

PART 4 RESIDENTIAL ZONES

HOUSING DEVELOPMENT, CONSOLIDATION, GREENFIELD SITES AND RESIDENTIAL AMENITY

4.1 INTRODUCTION

This part of the District Plan sets out the provisions for residential development in the urban parts of the District. The particular qualities of the residential environment are outlined, followed by a description of the specific resource management strategy of the District Plan and the provisions which have been formulated to implement the strategy.

4.2 OVERVIEW

Papakura District contains significant areas of residential development including Papakura Central, Takanini, Conifer Grove and Drury. These areas display a variety of housing types ranging from single dwelling units on individual lots to multi-unit developments of up to six units per lot.

A characteristic of the residential areas of the District is the level of amenity and quality of the local environment. Quiet living environments, generally undisturbed by non-residential activity, are typical of the urban parts of the District. These qualities distinguish Urban Papakura and will be protected through the provisions of this Plan.

The range of housing types is also a particular feature of the District. This variety provides an attraction to future households and ensures a diverse and interesting environment. Provisions in the Plan are designed to offer variety without sacrificing amenity.

At the same time, some uses and buildings are unacceptable in residential areas. These activities are significantly different in character, intensity or scale from existing, and likely future, residential activities and have several adverse effects which cannot readily be avoided. Because performance standards to manage these activities within residential zones would need to be so restrictive and rigorous, such activities will not be provided for in these zones.

Current projections are for an increase in the number of households in the District over the next five years. This growth will occur throughout the District and there will continue to be demand for a variety of housing types to meet the needs of this growth. Further, the projected residential growth could be accommodated through consolidation or greenfield expansion.

Residential consolidation, based on the desire to maximise the use of existing facilities and resources, allows efficient future growth and avoids unnecessary duplication. At the same time, physical limits on stormwater and sewerage systems, particularly in older parts of the District, are a real constraint on future, uncontrolled residential consolidation.

Greenfield expansion enables careful management of resource use. Unconstrained by any pre-existing development, residential environments may be carefully planned and development may be controlled in order to maximise the achievement of stated objectives. Such expansion can, however, be wasteful of resources without necessarily achieving all objectives.

The Council intends to be protective of the interests of existing and future inhabitants of residential areas. Residential amenities of the residential zones are of prime importance and non-residential activities must be subservient to these requirements. Accordingly, most non-residential activities will be classified as discretionary activities with a few activities which are clearly unsuitable for reasons of likely hazard, noise and traffic generation classified as non-complying.

4.3 RESOURCE MANAGEMENT ISSUES

- The provision of adequate opportunities for residential development while retaining present levels of environmental quality.
- The effective and efficient use of land zoned for residential activities.
- The consolidation of residential development without compromising the capacity of existing infrastructure.
- Securing the integrity of residential areas while enabling limited non-residential development.
- The present and future capacity of utility services.
- The efficient subdivision of land to enable the establishment of activities in recognition of the principles of resource management.

4.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the residential areas of the District is:

- to enable the continuing development of a range of housing types and residential environments while retaining environmental quality and amenity.
- to establish a range of residential zones based on the development capability of the land and using performance standards as the principal resource management technique.
- to use development controls designed to secure residential amenity.
- to enable further residential consolidation where this does not adversely affect amenity values.
- to generally limit greenfield expansion and retain the urban fence.
- to introduce residential zoning to Papakura South and Longford Park.
- to enable subdivision where this activity does not produce adverse environmental effects.
- To require a “Coastal Protection Yard” and building and development set-backs as buffers between the coastline and development in order to avoid, remedy or mitigate adverse effects.

4.5 OUTCOMES

The purpose of this strategy is to enable the emergence of a variety of quality residential environments with high amenity values in accordance with the current and future needs of the citizens of the District.

4.6 OBJECTIVES AND POLICIES

Objective

- 4.6.1** *To enable the development of areas principally for residential activity.*

Policy

4.6.1.1.1 To zone areas in the District for residential activity.

Objective

4.6.2 *To enable the development of a varied residential environment.*

Policies

4.6.2.1 To establish a range of residential zones.

4.6.2.2 To enable the subdivision of residential land based on lots meeting performance standards for residential activity.

4.6.2.3 To enable the development of residential activities which do not result in adverse environmental effects.

Objective

4.6.3 *To maintain and enhance amenity values for residential activities.*

Policies

4.6.3.1 To require the provision of yards.

4.6.3.2 To require the provision of private open space and service areas.

4.6.3.3 To limit the height of structures.

4.6.3.4 To require separation distances between buildings

4.6.3.5 To control the amount of building coverage on any one site.

4.6.3.6 To require the provision of landscaping on all residential lots.

4.6.3.7 To set noise standards on all activities within the residential zones.

4.6.3.8 To set air pollution standards on all activities within the residential zones

4.6.3.9 To impose controls on the use, handling and storage of hazardous substances.

4.6.3.10 To set glare standards on all activities within the residential zones.

4.6.3.11 To require the screening of buildings, yards, private open space and storage areas.

4.6.3.12 To impose controls designed to protect water quality in waterways adjacent to areas of residential activities.

4.6.3.13 To require the provision of access, parking and manoeuvring areas for residents and visitors within all residential lots.

4.6.3.14 To control the storage of materials on residential lots.

Objective

4.6.4 *To enable a limited range of non-residential activities in residential zones.*

Policies

4.6.4.1 To retain a 70:30 ratio of residential activities to home enterprises within any one building.

4.6.4.2 To enable non-residential activities by way of discretionary activity application.

Objective

4.6.5 *To maintain and enhance the natural character and landscape values, public access, ecology and landforms of the natural coastal environment which is a matter of national importance.*

Policies

4.6.5.1 To protect significant natural features and ecological values of the coastal environment, including water quality and habitats.

4.6.5.2 To protect the natural character of the coastal margin, including the physical landform, natural features and vegetation.

4.6.5.3 To protect the value the coastline has to tangata whenua.

4.6.5.4 To provide for the operation of naturally occurring processes.

4.6.5.5 To protect the existing and foreseeable opportunities for future esplanade reserves in situations where no esplanade reserve currently exists.

4.6.5.6 To maintain and enhance the natural character, landscape and amenity values of the coastal environment.

4.6.5.7 To ensure that facilities and structures are located so as to avoid the need for future coastal works in order to mitigate the effects of coastal erosion.

4.7 EXPLANATION

The purpose of the above objectives and policies is to enable the protection and enhancement of the environmental quality of the residential areas of the District. The residential areas of Papakura are predominantly, but not exclusively, used for residential purposes and there is a strong sense of community and neighbourhood, as well as security and stability in many areas. The restriction on the establishment of most non-residential activities from residential areas will also minimise the adverse effects of noise, glare, traffic, air emissions and night-time activities. Appendix H of the RPS sets out densities for more intensive forms of land-uses, both residential and employment, that are supportive of public transport. These are non-mandatory guidelines.

Accordingly, the objectives and policies of the District Plan seek to ensure that the existing character and amenity of residential areas is retained. The provisions relating to the quality and physical nature of development are designed to secure minimum acceptable standards of residential amenity. Further, the continued exclusion of those activities which are likely to present environmental nuisance to residential activities is proposed. Only those activities which directly support the residential fabric and which are at a scale which is appropriate to the needs of the local community will be permitted to establish within residential zones.

4.8 RANGE OF ZONES

4.8.1 Residential 1

This is the standard residential zone incorporating much of the residential land in the District. A limited range of non-residential activities are provided for in the zone. The zone particularly applies to Central Papakura, Takanini, Drury Village, Bottletop Bay and Hingaia Bridge.

4.8.2 Residential 2

This zone enables the establishment of more intensive residential activities as well as a limited range of non-residential activities. It serves as a buffer zone surrounding the Central Business Area.

4.8.3 Residential 3

This zone provides for residential activities in the Keri Hill area. Some parts of Keri Hill have problems of instability and further development will be subject to favourable geo-technical reports

4.8.4 Residential 4

This zone covers areas in the District with high natural amenity values including Conifer Grove and parts of Central Papakura.

4.8.5 Residential 5

This zone covers Papakura South and Longford Park. The zone enables the establishment of large-lot residential development based on on-site or community-based effluent disposal systems for Papakura South but Longford Park shall be connected to the metropolitan sewerage system. A limited range of non-residential activities is contemplated for the Zone. Structure plans for development will be required from developers of land zoned Residential 5.

4.8.6 Residential 6

This zone provides for low density residential activities on land to the north of Drury situated between the existing urban area of Drury and adjoining rural area.

4.8.7 Residential 7

This zone covers the area previously occupied by the NZ Army. The land adjoins Grove and Walters Road.

4.8.8 Residential 8, 8A and 8B

These zones are applied to areas of Takanini. Refer to Part 5B of Section One for Objectives, Policies and Rules applying to the whole Takanini Structure Plan Area, Part 16.1 of Section Three for specific Objectives, Policies and Rules applying to Residential 8 Zone, and Part 16.2 of Section Three for specific Objectives, Policies and Rules applying to the Residential 8A and 8B Zones.

