscape.
- (c) **Design and external appearance**
 - (i) Whether the proposed height contributes to good architectural design.
 - (ii) Whether the design and external appearance of the building makes a positive contribution to the streetscape.
- (d) **Heritage Elements**
 - (i) Whether the proposed height of buildings and other structures will be compatible with any special character and any relevant heritage values of the area.
 - (ii) Whether the proposed height of any building or structure has adverse effects on the non-specific views from Auckland and Manukau cities and views from Mangere Mountain as defined by the map depicting the Mangere Blanket Height Restriction Zone on the Facing Pages of Map 5, 6, 10 and 11.
- (e) **Matters in Section 5.19, Chapter 5**
 - (i) See assessment criteria 5.19.2 Chapter 5 General Procedures and Rules

Rule

13.13.6.3 Yards

Council restricts the exercise of its discretion to the following matters for a restricted discretionary resource consent application for any permitted, controlled or restricted discretionary activity in Activity Table Rule

13.10 which does not comply with Yard Rules 13.11.1.5.1 and 13.11.1.5.2 and may impose conditions in respect of each:

- (a) Amenity values, including streetscape and landscape elements, and on-site amenity of adjoining properties.

13.13.6.3.1 When assessing an application for a restricted discretionary activity for any permitted, controlled or restricted discretionary activity in Activity Table Rule 13.10 which does not comply with Yard Rules 13.11.1.5.1 and 13.11.1.5.2, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) whether the infringement is minor and whether it is offset by other factors that mitigate any adverse effects e.g. additional planting;
- (ii) whether a reduction in yards will cause adverse effects on the privacy of adjoining neighbours;
- (iii) whether the reduction in Yards has adverse effects on the character of the streetscape;
- (iv) whether the reduction in yards will adversely affect any identified heritage qualities in a residential heritage zone.
- (v) whether a reduction in yards will cause adverse effects on onsite amenity, in particular whether it will adversely affect the functioning and safety of vehicle access.

Rule

13.13.7 Private Open Space

Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity resource consent application, for any permitted, controlled or restricted discretionary activity in Activity Table Rule 13.10 which does not comply with Private Open Space Rule 13.11.2.1 and may impose conditions in respect of each:

- (a) Amenity values, including levels of on-site amenity and liveability of the household unit.

13.13.7.1 When assessing an application for a restricted discretionary activity for any permitted, controlled or restricted discretionary activity in Activity Table 13.10 which does not comply with Private Open Space Rule 13.11.2.1, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) whether private open space is provided in some other way e.g. communal open space;
- (ii) whether the design of the household unit is such that a variation to the private open space will not adversely affect the liveability of the household unit;
- (iii) whether the variation to dimensions is minor and unlikely to adversely affect the future liveability of the unit;
- (iv) whether the reduction in private open space reduces landscape development that would be assessed as part of the landscape provisions for multiple household units and whether any adverse effects of this are offset by other factors;

Rule

13.13.8 Gross Floor Area: Accessory Buildings

Rule

13.13.8.1 Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity resource consent application for any permitted, controlled or restricted

discretionary activity in Activity Table Rule 13.10 which does not comply with the specified Gross Floor Area for Accessory Buildings and may impose conditions in respect of each:

- (a) Amenity values, including effects on adjoining properties and streetscape values.

13.13.8.1.2 When assessing an application for a restricted discretionary activity for any permitted, controlled or restricted discretionary activity in Activity Table Rule 13.10 which does not comply with the specified Gross Floor Area for Accessory Buildings, Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) whether the bulk or size of the accessory building will detract from streetscape values;
- (ii) whether the accessory building will cause dominance or intrusion on adjoining properties;
- (iii) whether the design and external appearance of the accessory building is in keeping with the style of buildings on-site;
- (iv) whether the increase in size is minor and will not cause adverse effects on adjoining neighbours.

Rule

13.13.9 Vehicle Access to Household Units

Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity resource consent application for any permitted, controlled or restricted discretionary activity in Activity Table Rule 13.10 which does not comply with the specified Vehicle Access to Household Units and may impose conditions in respect of each:

- (a) On site amenity;
- (b) Function and safety.

13.13.9.1 When assessing an application for a restricted discretionary activity for any permitted, controlled or restricted discretionary activity in Activity Table Rule 13.10 which does not comply with the specified Access for Household Units, Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) whether reduction in vehicle access widths will cause adverse effects on onsite amenity; and
- (ii) whether the vehicle access provided is functional and safe, having regard to such factors as driveway length and driveway curvature.

[AM98]

Rule

13.13.10 Residential Centres

Rule

13.13.10.1 Council restricts the exercise of its discretion to the following matters when assessing an application for a resource consent for a Residential Centre, and may impose conditions in respect of each:

- (a) Intensity of use;
- (b) Character of buildings;

- (c) Access, parking and vehicle circulation;
- (d) Traffic movements;
- (e) Servicing;
- (f) Cumulative effects

13.13.10.2 When assessing an application for the above restricted discretionary activity 13.13.10, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act and may impose conditions in respect of each:

- (a) Intensity of use

As a result of the number of persons proposed to live or work in the Household Unit, whether the activity would be in keeping with the existing intensity of other Residential Activities in the area including avoiding, remedying or mitigating any adverse effects on the visual and aural privacy of persons in surrounding premises (particularly adjoining premises). Methods may include screening and separation distance for instance.

- (b) Character of buildings

Notwithstanding compliance with any other rule in the plan, whether the construction of any new, or the addition and alteration to any existing buildings (including any structure excluded from the definition of building), would be in keeping with the residential character of buildings in the surrounding environment.