4.8.9 Residential 9

This zone, for the most part, covers Hingaia Structure Plan Area 1A. Refer to Part 5B of Section One for Objectives, Policies and Rules applying to the whole Hingaia Structure Plan and Part 17.1 of Section Three for specific Objectives, Policies and Rules applying to the Residential 9 Zone.

4.9 RESIDENTIAL 1 ZONE

4.9.1 INTRODUCTION

The Residential 1 zone covers significant and established urban areas of the District and is the standard residential zone in Papakura.

4.9.2 OVERVIEW

This zone covers substantial parts of Urban Papakura. It includes most of the established parts of Central Papakura, Takanini and Drury Village. It is also applied to two areas at Bottletop Bay and Hingaia Bridge.

The zone is comprised predominantly of single family homes although there is a mixture of housing types and building forms. The zone also includes many of the District's more intensive residential activities such as travellers' accommodation. Both in-fill and multi-unit development has occurred in recent years with many sites being re-developed.

The principal objective of the provisions of these areas is to secure an environment for traditional residential development. To this end, the provisions are aimed at retaining the existing quality of amenities and securing attractive residential living environments. Further, the zone provisions are designed to enable a variety of dwelling types as well as a limited range of compatible, non-residential activities.

4.9.3 RESOURCE MANAGEMENT ISSUES

- The retention and enhancement of local environmental qualities and amenity.
- The establishment of a range of residential activities
- The provision of a limited range of non-residential activities.

4.9.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable a wide range of residential activities and a limited range of non-residential activities to develop subject to controls on environmental effects.

4.9.5 OUTCOMES

The outcome of this strategy is expected to be the retention of high quality residential environments.

4.9.6 OBJECTIVES AND POLICIES

Objective

4.9.6.1 *To provide for residential development.*

Policies

4.9.6.1.1 To enable the establishment of low intensity and low density residential activities.

4.9.6.1.2 To enable the establishment of higher density multiple household units (Apartment building only) in the Central Area (refer to Part 10 of Section One).

Objective

4.9.6.2 *To achieve high levels of neighbourhood amenity and local environmental quality.*

Policies

4.9.6.2.1 To control the density of development in order to preserve amenity and retain an open urban landscape.

4.9.6.2.2 To enable the establishment of a range of housing types which do not compromise environmental quality.

4.9.6.2.3 To establish performance standards relating to amenity and environmental quality.

Objective

4.9.6.3 *To enable the establishment of a limited range of non-residential activities.*

Policies

4.9.6.3.1 To enable non-residential activities which are complementary yet subordinate to residential activities.

4.9.6.3.2 To enable non-residential activities which meet performance standards aimed at retaining and enhancing residential environments.

4.9.7 EXPLANATION

These objectives and policies are designed to enable the further development of residential areas of high environmental quality and amenity values. The retention and enhancement of the amenity of the residential areas of the District is a prime resource management issue addressed by the above objectives and policies.

4.9.8 RULES

4.9.8.1 Permitted Activities

Any activity shall be regarded as a permitted activity where it meets the performance standards set out below.

1. *Use of Buildings*

No building shall be used for other than residential activities or home enterprises. Household units shall be limited to two per lot.

2. *Bulk and Location*

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation
to boundary

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between

that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;
- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1m² in area; and
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.
- iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule.
- v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction.

Front yard	arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 3 metres
Side yards	one of 1.2 metres; one of 2.4 metres
Rear yards	1.2 metres
All yards, rear sites	3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained.
Coastal protection yard	25 metres from Mean High Water Spring Tide
Site coverage	Building coverage: 35% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area.
Delineated area	Minimum delineated area – 400m ² per household unit. Except that a minimum delineated area of 350m ² may be provided for a household unit on a lot where the average delineated area for all household units over the entire lot is no less than 400m ² . Such delineated areas shall be shown on plans submitted to the Council in support of a building consent application. These delineated areas shall be

retained for the exclusive use of the occupier and shall comprise the household unit and the required areas for carparking, private open space and service court but shall not include in the assessment common driveway or manoeuvring area.

For accommodation units, the maximum density shall not be more than one accommodation unit per 200m² measured over the gross site area.

Private open space 100m² and no less than 55% to be north facing and capable of containing a shape factor of one circle with a diameter of 6 metres.

This performance standard shall apply to single and multiple household units only.

Service court 15m²

Landscaping 2 metres between buildings; not less than 30% of the lot to be laid out in grass and plantings including trees.

Screening Where two units are provided on a lot, the private open space and service courts are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.5 metres nor more than 2 metres above ground level.

A well maintained hedge of not less than 1.5 metres constitutes a screen fence for the purposes of this rule. Such screen fencing shall apply in respect to any common accessway, adjacent units or public place.

Carparking For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.

For every accommodation unit one motor vehicle parking space shall be provided.

Access way For every household unit an access way of minimum overall width in accordance with Schedule 9A shall be provided.

3. Glare

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

4. *Activities on Part Lot 1 DP 90742, 1/4 Cunningham Place, Conifer Grove*

For any activity on Part Lot 1 DP 90742, 1/4 Cunningham Place, Conifer Grove, performance standards 1 and 3 above will apply.

5. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Sunday	0800 – 1200 hours	45dBA

At all other times including Sundays and public holidays 40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.9.8.2 A) Controlled Activities

The following activity shall be regarded as a controlled activity where it meets the performance standards set out below.

- Multiple Household Units (Apartment building only) within the Central Area (refer to Part 10 of Section One).

1. *Use of Buildings*

No building shall be used for other than household units at a density of 1 household unit per 150sqm of site area.

2. *Bulk and Location*

Maximum height: 10 metres

Height in relation to boundary:

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground at the point on the lot boundary to which the measurement is taken;
- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1sqm in area.
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.

Front yard:

- i) 6 metres arterial/principal roads: (refer Schedule 11A)
3 metres all other roads
- ii) at least 50% should be landscaped.

All yards, Front/Rear sites: 3 metres

Site coverage: Building coverage: 45%
Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area.

Private Open Space:

For household units at ground level

- i. An area at ground level of 40sqm and a minimum width of 3 metres which has convenient access from a living room and subject to the following:
 - Adjoining private open spaces are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.6 metres or more than 1.8 metres above ground level.
 - One specimen tree should be provided for each private open space.

For household units not at ground level

- ii. A balcony with an area of 10sqm and a minimum width of 2.5m which has a convenient access from a living room.

Carparking and On-site Manoeuvring:

- i. Provision shall be made for carparking and on-site manoeuvring of vehicles subject to the dimension requirements of Rule 15.8.13.
- ii. One covered carparking (enclosed garage) for every household unit and one uncovered visitor carparking for every 2 household units shall be provided on site.

Storage: Each covered carparking (enclosed garage) shall include an area of 7.5sqm for storage purposes.

3. *Glare*

Refer to 4.9.8.1 Permitted Activities 3. Glare (a), (b).

4. *Noise*

- i. Noise control between Sites - Refer to 4.9.8.1 Permitted Activities 5. Noise (i), (ii), (iii).
- ii. Noise control between Units - An acoustic design certificate shall demonstrate that the unit has been designed in such a manner as to comply with the following internal noise levels (L10):

Bedrooms	35dBA
Habitable Rooms	45dBA

B. Matters for Discretion

1. Council has restricted the exercise of its discretion for the above controlled activity to the following matters and may impose conditions in relation to these (refer to 4.16.4.2 for criteria):
 - Building position and orientation
 - Interface with adjoining sites
 - Private Outdoor Spaces
 - Parking, Access and On-site Manoeuvring
 - Landscaping
2. A Controlled Activity which infringes one or more of the stated performance standards is a Discretionary Activity.

Council has restricted the exercise of its discretion to the extent of the infringed standard and its specific effects, and with reference to the Assessment Criteria contained in 4.16.4.2.

4.9.8.3 Discretionary Activities

Any residential activity which meets the performance standards set out below shall be deemed to be a discretionary activity for which a resource consent must be obtained.

Other activities as specified in Rule 4.16.4.2 shall be deemed to be discretionary activities for which a resource consent must be obtained. In assessing such discretionary activity resource consent applications, the Council will use the performance criteria set out below and those in Rule 4.16.4.2 as a guide.

1. *Use of Buildings*

No building providing for residential activities shall be used for more than 6 household units or provide accommodation for more than 10 people subject to common management or custodial arrangements. Household units shall be limited to six per lot.

Buildings to be used for non-residential activities or community facilities shall be limited to accommodating no more than 50 persons.

2. *Bulk and Location*

Maximum height	buildings accessory buildings	9 metres 4 metres
Height in relation to boundary	<p>No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, <i>provided that</i></p> <ul style="list-style-type: none"> (i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken; (ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and (iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. (iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule. (v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction. 	
Front yard	arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 3 metres	
Side yards	one of 3 metres	
Rear yards	1.2 metres	
All yards, rear sites	3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained	
Coastal protection yard	25 metres from Mean High Water Spring Tide	
Site coverage	<p>Building coverage: 40%</p> <p>Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area.</p>	

Private open space	75m ² and no less than 45% to be north facing.
Service court	10m ²
Landscaping	<p>2 metres between buildings; not less than 30% of the lot to be laid out in grass and plantings including trees.</p> <p>Where there are three or more household units on a lot, a landscape plan in accordance with Rule 13.8 of this Plan shall be submitted. The plan shall make provision for at least one specimen tree for each household unit with additional landscaping as is appropriate for the lot.</p>
Screening	<p>Where two units are provided on a lot, the private open space and service courts are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.5 metres nor more than 2 metres above ground level.</p> <p>A well maintained hedge of not less than 1.5 metres constitutes a screen fence for the purposes of this rule. Such screen fencing shall apply in respect to any common accessway, adjacent units or public place.</p>
Carparking	For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.
Access way	For every household unit an access way of minimum overall width of three metres with a minimum impermeable surface of two strips each having a width no less than 600mm shall be provided.

3. Glare

- (a) At no time between the hours of 0700 and 2200 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.
- (b) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:
 - an added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a Residential Zone
 - an added illuminance in excess of 20 lux measured horizontally or vertically at any point along any adjacent boundary of any adjacent land used for residential purposes, except for those in the Business Zones.
- (c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting.

These measurements may be used to determine the added luminance, if any, of such outdoor lighting.

- (d) The outdoor lighting on any site adjoining any site zoned Residential or adjacent to land in which there is a residential activity shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the residential sites.

4. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45 dBA
Saturday	0800 – 1200 hours	45 dBA
At all other times including Sundays and public holidays		40dBA
- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802: 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.10 RESIDENTIAL 2 ZONE

4.10.1 INTRODUCTION

This zone enables the establishment of more intensive residential activities as well as a limited range of non-residential activities within close proximity to the Central Business Area.

4.10.2 OVERVIEW

The Residential 2 Zone covers selected areas of Central Papakura adjacent to the Central Business Area. It includes some of the established parts of Central Papakura and is close to principal transport facilities.

The zone is comprised of single family homes and a range of medium-intensity residential activities such as multi-unit developments, travellers' accommodation, boarding houses and private hospitals. Extensive multi-unit development has occurred in recent years with many sites being re-developed.

The principal objective of the provisions for these areas is to retain the existing quality of amenities while enabling a range of non-residential activities. Accordingly, all activities are subject to rules which are aimed at achieving the principal objective.

4.10.3 RESOURCE MANAGEMENT ISSUES

- The retention and enhancement of local environmental qualities and amenity.
- The establishment of a range of residential activities.
- The provision of a limited range of non-residential activities.

4.10.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable a wide range of residential activities of differing intensities and a limited range of non-residential activities to develop subject to controls on environmental effects.

4.10.5 OUTCOMES

The outcome of this strategy is expected to be the retention of good quality residential environments which also include some non-residential activities.

4.10.6 OBJECTIVES AND POLICIES

Objective

4.10.6.1 *To provide for residential development of varying intensities.*

Policies

4.10.6.1.1 To enable a range of intensity of residential activities.

4.10.6.1.2 To enable the establishment of higher density multiple household units (Apartment building only) in the Central Area (refer to Part 10 of Section One).

Objective

4.10.6.2 *To enable residential activities which maintain neighbourhood amenities and local environmental quality.*

Policies

4.10.6.2.1 To control the density of development in order to preserve amenity and retain an open urban landscape.

4.10.6.2.1 To enable the establishment of a range of housing types which do not compromise environmental quality.

Objective

4.10.6.3 *To enable the establishment of a limited range of non-residential activities.*

Policies

4.10.6.3.1 To enable non-residential activities which are complementary yet subordinate to residential activities.

4.10.6.3.2 To enable non-residential activities which meet performance standards aimed at retaining and enhancing residential environments.

4.10.7 EXPLANATION

The Residential 2 Zone is adjacent to the Central Business Area of Papakura. In recognition of this, the objectives and policies for the zone are designed to allow a range of more intensive, yet residentially-based, activities.

4.10.8 RULES

4.10.8.1 Permitted Activities

Any activity shall be regarded as a permitted activity where it meets the performance standards set out below.

1. *Use of Buildings*

No building shall be used for other than residential activities or home enterprises. Household units shall be limited to two per lot.

2. Bulk and Location

Maximum height	buildings	9 metres
	accessory buildings	4 metres
Height in relation to boundary	<p>No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, <i>provided that</i></p> <ul style="list-style-type: none"> i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken; ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule. v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction. 	
Front yard	<p>arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 3 metres</p>	
Side yards	one of 3 metres	
Rear yards	1.2 metres	
All yards, rear sites	3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained	
Coastal protection yard	25 metres from Mean High Water Spring Tide	
Site coverage	<p>Building coverage: 40% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area</p>	
Density/		

delineated area	A delineated area of at least 350m ² shall be provided for each household unit. Such delineated area shall be shown on plans submitted to the Council in support of a building consent. It shall be retained for the exclusive use of the occupier and comprise the household unit, required parking, private open space and service court but no common driveway or manoeuvring area.
Private open space	75 m ² and no less than 45% to be north-facing and capable of containing a shape factor of one circle with a diameter of 6 metres.
Service court	10m ²
Landscaping	2 metres between buildings; not less than 30% of the lot to be laid out in grass and plantings including trees
Carparking	For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.
Access way	For every household unit an access way of minimum overall width in accordance with Schedule 9A shall be provided.

3. Glare

- (a) At no time between the hours of 0700 and 2200 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.
- (b) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:
 - an added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a Residential Zone;
 - an added illuminance in excess of 20 lux measured horizontally or vertically at any point along any adjacent boundary of any adjacent land used for residential purposes, except for those in the Business Zones.
- (c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. These measurements may be used to determine the added luminance, if any, of such outdoor lighting.
- (d) The outdoor lighting on any site adjoining any site zoned Residential or adjacent to land in which there is a residential activity shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the residential sites.

4. Noise

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and public holidays 40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.10.8.2 A. Controlled Activities

The following activity shall be regarded as a controlled activity where it meets the performance standards set out below.

- Multiple Household Units (Apartment building only) within the Central Area (refer to Part 10 of Section One).

1. Use of Buildings

No building shall be used for other than household units at a density of 1 household unit per 150sqm of site area.

2. Bulk and Location

Maximum height: 12 metres

Height in relation to boundary: No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground at the point on the lot boundary to which the measurement is taken;

- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1sqm in area.
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.

Front yard:

- i) 6 metres arterial/principal roads: (refer Schedule 11A)
3 metres all other roads
- ii) at least 50% should be landscaped.

All yards, Front/Rear sites: 3 metres

Site coverage:

Building coverage: 45%

Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area.

Private Open Space:

For household units at ground level

- i. An area at ground level of 40sqm and a minimum width of 3 metres which has convenient access from a living room and subject to the following:
 - Adjoining private open spaces are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.6 metres or more than 1.8 metres above ground level.
 - One specimen tree should be provided for each private open space;

For household units not at ground level

- ii. A balcony with an area of 10sqm and a minimum width of 2.5m which has a convenient access from a living room.

Carparking, access and On-site Manoeuvring:

- i. Provision shall be made for carparking and on-site manoeuvring of vehicles subject to the dimension requirements of Rule 15.8.13.
- ii. One covered carparking (covered garage) for every household unit and one uncovered visitor carparking for every 2 household units shall be provided on site.

Storage: Each covered carparking (enclosed garage) shall include an area of 7.5sqm for storage purposes.

3. Glare

Refer to 4.10.8.1 Permitted Activities 3. Glare (a), (b), (c), (d).

4. Noise:

- i. Noise control between Sites - Refer to 4.10.8.1 Permitted Activities 4. Noise (i), (ii), (iii).

- ii. Noise control between Units - An acoustic design certificate shall demonstrate that the unit has been designed in such a manner as to comply with the following internal noise levels (L10):

Bedrooms	35dBA
Habitable Rooms	45dBA

B. Matters for Discretion

1. Council has restricted the exercise of its discretion for the above controlled activity to the following matters and may impose conditions in relation to these (refer to 4.16.4.2 for criteria):
 - Building position and orientation
 - Interface with adjoining sites and road
 - Private Outdoor Spaces
 - Parking, Access and On-site manoeuvring
 - Landscaping
2. A Controlled Activity which infringes one or more of the stated performance standards is a Discretionary Activity.

Council has restricted the exercise of its discretion to the extent of the infringed standard and its specific effects with reference to the Assessment Criteria contained in 4.16.4.2.

4.10.8.3 Discretionary Activities

Any residential activity which meets the performance standards set out below shall be deemed to be a discretionary activity for which a resource consent must be obtained.