- (c) Access, parking and vehicle circulation

Notwithstanding compliance with Rule 8.11.7 (Site Access) or 8.24.1 (Parking), whether adequate access, parking and vehicle circulation is provided on the premises in a manner that would be in keeping with the intensity of access and parking on other residential premises in the area in terms of avoiding, remedying or mitigating any adverse effects on the safe and efficient operation of the road (including footpaths), the visual appearance of the streetscape, and on persons in adjoining premises from the effects of vehicle noise, vibration and headlight glare, and to visual privacy.

- (d) Traffic movements

Whether the volume and frequency (during the day and night) of traffic generated by the activity would be in keeping with the existing intensity of traffic generated by Residential Activities in the area in terms of avoiding, remedying or mitigating any adverse effects on the safe and efficient operation of the road (eg. carrying capacity), the amenity of the road environment (eg. infrequent traffic in cul-de-sac environments), and on persons in surrounding premises from the effects of vehicle noise, vibration and headlight glare.

- (e) Servicing

Refer Chapter 9 Land Modification, Development and Subdivision.

- (f) Cumulative Effect

This matter for discretion is only applicable where resource consent is required (in part or whole) due to non-compliance with Rule 13.11.2.10(b).

Whether the proposed activity cumulatively with any other existing Residential Centre described in Rule 13.11.2.10(b), would have an adverse cumulative effect in terms of

those matters for discretion in Rule 13.13.10.2 with all necessary modifications as if those matters for discretion were in reference to the proposed activity cumulatively with any other Existing Residential Centre described in Rule 13.11.2.10(b).

[AM48]

Rule

13.13.11 Rules — Matters for Discretion: Restricted Discretionary Activities — Residential Heritage Zones

[AM48]

Rule

13.13.11.1

- Construction and relocation of single household units; and
 - Constructing, erecting or altering any one or more buildings for the purpose of providing two new or one additional household unit; and
 - Minor household units; and
 - External additions or alterations to existing buildings on the site;
- on any land zoned Residential Heritage 1–3.

Rule

13.13.11.1.0 Council restricts the exercise of its discretion to the following additional matters for the above activities 13.13.11.1 located in the Residential Heritage zones 1–3 and may impose conditions in respect of each:

- (a) Design and external appearance, being building spacing, form, bulk proportion, roof form, height, orientation, materials, window and door openings.
- (b) Site layout and landscape elements being the siting of household units, minor household units, accessory buildings and structures, garages, car parking and manoeuvring areas, private open space and the siting and form of landscaped areas.

[AM60]

13.13.11.1.1 When assessing an application for activities specified in Rule 13.13.11.1 in the **RH1 zone**, the Council will have regard to the following assessment criteria for each specified activity and any relevant matters set out in Section 104 of the Act:

(a) **Design and external appearance**

(i) **New, additional or relocated household units and minor household units**

- Whether the design and external appearance of proposed buildings and structures is in keeping with the characteristic era of housing in the street in terms of building spacing, form, bulk, proportion, roof form, height, orientation, materials and window and door openings;
- Whether the proposed roof form is in keeping with neighbouring buildings, in terms of gabled roof forms, the shallow roof pitch of Californian bungalows, or the steep roof pitch of English Cottage style buildings;
- Whether window and door openings are generally in keeping with the heritage character of the street, with large areas of glass on streetfront facades generally being avoided;

- Whether the proposed building avoids insensitive visual intrusion on or dominance of older buildings through inappropriate height, bulk or colour;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(ii) **External additions or alterations to existing buildings**

- Whether additions and alterations are of a design, form and materials which are in keeping with the heritage character of the street;
- Whether additions and alterations do not detract from the existing facade line of surrounding dwellings along the street;
- Whether window and door openings are generally in keeping with the heritage character of the building, with large areas of glass on streetfront facades being avoided;
- Whether the proposed additions or alterations avoid insensitive intrusion on or visual dominance of older buildings;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(iii) **External additions or alterations to pre-1940 buildings**

- Whether any additions or alterations preserve the essential character or recover the original character of the building, and are in keeping with its original design, form, mass, proportion, height, roof planes and pitches (generally below 30° for Californian bungalows), materials, detailing and fenestration;
- Whether the streetfront facade and roof planes remain unaltered, except for original detail recovered or reinstated; extensions through the roof of Californian bungalows will not be permitted;
- Whether the materials and finishes used for additions and alterations are in keeping with the heritage character of the original building; for Californian bungalows, these are generally horizontal timber weatherboards or brick or stucco, traditional sheet iron roofing, shingles; for English Cottage style houses, these are generally timber, brick or stucco construction, shingles, Marseilles tiles or corrugated sheet iron roofing;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(b) **Site Layout and Landscape Elements for all activities in 13.13.11.1**

- Whether the proposal does not detract from the heritage qualities of the streetscape, with the siting of buildings respecting any prevailing siting and building orientation;
- Whether the provision of vehicle access, parking, carports or garages is in keeping with the character of the street, with no garages being permitted in front yards unless side yards are too narrow to allow vehicle access;

- Whether the front boundary treatment is in keeping with the characteristic era of the street;
- Whether proposals do not result in large areas of paved surfaces in front yards but maintain grassed or garden areas in the front yard;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(c) **Servicing, including stormwater drainage, water supply, and sewerage disposal**

Refer to assessment criteria, Chapter 9 — Land Modification, Development, and Subdivision.

[AM60]

13.13.11.1.2 When assessing an application for activities specified in 13.13.11.1 that are located in the **RH2 zone** the Council will have regard to the following assessment criteria for each specified activity below and any relevant matters set out in Section 104 of the Act:

(a) **Design and External Appearance**

(i) **Accessory Buildings and Minor Household Units**

[AM60]

- Whether the proposal utilises the same or similar design elements as those of the original buildings, or a compatible modern design;
- Whether the proposal does not detract from the heritage character of the cluster development or streetscape;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(ii) **External additions and alterations to existing buildings**

- Whether the proposal utilises the same or similar design elements, materials and finishes as those of the original buildings.
- Whether the proposal does not detract from the heritage character of the cluster development or streetscape;
- Whether the proposal avoids, remedies or mitigates any other adverse effects on the residential heritage character of the area.