Other activities as specified in Rule 4.16.4.2 shall be deemed to be discretionary activities for which a resource consent must be obtained. In assessing such discretionary activity resource consent applications, the Council will use the performance criteria set out below and those in Rule 4.16.4.2 as a guide.

1. Use of Buildings

No building providing for residential activities shall be used for more than 10 household units or provide accommodation for more than 10 people subject to common management or custodial arrangements.

Buildings to be used for Community Facilities, Entertainment Facilities, Educational Facilities or Hospitals and other Residential Medical Facilities shall be limited to accommodating no more than 100 persons.

2. Bulk and Location

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to

boundary	<p>No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, <i>provided that</i></p> <ul style="list-style-type: none"> i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken; ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule. v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction.
Front yard	<p>arterial/principal roads: (refer Schedule 11A) 10 metres</p> <p>all other roads: 3 metres</p>
Side yards	one of 1.2 metres
Rear yards	1.2 metres
All yards, rear sites	3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained
Coastal protection yard	25 metres from Mean High Water Spring Tide
Site coverage	<p>Building coverage: 40%</p> <p>Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area</p>
Private open space/ outdoor living court	75 m ² and no less than 20% to be north facing
Service court	20 m ²
Landscaping	2 metres between buildings; not less than 30% over lot to be laid out in grass and plantings.

	Where there are three or more household units on a lot, a landscape plan in accordance with Rule 13.8 of this Plan shall be submitted. The plan shall make provision for at least one specimen tree for each household unit with additional landscaping as is appropriate for the lot.
Screening	<p>Where two units are provided on a lot, the private open space and service courts are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.5 metres not more than 2 metres above ground level.</p> <p>A well-maintained hedge of not less than 1.5 metres constitutes a screen fence for the purposes of this rule. Such screen fencing shall apply in respect to any common access way, adjacent units or public place.</p>
Carparking	<p>For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.</p> <p>For all other activities, sufficient parking shall be provided to ensure that the ratio of on-site to off-site parking is not less than 10:1.</p>
Access way	For every household unit an access way of minimum overall width of three metres with a minimum impermeable surface of two strips each having a width no less than 600mm shall be provided.

3. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

4. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and public holidays 40dBA

- (iii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.11 RESIDENTIAL 3 ZONE

4.11.1 INTRODUCTION

This zone enables residential activities to take place within the Keri Hill part of the District which has particular features of topography and geology requiring careful management.

4.11.2 OVERVIEW

The Residential 3 Zone covers the Keri Hill part of the District. This part of the District has been identified as having problems of land instability. Consequently, the Council will require geo-technical reports for all subdivisions within the zone and may require further engineering reports at the time of building consent application.

The zone is intended to enable the development of traditional residential lots of sufficient size and shape to minimise the possibility of land slip or other results of intensive subdivision and development.

The principal objective of the provisions for these areas is to retain the existing quality of amenities while enabling a range of non-residential activities. Accordingly, all activities are subject to rules which are aimed at achieving the principal objective.

4.11.3 RESOURCE MANAGEMENT ISSUES

- the retention and enhancement of local environmental qualities and amenity.
- the establishment of a range of residential activities.
- the limitation of non-residential activities.

4.11.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable a wide range of residential activities and a limited range of non-residential activities to develop subject to controls on environmental effects.

4.11.5 OUTCOMES

The outcome of this strategy is expected to be the retention of high quality residential environments.

4.11.6 OBJECTIVES AND POLICIES

Objective

- 4.11.6.1** *To provide for residential development where the geo-technical capacity of the land permits such development.*

Policies

- 4.11.6.1** To enable development where a geo-technical assessment confirms the suitability of the land for development.

Objective

- 4.11.6.2** *To enable residential activities which maintain neighbourhood amenities and local environmental quality.*

Policies

- 4.11.6.1** To control the density of development in order to preserve amenity and retain an open urban landscape.

- 4.11.6.2** To enable the establishment of a range of housing types which do not compromise environmental quality.

Objective

- 4.11.6.3** *To enable the establishment of a limited range of non-residential activities.*

Policies

- 4.11.6.1** To enable non-residential activities which are complementary yet subordinate to residential activities.

- 4.11.6.2** To enable non-residential activities which meet performance standards aimed at retaining and enhancing residential environments.

4.11.7 RULES

4.11.7.1 Permitted Activities

Any activity shall be regarded as a permitted activity where it meets the performance standards set out below.

1. *Use of Buildings*

No building shall be used for other than residential activities or home enterprises. Household units shall be limited to two per lot.

2. Bulk and Location

Maximum height	buildings accessory buildings	9 metres 4 metres
Height in relation to boundary	<p>No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, <i>provided that</i></p> <ul style="list-style-type: none"> i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken; ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule. v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction. 	
Front yard	<p>arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 3 metres</p>	
Side yards	one of 1.2 metres; one of 2.4 metres	
Rear yards	3 metres	
All yards, rear sites	3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained	
Coastal protection yard	25 metres from Mean High Water Spring Tide	
Site coverage	<p>Building coverage: 35% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area</p>	
Density/delineated area	Minimum lot size 400m ²	

An average delineated area of at least 350m² shall be provided for each household unit. Such delineated area shall be shown on plans submitted to the Council in support of a building consent. It shall be retained for the exclusive use of the occupier and comprise the household unit, required parking, private open space and service court but no common driveway or manoeuvring area.

Private open space/
outdoor living court

100 m² and no less than 55% to be north facing and capable of containing a shape factor of one circle with a diameter of 6 metres.

Service court

20 m²

Landscaping

2 metres between buildings; not less than 30% over lot to be laid out in grass and plantings, including trees.

Carparking

For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.

Access way

For every household unit an access way of minimum overall width in accordance with Schedule 9A shall be provided.

3. *Geo-technical Report*

All applications for a building consent shall be accompanied by a report prepared by a person suitably qualified in the field which confirms the capability of the land within the lot to provide suitable foundation to enable the proposed development to be constructed without geo-technical problems.

4. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

5. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA
At all other times including Sundays and public holidays		40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.11.7.2 Discretionary Activities

Any residential activity which meets the performance standards set out below shall be deemed to be a discretionary activity for which a resource consent must be obtained.

Other activities as specified in Rule 4.16.4.2 shall be deemed to be discretionary activities for which a resource consent must be obtained. In assessing such discretionary activity resource consent applications, the Council will use the performance criteria set out below and those in Rule 4.16.4.2 as a guide.

1. *Use of Buildings*

No building shall be used for other than Residential Activities or Home Enterprises.

No building providing for Residential Activities shall be used for more than 6 household units or provide accommodation for more than 10 people subject to common management or custodial arrangements except as otherwise provided for by way of a resource consent. Household units shall be limited to six per lot.

2. *Bulk and Location*

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to boundary	<p>No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, <i>provided that</i></p> <ul style="list-style-type: none">i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; andiii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.vi) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule.vii) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction.
Front yard	<p>arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 3 metres</p>
Side yards	<p>one of 1.2 metres; one of 2.4 metres</p>
Rear yards	<p>3 metres</p>
All yards, rear sites	<p>3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained</p>
Coastal protection yard	<p>25 metres from Mean High Water Spring Tide</p>
Site coverage	<p>Building coverage: 35% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area</p>
Private open space	<p>75 m² and no less than 45% to be north facing</p>
Service court	<p>10 m²</p>

Landscaping	<p>2 metres between buildings; not less than 30% over lot to be laid out in grass and plantings, including trees.</p> <p>Where there are three or more household units on a lot, a landscape plan in accordance with Rule 13.8 of this Plan shall be submitted. The plan shall make provision for at least one specimen tree for each household unit with additional landscaping as is appropriate for the lot.</p>
Screening	<p>Where two units are provided on a lot, the private open space and service courts are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.5 metres nor more than 2 metres above ground level.</p> <p>A well-maintained hedge of not less than 1.5 metres constitutes a screen fence for the purposes of this rule. Such screen fencing shall apply in respect to any common accessway, adjacent units or public place.</p>
Carparking	<p>For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.</p>
Access way	<p>For every household unit an accessway of minimum overall width of three metres with a minimum impermeable surface of two strips each having a width no less than 600mm shall be provided.</p>

3. *Geo-technical Report*

All applications for a building consent shall be accompanied by a report prepared by a person suitably qualified in the field which confirms the capability of the land within the lot to provide suitable foundation to enable the proposed development to be constructed without geo-technical problems.

4. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

5. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and public holidays 40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.12 RESIDENTIAL 4 ZONE

4.12.1 INTRODUCTION

The Residential 4 zone covers those residential parts of the District with high natural amenity values such as Conifer Grove and parts of Central Papakura. The zone is designed to enable a variety of dwelling types as well while limiting non-residential activities.

4.12.2 OVERVIEW

The principal objective of the provisions for these areas is to retain and enhance the natural amenities of the zone and to secure attractive residential living environments. All activities are subject to rules which are aimed at achieving this objective, including the limitation of all forms of multiple household unit development.

4.12.3 RESOURCE MANAGEMENT ISSUES

- The retention and enhancement of local environmental qualities and amenity.
- The limitation of high intensity and non-residential activities.

4.12.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable a wide range of residential activities to develop subject to controls on environmental effects.
- to limit multiple household unit development
- to limit non-residential activities
- to protect views of the coastline

4.12.5 OUTCOMES

The outcome of this strategy is expected to be the development of quality residential environments based on the high levels of natural amenity.

4.12.6 OBJECTIVES AND POLICIES

Objective

- 4.12.6.1** *To enable residential development which retains natural features in areas of high natural amenity value.*

Policies

- 4.12.6.1.1** To enable the establishment of residential activities.
- 4.12.6.1.2** To secure the retention of significant native and exotic trees and areas of bush.

- 4.12.6.1.3** To manage the layout of buildings and structures so that views towards the coastal marine area are retained.
- 4.12.6.1.4** To control the density of development in order to preserve amenity and retain an open urban landscape.
- 4.12.6.1.5** To enable the establishment of a range of housing types which do not compromise environmental quality.

Objective

- 4.12.6.2** *To enable the establishment of a limited range of non-residential activities.*

Policies

- 4.12.6.2.1** To enable non-residential activities which are complementary yet subordinate to residential activities.
- 4.12.6.2.2** To enable non-residential activities which meet performance standards aimed at retaining and enhancing residential environments.

4.12.7 EXPLANATION

Those parts of the District to which the Residential 4 zone provisions apply have high levels of environmental quality and amenity values. The objectives and policies for this zone are designed to retain and enhance these qualities.

4.12.8 RULES

4.12.8.1 Permitted Activities

Any activity shall be regarded as a permitted activity where it meets the performance standards set out below.

1. Use of Buildings

No building shall be used for other than residential activities. Household units shall be limited to one per lot.

2. Bulk and Location

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to boundary

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;

	<ul style="list-style-type: none"> ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule. v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction.
Site coverage	<p>Building coverage: 40%</p> <p>Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area</p>
Density/delineated area	Minimum lot size 400m ²
Private open space	150 m ² and no less than 55% to be north facing and capable of containing a shape factor of one circle with a diameter of 6 metres.
Front yard	<p>arterial/principal roads: (refer Schedule 11A) 10 metres</p> <p>all other roads: 6 metres</p>
Side yards	one of 2 metres; one of 1.5 metres
Rear yards	<p>Front lot 6 metres</p> <p>Rear lot 3 metres</p> <p>Lots abutting the Coastal Marine Area 6 metres</p>
Coastal protection yard	25 metres from Mean High Water Spring Tide
Carparking	For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.
Access way	For every household unit an access way of minimum overall width in accordance with Schedule 9A shall be provided.
Service court	20 m ²

Maximum gross floor
area, accessory buildings 60m²

3. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

4. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and
public holidays 40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.

- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.12.8.2 Discretionary Activities

Any residential activity which meets the performance standards set out below shall be deemed to be a discretionary activity for which a resource consent must be obtained.

Other activities as specified in Rule 4.16.4.2 shall be deemed to be discretionary activities for which a resource consent must be obtained. In assessing such discretionary activity resource consent applications, the Council will use the performance criteria set out below and those in Rule 4.16.4.2 as a guide.

1. *Use of Buildings*

No building shall be used for other than Residential Activities.

No building providing for Residential Activities shall be used for more than 4 household units.

2. *Bulk and Location*

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to boundary

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;
- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.
- iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule.
- v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction.

Front yard	arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 3 metres
Side yards	one of 3 metres
Rear yards	3 metres

All yards, rear sites	3 metres
Coastal protection yard	25 metres from Mean High Water Spring Tide
Site coverage	Building coverage: 40% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area
Density/delineated area	Minimum lot size 400m ² An average delineated area of at least 350m ² shall be provided for each household unit. Such delineated area shall be shown on plans submitted to the Council in support of a building consent. It shall be retained for the exclusive use of the occupier and comprise the household unit, required parking, private open space and service court but no common driveway or manoeuvring area.
Private open space	100 m ² and no less than 55% to be north facing
Service court	15 m ²
Landscaping	2 metres between buildings; not less than 30% over lot to be laid out in grass and plantings, including trees <i>provided that</i> no trees reaching a height at maturity of 1.8 metres shall be planted in rear or side yards of lots abutting the Coastal Marine Area.
Screening	Where there are three household units on a lot, a landscape plan in accordance with Rule 13.8 of this Plan shall be submitted. The plan shall make provision for at least one specimen tree for each household unit with additional landscaping as is appropriate for the lot. Where two units are provided on a lot, the private open space and service courts are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.5 metres nor more than 2 metres above ground level. A well-maintained hedge of not less than 1.5 metres constitutes a screen fence for the purposes of this rule. Such screen fencing shall apply in respect to any common accessway, adjacent units or public place.
Carparking	For every household unit suitable parking for one motor vehicle plus an additional space in front for an additional vehicle shall be provided.

Access way	An impermeable surface of 3 metres width with direct access to the private garage or carport.
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3. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

4. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA
At all other times including Sundays and public holidays		40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.13 RESIDENTIAL 5 ZONE

4.13.1 INTRODUCTION

The Residential 5 Zone covers two areas of land formerly zoned for rural purposes. One of the formerly rural areas lies between Central Papakura and Drury and is known as Papakura South. The second lies off the Great South Road and is known as Longford Park. These two areas comprise the areas of additional urban zoning provided for in this District Plan.

4.13.2 OVERVIEW

The Papakura South area covers approximately 32 hectares of rural land between Central Papakura and Drury. It is bordered on the west by State Highway 1 and on the east by the Great South Road. The northern boundary is Park Estate Road with the southern boundary being demarcated by Slippery Creek. The zone also comprises a small block of land on the eastern side of the Great South Road and immediately south of Gatland Road.

The topography of the land is varying in nature ranging from level areas abutting the Great South Road to a steeper, rolling section near the motorway. The soils of the area are generally alluvial, comprising coastal terrace deposits. Native vegetation is sparse although there are some individual examples and small groves scattered through the area.

The land is presently in rural use and provides grazing for dry stock. It projects an air of rural calm which is its principal characteristic. Pastoral activities predominate with areas of rolling grassland punctuated by mature shelter belts. The limited residential development along the Great South Road comprises predominantly single family homes.

Papakura South is currently without major water supply, effluent disposal, stormwater disposal and utility service infrastructure. The area is outside the Papakura Bulk Supply District as administered by Watercare Services. Most of the area falls outside the Drury Inner Drainage Area and stormwater reticulation is absent.

The Longford Park area covers approximately 39 hectares of undeveloped land jutting out into the Pahurehure Inlet of the Manukau Harbour. The land is bounded on the east by the Great South Road and adjacent industrial and commercial development. To the west, the land is bounded by State Highway 1. The area is of generally flat to rolling local relief and is in pasture. With the exception of isolated shelter belts, the area is without significant vegetation.

The development of these areas for residential purposes will need to recognise the particular physical characteristics and lack of major infrastructure. Future development of Papakura South is feasible in conjunction with appropriate provision for servicing. The proximity both of major transport routes and of adjoining commercial development needs to be recognised in any development proposals for Longford Park.

The development of these areas will be by way of structure plans. Development proposals will need to set out clearly the proposed pattern of subdivision, the proposed roading network, the servicing proposals and all relevant elements of a comprehensive development.

The principal objective of the provisions for this zone is to retain the existing amenity of both areas while enabling the establishment of attractive residential living environments. The zone provisions are designed to enable a variety of dwelling types within the constraints of topography and infrastructure limitations.

Accordingly, residential development is anticipated to involve lots where the effluent disposal requirements of individual households can be met by specific on-site solutions, small, locally based community facilities or, in the case of Longford Park, satisfactory connection to existing infrastructure. In Papakura South, such development is unlikely to involve any expansion of the Drury Sewage Treatment Plant unless such expansion forms part of the overall structure plan proposals to be provided by the developer.

4.13.3 RESOURCE MANAGEMENT ISSUES

- The comprehensive development of land zoned Residential 5.
- The development of Longford Park as a residential area of high amenity values in recognition of existing adjacent development.
- The protection of the landscape and landform of Papakura South while enabling residential development.
- The effective and efficient servicing of land zoned Residential 5.
- The retention and enhancement of local environmental qualities and amenity.
- The establishment of an appropriate range of residential activities.
- The provision of a limited range of non-residential activities.

4.13.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable residential activities subject to an approved structure plan including controls on effluent disposal and site development to ensure that adverse environmental effects are avoided.

4.13.5 OUTCOMES

The outcome of this strategy is expected to be the emergence of high quality residential environments which recognise limitations of landform and infrastructure and the nature of adjacent development.

4.13.6 OBJECTIVES AND POLICIES

Objective

- 4.13.6.1** *To enable comprehensive development of land within the Residential 5 zone.*

Policies

- 4.13.6.1.1** To enable development by way of approved structure plans.