(b) **Site Layout and Landscape Effects for all Activities in 13.13.11.1**

- Whether the proposal is in keeping with the existing site layout and siting of buildings and structures;
- Whether the proposal conserves and enhances existing landscaping, trees and planting;
- Whether the proposal avoids, remedies or mitigates any adverse effects on the residential heritage character of the area.

(c) **Servicing, including stormwater drainage, water supply, and sewerage disposal**

Refer to assessment criteria, Chapter 9 — Land Modification, Development, and Subdivision

[AM60]

13.13.11.1.3 When assessing an application for activities specified in 13.13.11.1 that are located in the **RH3 zone** the Council will have regard to the following assessment criteria for specified activities below and any relevant matters set out in Section 104 of the Act.

(a) **Design and External Appearance**

(i) **Minor household units and accessory buildings:**

- whether accessory buildings are of a design, form, materials and siting which is in keeping with the heritage character of the buildings and streetscape;
- whether proposals detract from the character of the streetscape, in particular dominate or intrude over the existing railway station housing;
- whether minor household units used similar materials, and are of the same design as existing dwellings, in particular whether they are in keeping with Troup design railway houses in respect of pitch and form.

(ii) **External additions and alterations to existing buildings**

- whether additions and alterations to the dwellings are restricted to those which were permitted as part of the Troup design, or to the recovery, reinstatement or reconstruction of any original form, design or detailing;
- whether the proposal avoids, remedies or mitigates any adverse effects on the residential heritage character of the area.

(b) **Site Layout and Landscape Elements**

- whether proposals avoid paved surfaces in the front yard;
- whether the front boundary treatment or fencing is in keeping with the character of the buildings and appearance of the streetscape;
- whether the proposal avoids, remedies or mitigate any adverse effects on the residential heritage character.

(c) **Servicing, including stormwater drainage, water supply, and sewerage disposal**

Refer to assessment criteria, Chapter 9 — Land Modification, Development, and Subdivision.

[AM60]

13.13.11.2 Demolition/ removal of existing buildings in the Residential Heritage Zones

Rule

13.13.11.2.0 Council restricts the exercise of its discretion to the following additional matters for the demolition/removal of existing buildings in the RH zones and may impose conditions in respect of each:

(a) **Effects on Heritage Streetscape Quality**

(b) Health and Safety Elements

13.13.11.2.1 When assessing an application for a resource consent for the demolition/removal of an existing building within residential heritage zones the Council will consider the following assessment criteria and any relevant matters in S.104 of the Act.

(a) Effects on Heritage Streetscape Quality

- (i) Whether the existing building is of heritage importance and essential to the maintenance of the heritage quality or special character of the street. A general guideline is as follows:

RH 1 Buildings built before 1940 may be of heritage importance;

RH 2 All buildings are of heritage importance

RH 3 All buildings are of heritage importance

or

(b) Health and Safety Elements

- (i) Whether demolition or removal is required for health or safety reasons.

Rule**13.13.11.3 Minor Household Units in the RH4 Zone**

[AM60]

13.13.11.3.1

Council restricts the exercise of its discretion to the following matters for Minor Household Units located in the RH4 zone and may impose conditions in respect of each.

- (a) servicing, including stormwater drainage, water supply, and sewage disposal.
- (b) design and appearance
- (c) carparking and access

13.13.11.3.2

When assessing an application for a restricted discretionary resource consent for the above activity, the Council will have regards to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

(a) Servicing

Refer to assessment criteria Chapter 9 — Land Modification, Development and Subdivision.

(b) Design and Appearance

- (i) Whether the proposal is in keeping with the existing site layout and siting of buildings and structures
- (ii) Whether the proposal conserves and enhances existing landscaping, trees and planting;

- (iii) Whether the site layout and location of the minor household unit maintains streetscape values
- (iv) Whether the proposal avoids, remedies or mitigates any adverse effects on the residential heritage character of the area.

(c) Carparking and Access

- (i) Whether the vehicle access provided is functional and safe.
- (ii) Whether the carpark provided for the minor unit is functional and accessible to the minor unit.

[AM60]

Rule

13.13.11.4 Minor Household Units in the RH6–8 Zone

[AM60]

13.13.11.4.1

Council restricts the exercise of its discretion to the following matters for Minor Household Units located in the RH6–8 zones and may impose conditions in respect of each.

- (a) servicing, including stormwater drainage, water supply, and sewage disposal.
- (b) design and appearance
- (c) carparking and access

13.13.11.4.2

When assessing an application for a restricted discretionary resource consent for the above activity, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

(a) Servicing

Refer to assessment criteria Chapter 9 — Land Modification, Development and Subdivision

(b) Design and Appearance

- (i) Whether the proposal is in keeping with the existing traditional suburban pattern of development and siting of buildings and structures.
- (ii) Whether the site layout and location of the minor unit maintains streetscape values
- (iii) Whether the proposal avoids, remedies or mitigates any adverse effects on the residential heritage character of the area.

(c) Carparking and Access

- (i) Whether the vehicle access provided is functional and safe

- (ii) Whether the carpark provided for the minor unit is functional and accessible to the minor unit.

[AM60]

13.14 ASSESSMENT CRITERIA: DISCRETIONARY ACTIVITIES

13.14.1 General Assessment Criteria

Without limiting its discretion, when considering any discretionary activity the Council's discretion will be guided by the following general matters and any specific matters relating to specified activities in Rule 13.14.2.

(a) **Effects on People and Communities**

- (i) whether the proposal will have an adverse effect on the ability of people to provide for their social, economic and cultural wellbeing.