Objective

- 4.13.6.2** *To provide for residential development which maintains neighbourhood amenities and local environmental quality.*

Policies

- 4.13.6.2.1** To control the density of development in order to preserve amenity and retain an open urban landscape.
- 4.13.6.2.2** To enable the establishment of a range of housing types which do not compromise environmental quality.
- 4.13.6.2.3** To provide, through the subdivision and development of land, the provision of a buffer zone along the length of the motorway boundary adjoining the Residential 5 Zone.
- 4.13.6.2.4** To require that techniques to avoid or mitigate adverse noise effects are developed to ensure residents are protected from unreasonable levels of traffic noise.
- Objective**
- 4.13.6.3** *To enable the establishment of a limited range of non-residential activities.*
- Policies**
- 4.13.6.3.1** To enable non-residential activities which are complementary yet subordinate to residential activities.
- 4.13.6.3.2** To enable non-residential activities which meet performance standards aimed at retaining and enhancing residential environments.

4.13.7 EXPLANATION

The further zoning for residential development of these areas of land in accordance with the existing physical and infrastructural limitations relies on a comprehensive approach to development. Such an approach will secure the desired outcome in terms of amenity protection while allowing further opportunities in the District for residential growth.

4.13.8 RULES

4.13.8.1 Structure Plans

Development of land in the Residential 5 zone shall be by way of approved structure plans. Such plans shall outline the following matters:

1. the proposed pattern of subdivision showing all proposed lots;
2. the proposed roading network;
3. the proposed provision of reserves including esplanade reserves;
4. the infrastructure proposals for water supply, effluent disposal, electricity and gas reticulation and telecommunications;
5. proposals to conserve any significant, natural, social or historical features on the site.
6. the Council will require written evidence to the effect that the following additional matter has been addressed and such evidence shall be supplied to the Council to accompany any structure plan submitted to the Council in accordance with this rule:
 - (a) consultation and agreement with the Auckland Regional Council in respect of proposed infrastructure, utility services and density of development.

Any structure plan submitted to the Council in accordance with this rule and which does not include such written evidence shall be deemed to be a Discretionary Activity.

4.13.8.2 Permitted Activities

Any activity shall be regarded as a permitted activity where it meets the performance standards set out below.

1. *Use of Buildings*

No building shall be used for other than residential activities or an accessory building thereto. Household units shall be limited to one per lot.

2. *Bulk and Location*

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to boundary

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;

	<ul style="list-style-type: none"> ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule. v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction
Front yard	arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 6 metres
Side yards	one of 1.2 metres; one of 2.4 metres
Rear yards	6 metres
All yards, rear sites	3 metres
All yards abutting the motorway	10 metres
Coastal protection yard	25 metres from Mean High Water Spring Tide
Site coverage	Building coverage: 35% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area
Private open space	150 m ² and no less than 55% to be north facing and capable of containing a shape factor of one circle with a diameter of 6 metres.
Service court	20 m ²
Landscaping	2 metres between buildings; not less than 30% over lot to be laid out in grass and plantings
Carparking	For every household unit suitable parking for one motor vehicle plus an additional space in front for an additional vehicle shall be provided.
Access way	An impermeable surface of 3 metres width with direct access to the private garage or carport.

3. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

4. *Subdivision*

All lots shall have the following least dimensions:

- (a)
- | | |
|-------------|-------------------|
| Front lots | 750m ² |
| Rear lots | 900m ² |
| Corner lots | 900m ² |
- (b) Minimum frontage 20 metres

5. *Infrastructure*

All lots shall have appropriate servicing to accommodate the requirements of activities established on the lot.

6. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and public holidays 40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.13.8.3 Discretionary Activities

Any residential activity which meets the performance standards set out below shall be deemed to be a discretionary activity for which a resource consent must be obtained.

Other activities as specified in Rule 4.16.4.2 shall be deemed to be discretionary activities for which a resource consent must be obtained. In assessing such discretionary activity resource consent applications, the Council will use the performance criteria set out below and those in Rule 4.16.4.2 as a guide.

1. *Use of Buildings*

No building providing for residential activities shall be used for more than one household unit. Household units shall be limited to one per lot.

2. *Bulk and Location*

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to boundary

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary,
provided that

- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;
- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.
- iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule.

	v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction
Front yard	arterial/principal roads: (refer Schedule 11A) 10 metres all other roads: 6 metres
Side yards	one of 1.2 metres; one of 2.4 metres
Rear yards	6 metres
All yards, rear sites	3 metres
All yards abutting the motorway	10 metres
Coastal protection yard	25 metres from Mean High Water Spring Tide
Site coverage	Building coverage: 40% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area
Private open space	100 m ² and no less than 55% to be north facing
Service court	15 m ²
Landscaping	2 metres between buildings; not less than 30% over lot to be laid out in grass and plantings Where there are two household units on a lot, a landscape plan in accordance with Rule 13.8 of this Plan shall be submitted. The plan shall make provision for at least one specimen tree for each household unit with additional landscaping as is appropriate for the lot.
Screening	Where two units are provided on a lot, the private open space and service courts are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.5 metres nor more than 2 metres above ground level. A well-maintained hedge of not less than 1.5 metres constitutes a screen fence for the purposes of this rule. Such screen fencing shall apply in respect to any common accessway, adjacent units or public place.

Carparking	For every household unit suitable parking for one motor vehicle plus an additional space in front for an additional vehicle shall be provided.
Access way	An impermeable surface of 3 metres width with direct access to the private garage or carport.

3. *Glare*

- (a) At no time between the hours of 0700 and 2200 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.
- (b) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:
- an added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a Residential Zone;
 - an added illuminance in excess of 20 lux measured horizontally or vertically at any point along any adjacent boundary of any adjacent land used for residential purposes, except for those in the Business Zones.
- (c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. These measurements may be used to determine the added luminance, if any, of such outdoor lighting.
- (d) The outdoor lighting on any site adjoining any site zoned Residential or adjacent to land in which there is a residential activity shall be so selected, located, aimed, adjusted and screened so as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the residential sites.

4. *Noise*

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and public holidays 40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.

- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.14 RESIDENTIAL 6 ZONE

4.14.1 INTRODUCTION

This zone provides for residential development in the vicinity of Drury.

4.14.2 OVERVIEW

The Residential 6 Zone covers an area of land to the north of Drury Village. The land lies north of Great South Road and comprises an area of 6 hectares and is situated between the urban area of Drury and the adjoining rural areas of this part of the District. Formerly zoned for traditional residential development on small lots, the land is, in part, subject to limited inundation. This characteristic of the locality requires study prior to development. Accordingly, the provisions of this zone provide for larger lots and reflect the peri-urban location of the land.

4.14.3 RESOURCE MANAGEMENT ISSUES

- the retention and enhancement of local environmental qualities and amenity.
- the avoidance of urban development on land subject to inundation.

4.14.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is

- to enable the development of a low-intensity residential precinct on land on the periphery of Drury which is suitable for development but part of which, from time to time, is subject to inundation.

4.14.5 OUTCOMES

The expected outcome of this strategy is the emergence of a quality residential environment, in a peri-urban location, providing a high level of local amenity.

4.14.6 OBJECTIVES AND POLICIES

Objective

4.14.6.1 *To manage the future development of this locality and catchment, part of which is subject to inundation, in a sustainable manner.*

Policy

4.14.6.1.1 To provide for low density residential development.

Objective

4.14.6.2 *To enable the development of land in a manner which secures the amenity values of the locality.*

Policies

4.14.6.2.1 To enable large-lot subdivision.

4.14.6.2.2 To limit the density of development.

4.14.6.2.3 To require the provision of landscaping.

4.14.6.2.4 To require the provision of yards.

4.14.6.2.5 To set noise standards on all activities within the zone.

4.14.6.2.6 To set glare standards on all activities within the zone.

4.14.7 EXPLANATION

The Residential 6 land is generally suitable for residential development. However, such development needs to recognise that the area is low-lying and from time to time experiences inundation. Accordingly, low density residential development, established on sites which will enable development to occur but which will retain reasonable areas of open and undeveloped land, is provided for. This will enable the emergence of a residential precinct which will avoid the effects of inundation and which will be an attractive entrance-way to the Drury Village, thus complementing the open, rural amenity of both the town and the locality.

4.14.8 RULES

4.14.8.1 Permitted Activities

The following activities shall be Permitted Activities in the zone where they comply with the rules set out below.

- Residential Activities

1. Use of Buildings

No building shall be used for other than residential activities or home enterprises. Household units shall be limited to one per lot.

2. Bulk and Location

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to boundary	No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, <i>provided that</i>
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- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;
- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.
- iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule.
- v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction

Yards

Front 6 metres
Rear 10 metres
Side 6 metres

Site coverage

Building coverage: 15%
Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 20% of net lot area

Private open space

150 m² not including yards and no less than 55% to be north facing and capable of containing a shape factor of one circle with a diameter of 6 metres.

Service court

20 m²

Carparking

For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.

Access way

For every household unit an access way of minimum overall width in accordance with Schedule 9A shall be provided.

3. Glare

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.
- (c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. These measurements may be used to determine the added luminance, if any, of such outdoor lighting.
- (d) The outdoor lighting on any site adjoining any site zoned Residential or adjacent to land in which there is a residential activity shall be so selected, located, aimed, adjusted and screened so as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the residential sites.

4. *Subdivision*

All lots shall have the following least dimensions:

- (a) Front and corner lots 4000 m²
Rear lots 4000 m² exclusive of the area of the legal access strip
- (b) Minimum frontage for front lots, or minimum dimension of rear lots 40 metres

5. *Noise*

Activities in the Residential 6 zone shall be conducted so as to ensure that the noise level (L10) as measured on or within the boundary of any neighbouring lot zoned for residential or recreation activities shall not exceed the following limits:

Monday to Friday	0700 – 2200 hours	45dBA
Saturday	0700 – 1200 hours	45dBA
At all other times		40Dba

The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.

The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

The noise standard shall not apply to the construction or maintenance of buildings approved by the Council.

4.15 RESIDENTIAL 7 ZONE

4.15.1 INTRODUCTION

This zone sets out the provisions in respect of land formerly occupied by the New Zealand Defence Force and known as the Papakura Military Camp. Special provisions are seen as appropriate in view of the nature and scale of the existing development and the potential of the land for a range of future development appropriate to its site and location.

4.15.2 OVERVIEW

The land has been designated for Defence Purposes and was initially established as a training establishment. The area has now ceased to be used for military activity. At the same time, there remains a large and extensive built environment consisting of facilities suitable for a range of activities. These include residential, education, health, recreation and community activities.

The nature and scale of current development is such that the land represents a valuable resource to the community. Accordingly, provisions have been formulated which recognise this situation and offer future opportunities for the District.

While the future development of this area will need to recognise the present physical condition of the major infrastructure of the camp, development need not be limited by these matters. Appropriate infrastructural upgrading will necessarily accompany the establishment of new activities and such upgrading will be in accordance with Council standards.

The provisions set out in this District Plan recognise the desirability of conserving the existing resources and enabling the further efficient and effective use of the buildings and infrastructure as appropriate. The objectives, policies and rules are all directed at securing an environment within which growth and development of residential and institutional activities may take place. Accordingly, the strategy, objectives, policies and rules for this zone have been formulated to allow such activities to take place.

The principal objective of the provisions for this zone is to retain the existing amenity of the locality and surrounding areas while enabling the establishment of an attractive residential living environment. The zone provisions are designed to enable a variety of dwelling types within the constraints of topography and infrastructure. In addition, and by way of Discretionary Activity consent, a limited range of complementary activities may develop. These may include healthcare services, recreational facilities, educational facilities, community facilities and related activities.

The development of these activities will be by way of structure plans. Development proposals will need to set out clearly the proposed pattern of subdivision, the proposed roading network, the servicing proposals and all relevant elements of a comprehensive development.

4.15.3 RESOURCE MANAGEMENT ISSUES

- the retention and enhancement of local environmental qualities and amenity.
- the sustainable future use of an existing built environment.
- the further establishment of an appropriate range of activities.
- the comprehensive development of the land.
- the development of a range of specialised activities including education, health, recreation, community and related activities.

4.15.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable low density residential activities subject to an approved structure plan including controls on effluent disposal, stormwater reticulation and site development to ensure that adverse environmental effects are avoided.
- to provide an opportunity for future development proposals to be assessed against the resource management strategies by way of structure plans.
- to manage the use and development of the existing resource in order to provide continued benefit to the community.
- to enable the establishment of a range of activities of appropriate nature and scale.
- to limit the adverse effects of activities on adjacent activities.

4.15.5 OUTCOMES

The objective of this strategy is expected to be the emergence of a high quality residential environment and the achievement of the future sustainable and responsible use of a valuable community resource. Activities will be subject to structure plans and rules on the nature and scope of the selected activities.

4.15.6 OBJECTIVES AND POLICIES

Objective

4.15.6.1 *To provide for low-density residential development which maintains neighbourhood amenities and local environmental quality.*

Policies

4.15.6.1.1 To limit the density of development.

4.15.6.1.2 To enable the establishment of a range of housing types.

Objective

4.15.6.2 *To enable comprehensive development of land within the zone.*

Policy

4.15.6.2.1 To secure development by way of approved structure plans.

Objective

4.15.6.3 *To manage the sustainable use and development of the existing resources within the zone.*

Policy

4.15.6.3.1 To enable the establishment of educational, healthcare and recreational facilities appropriate to the land use capabilities of the site and surrounding environment.

Objective

4.15.6.4 *To control the adverse environmental effects of institutional activities.*

Policies

4.15.6.4.1 To formulate a regime of performance standards designed to retain and enhance the environmental quality of the zone.

4.15.6.4.2 To require the provision of adequate vehicular parking.

4.15.6.4.3 To limit the height of structures.

4.15.6.4.4 To set noise standards on all activities in the zone.

4.15.6.4.5 To require the provision of landscaping.

4.15.6.4.6 To require appropriate physical and other measures at the boundaries of the zone.

4.15.6.4.7 To control the effects of glare.

4.15.7 EXPLANATION

The further zoning for residential development of this area of land in accordance with the existing physical and infrastructural limitations relies on a comprehensive approach to development. Such an approach will secure the desired outcome in terms of amenity protection while allowing further opportunities in the District for residential growth.

4.15.8 RULES

4.15.8.1 Structure Plans

Development of land in the Residential 7 zone shall be by way of approved structure plans. Such plans shall outline the following matters:

1. the proposed pattern of subdivision showing all proposed lots;
2. the proposed access and roading network and, in particular, the manner in which appropriate road access to and carparking area for areas of passive and active recreation are to be secured;

3. the proposed provision of reserves and areas of active and passive recreation;
4. the infrastructure proposals for water supply, stormwater reticulation, effluent disposal, electricity and gas reticulation and telecommunications.
5. proposals to conserve any significant, natural, social or historical features on the site.

4.15.8.2 Permitted Activities

The following activities shall be Permitted Activities in the zone where these comply with the performance standards set out below:

- Residential activities
- Home enterprises
- Accessory buildings

1. Use of Buildings

No building shall be used for other than a Permitted Activity or as an accessory building thereto. Household units shall be limited to one per lot.

2. Bulk and Location

Maximum height	buildings	10 metres
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Height in relation to boundary

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;
- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. Where no such consent is obtained, an application seeking consent to a discretionary activity will be considered.
- iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule.

	v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction
Yards	Front 6 metres
Side yards	One of 1.2 metres; one of 2.4 metres
Rear yards	3 metres
Site coverage	Building coverage: 35% Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area
Private open space	150 m ² not including yards and no less than 55% to be north facing and capable of containing a shape factor of one circle with a diameter of 6 metres.
Service court	20 m ²
Landscaping	2 metres between buildings; not less than 30% of the lot to be laid out in grass and planting
Carparking	For every household unit a private garage or carport suitable for one motor vehicle plus an additional space in front for an additional vehicle shall be provided.
Access way	An impermeable surface of 3 metres width with direct access to the private garage or carport.

3. *Glare*

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on or within a site zoned for residential purposes.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

4.15.8.3 Controlled Activities

The following activities shall be Controlled Activities subject to assessment in terms of the matters set out at Rule 4.15.8.3.1:

- retirement village

4.15.8.3.1 Controlled Activities: Terms and Standards

In considering any application for a Controlled Activity, the Council will have regard to the matters set out in Section One – General, Part 9 Rule 9.5 and shall be satisfied that the objectives and policies set out in this part of the Plan and the relevant zone statements are met. In addition, Council reserves control over the following matters and may impose conditions in respect of each:

- (a) whether the design and external appearance of all buildings is sensitive in terms of scale, form and harmony with the amenities of the adjoining neighbourhood;
- (b) whether the development itself is well-designed in terms of the relationship between buildings and other site elements such as parking, landscaping and storage areas;
- (c) whether the degree of visual separation achieved by careful landscape design provides for the protection of privacy on adjoining residential sites;
- (d) whether the design of buildings ensures that large doors and windows are placed to avoid noise nuisance to adjoining residential or recreational activities; and
- (e) whether site layout ensures that parking areas, loading docks and accessways are located so as to minimise noise nuisance and visual detracting to adjoining residential or recreational activities.
- (f) the average area of land per household unit shall not be less than 300m². This rule shall include buildings and areas not used for residential purposes.
- (g) the Performance Standards for Permitted Activities set out at Rule 4.15.8.2.

4.15.8.4 Discretionary Activities

The following activities shall be Discretionary Activities subject to assessment in terms of the matters set out at Rule 4.15.8.4.1:

- educational facilities
- healthcare services
- recreational activities
- community facilities
- churches

4.15.8.4.1 Discretionary Activity Assessment Criteria

Without limiting its discretion when considering any Discretionary Activity, the Council's discretion will be guided by the following general matters relating to the activities specified in Rule 4.15.8.4.