(b) **Effects on Social, Economic and Cultural Conditions.**

- (i) Whether any adverse effects on social, economic and cultural conditions can be avoided, remedied or mitigated.

(c) **Effects on tangata whenua**

- (i) Whether the proposal will cause adverse effects on tangata whenua's taonga or their relationship with their taonga.

(d) **Effects on Landscape Values**

- (i) whether the proposal will have an adverse effect on landscape values within the residential area, and on the coastal environment.

(e) **Effects on Ecosystems**

- (i) whether the proposal will result in the damage or removal of significant areas of vegetation;
- (ii) whether the proposal will have an adverse effect on water quality, and whether measures have been designed so that any potential degradation of water quality is avoided, remedied or mitigated.
- (iii) whether the proposal will have an adverse effect on the natural coastal environment and on public access to the coast;
- (iv) whether measures have been taken to ensure the potential adverse effects on the ecosystems will be avoided, remedied or mitigated.

(f) **Effects on Natural and Physical Resources with Aesthetic, Recreational, Scientific, Historical, Spiritual or Cultural Value**

- (i) whether the proposal may have adverse effects on cultural heritage resources on the site or heritage values and measures taken to avoid, remedy or mitigate potential adverse effects.

(g) Discharge of Contaminants to the Environment

- (i) Whether the proposal will generate dust, smoke, fumes or other discharges to air which potentially would detract from the amenity values of the area.

(h) Effects on Traffic Safety

- (i) whether the proposal significantly detracts from traffic safety or efficiency having regard to the volume of traffic attracted, times of peak generation, potential traffic conflict and proximity to major traffic intersections.

(Refer to Assessment Criteria 8.25 Chapter 8 Transportation)

(i) Effects on Amenity Values

- (i) whether large car parking areas in the front of buildings cause adverse effects on the visual amenity of the streetscape.
- (ii) whether carparking has been designed, screened and landscaped to mitigate any adverse effects on visual amenity values;
- (iii) whether buildings and structures are designed and sited in such a way to maintain visual amenity of the streetscape and landscape;
- (iv) whether buildings and structures are designed and sited to maintain privacy for adjoining properties and surrounding neighbourhood.
- (v) whether the intensity and scale of an activity causes significant adverse effects on the character and quality valued in the residential environment.
- (vi) whether, in the case of any proposal on Lot 5, DP 48322 (Catholic Church in Picton St, Howick) it will have an adverse effect on any of the matters for control identified in Rule 14.12.1.2(a) which relate to the **mainstreet** portion of the Howick Special Character Business Area.

[AM41]

(j) Cumulative Effect

- (i) 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 adjoining or already accommodating an activity which may currently generate traffic, or noise 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. Any positive environmental effects will also be considered, for example enhancing access to local facilities such as shops, and enhancing the self-containment of residential areas; or where activities combine to form a community focal point.

(k) Development and Performance Standards

- (i) The development and performance standards for permitted, controlled and restricted discretionary activities may be used as a guideline for assessing discretionary activities in all residential zones.

13.14.2 Additional Matters for Discretion relating to Specified Activities

In addition to the General Assessment Criteria in 13.14.1 the Council will have regard to the following assessment criteria for the following specified activities.

13.14.2.1 Buildings and Facilities used for Educational, Recreational, Cultural, Social and Community Purposes including churches, marae complex and schools

Without limiting its discretion, when assessing an application for a resource consent relating to Buildings and facilities used for recreational, educational, cultural, social and community purposes, the Council will consider the General Assessment Criteria in Rule 13.14.1 and the following matters and may impose conditions in respect of these:

(a) **Intensity and Scale**

- (i) Whether the site is suitable for the proposed activity and in particular whether the site is of a sufficient size to allow the adequate mitigation of the effects of the activity on the surrounding residential neighbourhood or whether the intensity and scale of the activity should be controlled or reduced to protect the amenity values of that neighbourhood.

(b) **Site Layout and Landscaping**

- As a general guide 6.0m yards will be considered a minimum yard required. The larger the building the larger the separation distance.
- Provision should be made for the landscaping of the site, particularly the front yard.

13.14.2.2 Service Stations

Without limiting its discretion when assessing an application for a resource consent for a service station the Council shall consider the General Assessment Criteria in Rule 13.14.1 and the following matters and may impose conditions in respect of each:

(a) **Locational Criteria**

- The site should not be in a location where the activity will introduce more than minor adverse effects into an area that has a substantially residential character.

(b) **Site Development Criteria**

- The extent to which the design and layout of the development meets the requirements of Chapter 8 — (Rule 8.11.7)
- That adequate separation distances of buildings and activities from residential boundaries are provided. As a general guide, 6m yards would be considered a minimum yard requirement.
- That the scale and intensity of development will not detract from the existing and foreseeable future residential qualities and character of the neighbourhood. Particular attention will be given to the size of buildings, the number, size and location of signs, the number of fuel outlets and the range of other activities proposed.

- That the appearance of buildings is sensitive in terms of design, materials and colour scheme with the existing or foreseeable future residential character of the neighbourhood.
- Generally a minimum of 6m front yard will be required which shall be landscaped in accordance with the following provisions:
 - (i) the front yard landscaping shall comprise a landscape strip adjoining and parallel to the front boundary and having a minimum width of 2m, but shall exclude the areas required for vehicle and pedestrian access;
 - (ii) where a site is affected by a building line for amenity purposes, all of that part of the front of the site affected by the building line shall be landscaped, excluding the area required for vehicles and pedestrian access.
- Landscaping and/or screening of side and rear yards will be required to form a dense visual screen and a physical barrier between the service station and adjoining residentially zoned land. The following provisions shall be used as a guide:
 - (i) Where a side yard is required there shall be:
 - a 1.8 metre high block wall, fence or screen designed to the Council's satisfaction; or
 - a landscaped strip, planted to achieve a dense visual screen, adjoining and parallel with the boundary of the site and having a minimum width of 3 metres.
 - (ii) Where a rear yard is required there shall be:
 - a 1.8 metre high block wall, fence or screen designed to the Council's satisfaction.
 - a landscaped strip, planted to achieve a dense visual screen adjoining and parallel with the boundary of the site and having a minimum width of 3 metres.

13.14.2.3 Park and Ride Facilities

Without limiting its discretion, when assessing an application for a resource consent for a park and ride facility, the Council shall consider the General Assessment Criteria in Rule 13.14.1 and the following matters and may impose conditions in respect of each:

(a) Locational Criteria

Whether the site is in a location where the activity will introduce more than minor adverse effects into an area that has substantial residential character.

Without limitation, suitable locations may include sites which:

- (i) are adjacent to Business Zones
- (ii) are adjacent to other major traffic generators or non-residential activities

- (iii) are adjacent to Primary Roads or other through roads with relatively high traffic volumes where the amenity of the area is already affected by traffic noise and related effects, or
 - (iv) involve the redevelopment of an existing carparking area.
- (b) Visual Effects
 - (i) Whether the number, design location and siting of signs will be compatible with traffic safety and amenity values of the neighbourhood. (refer to Rule 5.14.5)
 - (ii) Whether the development proposal includes landscaped areas planted in grass or other vegetation and whether this is likely to mitigate any adverse effects on the streetscape. As a guide, parking areas with landscaped dividers or planted islands with not more than 26 parking spaces will be acceptable.
- (c) Scale
 - (i) Whether the externally visible scale and intensity of the development will significantly detract from the existing and foreseeable future residential qualities and character of the neighbourhood. As a guide, a maximum size of 100 spaces for park and ride facilities will be considered appropriate.
- (d) Fumes and Dust Effects
 - (i) Whether adequate screening and/or planting has been provided to mitigate the effects of dust and fumes on adjacent residential properties.
- (e) Noise
 - (i) Having regard to the existing ambient noise level, whether the likely noise effects of the development on adjacent properties is greater than that set out in 13.11.1.1, and
 - (ii) Whether noise mitigation measures are proposed to reduce noise effects on adjacent residential properties.
- (f) Artificial Lighting
 - (i) Whether lighting overspill from the site will adversely affect the amenity values of adjacent residential properties. (refer Rule 5.18.2)
- (g) Security
 - (i) Whether the design is such that the facility will be safe to use. Without limitation, as a guide this may include the provision of fencing, lighting, provision for adequate passive surveillance and security measures such as closed circuit television and security patrols.
- (h) Traffic Safety
 - (i) The extent to which the design of access and internal layout of the development meets the requirements of Chapter 8 — Transportation, and
 - (ii) Whether provision is made for the safe and efficient pick up and drop off of passenger transport users from both private cars and from the transit service.

- (iii) Whether safe and efficient pedestrian and vehicular access is provided within the carpark and between the carpark and the point of mode transfer.
- (j) Privacy
 - (i) Whether adequate measures are provided to ensure that the privacy of adjacent residential properties is not compromised.
- (k) Stormwater Reticulation
 - (i) Whether the proposal and the location of the proposal has the ability to adequately dispose of stormwater runoff from the site.
- (l) In assessing the above, the Council will also have regard to the following:
 - The likely contribution which the facility will make to improving the accessibility to passenger transport services.
 - The likely contribution which the facility will make to maximising the energy efficiency of the transportation system in the City.
 - The frequency of passenger transport service at the location and the potential for mode transfer.
 - Whether alternative locations for the facility have been considered.
 - The degree to which any non-compliance with the Development and Performance Standards in Rule 13.11.2.9 will result in adverse effects on the amenity values of the residential neighbourhood.

Rule**13.14.2.4 Minor Household Units****[AM60]**

Without limiting its discretion, when assessing an application for a resource consent for a minor household unit the Council shall consider the General Assessment Criteria in Rule 13.14.1 and the following matters and may impose conditions in respect of each:

- (a) Servicing
 - (i) Whether, in areas with reticulated wastewater, the cumulative effect of the development will have an adverse effect on the ability of the wastewater system to service the settlement or, in areas without reticulated wastewater, whether there is adequate provision for on-site disposal and treatment of wastewater.
 - (ii) Refer to assessment criteria 9.12 in Chapter 9 - Land Modification, Development and Subdivision.
- (b) Design and Appearance

Whether the design and external appearance of buildings and structures maintains residential streetscape values.
- (c) Landscape Elements
 - (i) Whether areas have been identified for planting and landscape elements. As a general guide not less than 30% of any site shall be laid out in grass and / or

planting. For the purposes of this provision, the private open space may be included within the assessment of the landscaped area.

- (ii) Whether specimen trees are to be planted and any significant vegetation is to be retained. As a general guide at least one specimen tree per household unit should be planted.
- (iii) Whether landscape elements make a positive contribution to the streetscape, for example with planting of specimen trees in the front yard.
- (d) Carparking and Access
 - (i) Whether the vehicle access provided is functional and safe
 - (ii) Whether the carpark provided for the minor unit is functional and accessible to the minor unit.

[AM60]

13.15 SUBDIVISION RULES

Rule

13.15.1 Minimum Site Areas

Rule

13.15.1.1 Main Residential Zone (MR)

- (i) The minimum net site area for sites in the Main Residential zone is 400m² where subdivision precedes the construction of a household unit or units on those sites *except in* Special Policy Area 1 where the minimum net site area shall be 1200m² and Special Policy Area 2 where the minimum net site area shall be 750m².

and provided that

on subdivision, the alignment of the boundaries between proposed lots in Special Policy Area 2 and the balance of the Main Residential Zone may be varied by up to 15 metres from the Special Policy Area boundary shown on the Planning Maps, so long as the total area of the Special Policy Area within the revised alignments shall be no less than that of the Special Policy Area shown on the Planning Maps.

and further provided that

on subdivision of a site of 2000m² or more, all proposed lots of 600m² or less on that site shall average out to no less than 500m² net site area per lot.

- (ii) There is no minimum site area for sites in the Main Residential Zone when the construction of a household unit or units on those sites precedes subdivision provided that the location of the proposed boundary (as defined in Chapter 18) ensures compliance with the development standards of the zone or is in accordance with a resource consent. In all cases the density of the main residential zone as prescribed in Rule 13.11.1.3(a) shall not be exceeded in relation to the site being subdivided.

Explanation/Reasons

A specified minimum site area is necessary in the case of vacant sites to ensure that a site has sufficient area to accommodate a house of a reasonable size within the Development Standards of the Main Residential Zone. These Development Standards are designed to maintain the amenity values of the residential neighbourhood and consequently rules relating to minimum site size are designed to ensure that the adverse effects which indirectly result from subdivision are avoided.

Where the construction of household units precedes subdivision, it has been proven, either through compliance with the Development Standards of the Zone or through the granting of a resource consent, that the adverse effects of a development will be no more than minor. Accordingly, there is no need to specify a minimum site area in these circumstances. Similarly, net site area controls need to be aligned with the development approvals granted in favour of the site being subdivided.

The minimum and average site areas for subdivision for the MR zone have been specified having regard to:

- *The minimum area that would be needed to accommodate single household unit activities on a site.*
- *Aligning cross-lease and fee-simple subdivision rules.*
- *The housing densities permitted in the main residential zone*

Rule

13.15.1.2 Residential Heritage Zones — Vacant Sites and Exclusive Use Area (for subdivision of Multiple Household Units)

The following, subject to the household density of the relevant zone, are the minimum site areas/exclusive use areas for the residential heritage zones listed below:

RH1: A minimum net site area/exclusive use area of 400m²

RH2: A minimum net site area/exclusive use area of 400m²

RH3: Subdivision is a non complying activity

RH4: Except Special (Household Density) Policy Area A

- A minimum net site area/exclusive use area of 750m² for front sites and corner sites
- A minimum net site area/exclusive use area of 900m² for rear sites

RH4 Special(Household Density) Policy Area A:

A maximum of 29 Lots

RH6: A minimum net site area/exclusive use area of 400m²

RH7: A minimum net site area/exclusive use area of 500m²

RH8: A minimum net site area/exclusive use area of 750m² for front sites and corner sites

A minimum net site area/exclusive use area of 900m² for rear sites

Explanation/Reasons

The minimum site areas/exclusive use areas for subdivision for the residential heritage zones have been determined with regard to the essential heritage qualities that need to be protected when subdivision occurs. The minimum site areas/exclusive use areas assist in retaining qualities such as space around housing and a sense of openness. The minimum areas complement the density controls to retain heritage qualities.

For example, in Eastern Howick the household density of 1:700m² net site area means that subdivision can only occur if sites are 1400m² net site area or greater. However, the minimum net site area for subdivision indicates that a 1400m² site may be subdivided into two parcels of 500m² and 900m² net site area. This gives greater flexibility as to how sites are subdivided while still retaining an overall low density of housing developments.

Rule**13.15.1.3 Residential Settlement Serviced Zone**

The following are the minimum net site areas in the Residential Settlement Serviced zone.

A minimum net site area of 700m², provided that in the Kelly's Cove Structure Plan area shown on Map 57 there shall be a maximum of 420 household units.

[AM82]

Explanation/Reasons

The minimum site area for subdivision for the RSS zone have been specified having regard to:

- *The essential heritage qualities that need to be protected should subdivision occur;*
- *Retaining the qualities of space around housing, sense of openness, single house on single site and protection of vegetation.*

Rule**13.15.1.4 Residential Settlements Unserviced (RSU)**

The following are the minimum subdivision requirements in the Residential Settlement Unserviced zone. A minimum net site area of 1500m².

Explanation/Reason

This minimum is based on existing subdivision standards for site areas where adequate provision for the disposal of septic tank effluent needs to be made.

Rule**13.15.1.5 Subdivision located in the "Sensitive Ridge or Coastal Margin" Area as delineated on the Planning Maps and relating to LOT 101 DP 402310 (CT 410531), LOT 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011).**

In addition to all other requirements of the Plan, any subdivision located within the "Sensitive Ridge or Coastal Margin" Area delineated on the Planning Maps relating to LOT 101 DP 402310 (CT 410531), LOT 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011) shall be limited to a total of 45 residential lots and shall comply with the vegetation buffer area as shown in Figure 13.4, and shall be assessed as a Controlled Activity pursuant to Rule 13.12.7.

For the avoidance of doubt, any subdivision exceeding 45 residential lots and not complying with the vegetation buffer area as shown in Figure 13.4 shall be a non-complying activity. [AM 153]

Rule**13.15.2 Minimum Frontage and Access to Rear Sites**

The following rules relating to minimum frontage shall apply to vacant cross lease / unit title front exclusive use areas as well as sites resulting from fee simple subdivision.

Rule**13.15.2.1 Main Residential Zone (MR), Residential Heritage Zones****RH1 (Rosella Road; RH6 (Mangere Bridge)****(i) Minimum Frontage**

Front sites	16m
Corner sites	35m
Rear sites for entrance strips	3.0m

(ii) Access to Rear Sites

Rules for privateways — Refer to Chapter 9 Land Modification, Development and Subdivision

Maximum length of entrance strip or privateway	60m
Maximum grade of entrance strip or privateway	1 in 5

Rule**13.15.2.2 Residential Heritage Zones RH4 (Pohutukawa Avenue), RH8 (Manurewa)****Minimum Frontage**

Front sites	18m
Corner sites	42m
Rear sites	3.0m

Rules for Privateways — refer to Chapter 9 Land Modification, Development and Subdivision Chapter

Access to Rear Sites

Maximum length of entrance strip or privateway	60m
Maximum grade of entrance strip or privateway	1 in 5

Rule**13.15.2.3 Residential Heritage Zone RH7 (Eastern Howick)****Minimum Frontage**

Front sites	18m
Corner sites	42m
Rear sites	3.0m

Access to Rear Sites

Privateways — refer to Chapter 9 Land Modification, Development and Subdivision Chapter

Maximum length of entrance strip or privateway 60m

Maximum grade of entrance strip or privateway 1 in 5

Rule**13.15.2.4 Residential Settlement Serviced Zone (RSS);****Residential Settlement Unserviced Zone (RSU)****Minimum Frontage**

Front sites 20m

Corner sites 42m

Rear Sites 3.0m

Rules for privateways — refer to Chapter 9 Land Modification, Development and Subdivision Chapter.

Access to Rear Sites

Maximum length of entrance strips or privateway 60m

Maximum grade of entrance strip or privateway 1 in 5

Rule**13.15.2.5 Exemption from Maximum Length of Entrance Strips or Private Ways**

The maximum length of entrance strips and private ways specified in Rule 13.15.2.1 – 13.15.2.4 may be increased where:

- (a) the subdivision involves resubdivision of existing residential sites or where;
- (b) construction of a road is impracticable;

provided that: a fire hydrant is located no further than 137 metres from the furthest part of any building site and sight distances are adequate over the length of the entrance strip or private way.

Rule**13.15.3 Minimum Building Platform**

Every site and any vacant net site area for a company lease, cross lease or unit title subdivision shall contain a building platform in the form of a rectangle with a minimum area of 150m² and a minimum dimension of 10 metres and which is located clear of yards and any other areas on which building is prohibited.

Explanation/Reason

A minimum building platform is necessary in the case of vacant sites to ensure that they are of a shape which is capable of accommodating a house of a reasonable size within the Development Standards of the Residential Zones. Those development standards are designed to maintain the amenity values of the

residential neighbourhood so this rule is designed to avoid the potential adverse effects that would arise if a house could not be established on the site without infringing those standards.

Rule**13.15.4 Minimum Frontages for Fee Simple Front Sites and Cross Lease / Unit Title Front Exclusive Use Areas**

Minimum frontages for fee simple front sites and cross lease / unit title front exclusive use areas can be reduced where there is an existing building on the site provided that the location of the *boundary* (as defined in Chapter 18) ensures compliance with the development standards of the relevant zone or is in accordance with a resource consent.

13.15.5 Financial Contributions for Public Utility Services

- Refer Chapter 9 Land Modification, Development and Subdivision.

13.15.6 Reserve Contributions and Esplanade Reserves

- Refer Chapter 15 Public Open Space

13.15.7 Minimum Standard for Planting - Vegetation Buffer Area on Lot 101 DP 402310 (CT 410531), Lot 1 DP 153098 (CT 91B/719), LOT 100 DP 400896 & 1/9 SHARE LOT 66 DP 356203 (CT 453011).

- Refer to Rule 13.11.2.12.

[AM 153]

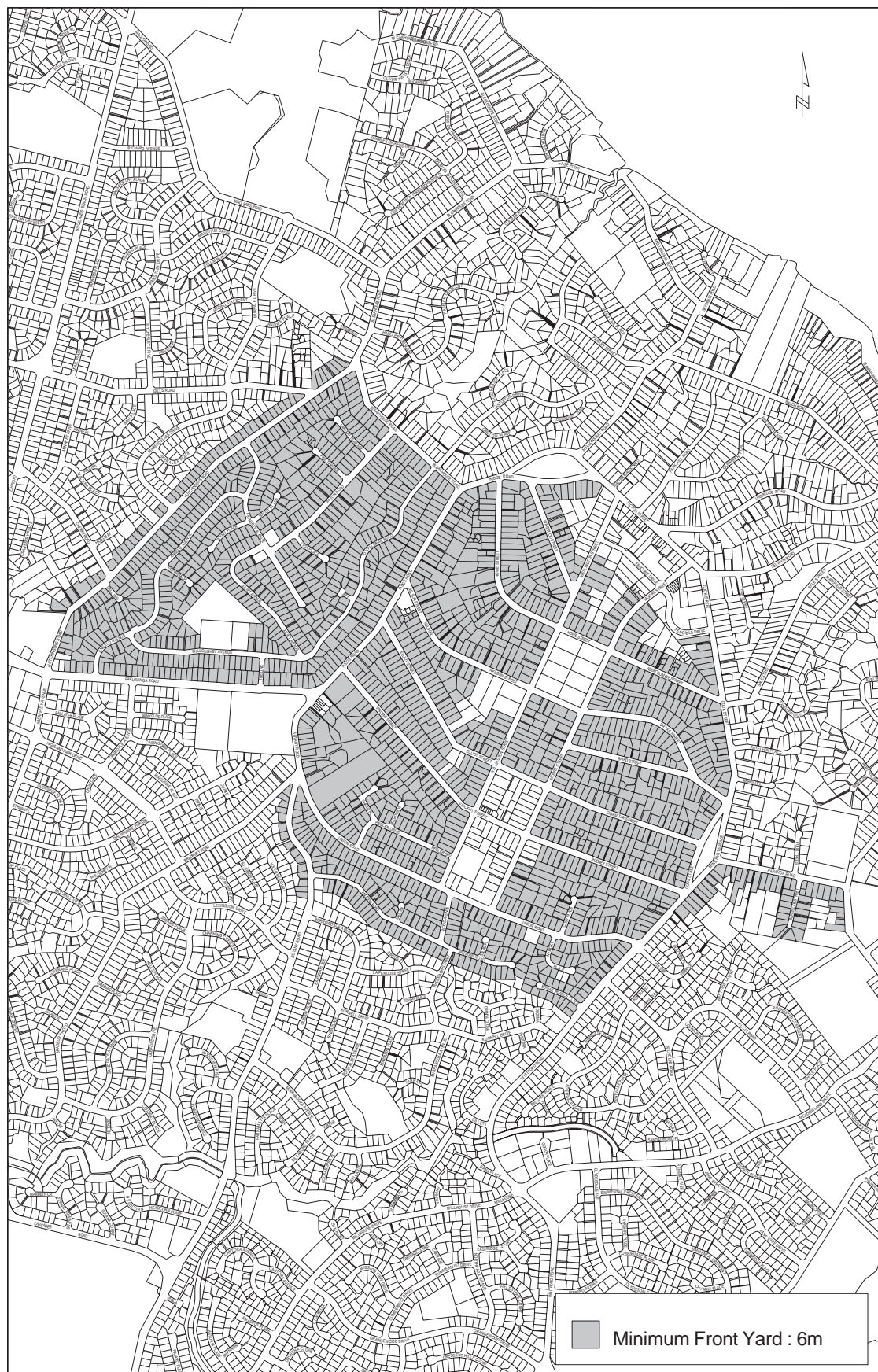


FIGURE 13.1 SPECIAL FRONT YARD POLICY AREA : HOWICK

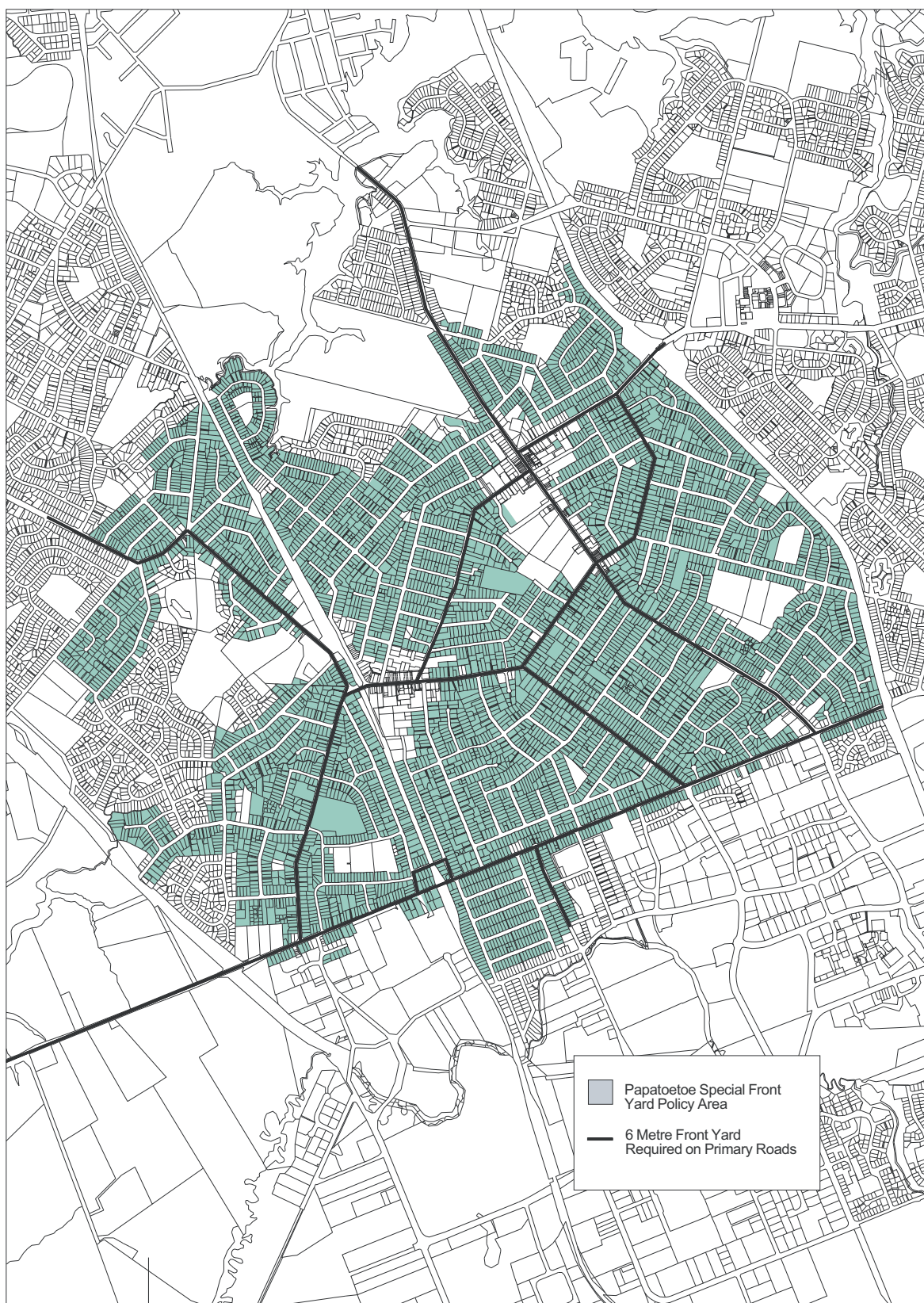


FIGURE 13.2 SPECIAL FRONT YARD POLICY AREA: PAPATOETOE

[AM31]

**FIGURE 13.3**

[AM48]



FIGURE 13.4 VEGETATION BUFFER AND HEIGHT RESTRICTION OVERLAY - 49, 57 AND 71 MILL ROAD, MANUREWA