- (a) whether the proposal will have an adverse effect on the ability of people to provide for their social, economic and cultural well-being.
- (b) whether the proposal will have an adverse effect on landscape values within the zone.
- (c) whether the proposal will generate dust, smoke, fumes or other discharges to air which would potentially detract from the amenity values of the area.
- (d) whether the proposal significantly detracts from traffic safety or efficiency having regard to the volume of traffic generated, times of peak generation, potential traffic conflict and proximity to major traffic intersections.
- (e) all the matters in Rule 4.15.8.3.1.
- (f) the Performance Standards for Permitted Activities set out at Rule 4.15.8.2.

4.15.8.5 Parking and Loading

See Part 15, *Parking and Loading of Vehicles*

4.15.8.6 Subdivision

- (a) The rules for subdivision are contained in Part 9, *Subdivision* of the Plan.
- (b) All lots shall have the following least dimensions:
 - 1. Front and corner lots 800m²
 Rear lots 800m²
 - 2. Minimum frontage
 Front and corner lots 20 metres
 Rear lots 3 metres
 - 3. Minimum dimension of rear lots 20 metres

4.16 GENERAL ACTIVITY RULES

The following rules apply to the establishment of those activities set out below.

For the avoidance of doubt, the following rules do not apply to the Residential 8, 8A, 8B or 9 Zones unless specifically referred to in Parts 16 or 17 of Section Three of the Plan respectively.

4.16.1 Multiple Household Unit Provisions

The provisions of this rule are applicable to the development of multiple household units and can be used as a guide when considering discretionary activity applications.

Offset

Multiple household units shall be offset from one another in order to avoid block-like “sausage-flat” developments.

Minimum Distance Between Buildings

Where more than one residential building is permitted on any site, no part of any residential building shall be closer than 1.8 metres from any other part of a residential building on the site. The distance shall be measured from the foundation of one residential building to the foundation line of the other and its nearest point.

Private Open Space

- (a) 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;
- (b) no household unit shall be so constructed that any door or any clear glass window which has a sill less than 1.5 metres above floor opens directly onto or looks upon a required private open space area, other than doors or windows of the unit to which that open space is appurtenant.

Service Courts

Every household unit shall have a service court which complies with the following:

- (a) it must be accessible from a service room of the unit and be set aside for the occupants of that unit;
- (b) it shall have a usable area of 10m² and shall be of such a shape as to contain a square with sides of 3metres;
- (c) it shall be visually screened from any public place and from any other household unit to a height of 1.8 metres *provided that* the Council may waive this provision where it is satisfied that screening of the desired standard is already available, and/or for traffic safety reasons where visibility of traffic could be impeded;

- (d) no part of any such court shall be part of any required vehicular access, parking or manoeuvring area;
- (e) no more than half the minimum area of any service court may be covered by buildings performing a storage function, subject to normal bulk and location requirements.

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 1.8 metres and an internal floor area of not less than 3m².

Landscaping

- (a) Where there are three or more household units on a site a landscape plan shall be submitted for the site in terms of Rule 13.8. The plan shall make provision for at least one specimen tree for each household unit, with additional landscaping as is appropriate for the site.
- (b) Not less than 30 percent of any site shall be laid out in grass and planting. For the purposes of this provision, the private open space may be included within the assessment of landscaping area.

Parking, Access and On-site Manoeuvring

- (a) In addition to the parking requirements of Part 15, at least one of the two required car parking spaces per household unit shall be covered, being either a garage or a carport which complies with the dimension requirements of Rule 15.8.14.
- (b) Every household unit shall have direct vehicle access of at least 3.0 metres width. Where a driveway serves 5 or more units, a width of 4.5 metres shall be provided.
- (c) Provision shall be made for on-site manoeuvring of vehicles in terms of Rule 15.8.15.

4.16.2 Home Enterprises

The following special provisions pertain to Home Enterprises in residential zones:

- (a) home enterprises shall be incidental and secondary to the residential use and shall occupy not more than 30% of the household unit and its accessory buildings. They shall be carried on only between 0700 hours and 2200 hours. They shall not have any detrimental effect on the residential use of the health and welfare of the occupants of the household.
- (b) the selling or offering for sale of goods shall be confined to the area permitted to be used for the home enterprise and only goods which have

been substantially manufactured, repaired, renovated (or produced) on the site shall be sold.

- (c) a home enterprise shall be engaged in by a person permanently residing in the household and not more than one other person at any one time.
- (d) Electric interference: no-one carrying on a home enterprise shall use any equipment which creates electrical interference with television and radio sets in adjacent household units.
- (e) Glare: all lighting used for the home enterprise shall be directed away from adjacent household units and from roads and shall not create a nuisance to other residents.
- (f) Storage: no equipment or material for a home enterprise shall be stored outdoors unless it is screened from places external to the household unit and its curtilage.
- (g) Traffic: a home enterprise shall generate no trips by a heavy motor vehicle as defined by the Traffic Regulations 1976 and shall not generate more than five inwards and five outward trips per day by any other motor vehicle, for the purpose of transporting raw materials and finished goods.
- (h) Parking: on-site parking shall be provided for the exclusive use of any vehicle used in association with a home enterprise.
- (i) A home enterprise may only be permitted where there is no visible evidence of that activity from a road or public place. No exterior display or other indication of the carrying on of a home enterprise on any property shall be permitted other than a sign as permitted by Part 14.
- (j) Noise: The following noise controls apply to limit the effect of noise generated by a home enterprise.
 - (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA
At all other times		40dBA

including Sundays and public holidays
 - (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
 - (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element or nuisance. Further, Council also reserves the right to use other types of noise measuring devices and standards should the devices and standards set out in the clauses above be superseded.

- (k) Nuisance: no odour, fumes, dust, smoke, noise, effluent or vibration shall be generated so as to be noticeable at the property boundaries and give rise to an objectionable element.
- (l) The cost of Council investigating any complaint in regard to home enterprises may be charged to the owner of the property or operator if there is clear evidence that any of the rules set out in Clauses (a) to (k) are breached.

4.16.3 COMMUNITY, EDUCATIONAL AND NON-RESIDENTIAL ACTIVITIES

Adequate separation distances of buildings and activities from adjoining residential activities shall be provided. As a general rule, 6 metres may be regarded as adequate but this distance shall be commensurate with the actual scale and intensity of the activity.

A minimum lot area of 1200m² for every 100 persons to be accommodated shall be provided.

4.16.4 DISCRETIONARY ACTIVITIES – ASSESSMENT CRITERIA

In considering applications for discretionary activities and in imposing conditions if consent is granted, the Council shall have regard to the matters set out in the Act and be satisfied that the objectives and policies of the Plan and the relevant zone statements are met. In addition, the Rules for Discretionary Activities listed under each zone may be used as a guide in assessing the extent to which an application meets the following criteria.

4.16.4.1 General Criteria

The Council shall be satisfied that:

- (a) the intensity of the proposed activity will be compatible with the amenities of surrounding existing and foreseeable future development. This will include consideration of the maximum number of people to be provided for on the lot, the amount of traffic generated and the hours of use.
- (b) The design of the proposal will be sensitive to and protect the residential amenities of the neighbourhood. The scale, design and external appearance of buildings, layout of buildings and activities in relation to adjoining activities and landscaping will be considered. Reasonable sunlight admission to, and privacy of, adjoining lots should be provided for. The Council will not approve a design where the bulk, unrelieved

mass or repetitive nature of building form will detract from the amenities of the neighbourhood.

- (c) The lot will be a suitable size for the intensity of proposed development in relation to the size of buildings to be erected on it, the scale of activities and associated parking, servicing and amenity provisions.
- (d) The activity will be suitably sited in terms of traffic safety and efficiency. Factors to be considered may include the volume of traffic likely to be attracted, times of peak traffic generation, potential traffic conflict and proximity to major traffic intersections. Satisfactory ingress and egress shall be provided to avoid creating a traffic hazard (generally location of entrances and exits 20 metres from intersections is satisfactory).
- (e) Adequate carparking areas, manoeuvring space and vehicle service areas will be provided and designed, constructed and maintained in a manner satisfactory to the Council.
- (f) The number, design, location and size of signs will be compatible with traffic safety and control and the amenities.
- (g) The health, safety and welfare of adjoining residents will be secured and that any and all effects of the proposed activity shall comply with the relevant New Zealand Standard(s).

4.16.4.2 Specific Use Criteria

In addition, the following criteria shall be used in assessing the specific use categories listed below:

- (a)
 - 1. *Multiple Household Units*
 - (i) In order to create an adequate and pleasant living environment on-site the provisions of Rule 4.16.1 shall be taken as a guide.
 - (ii) Consideration will be given to the impact on existing public services in the area, in particular stormwater drainage in the older parts of the District.
 - 2. *Multiple Household Units (Apartment building only)*
 - (i) The building should be oriented and located so as many units as possible are north oriented.
 - (ii) The building should be positioned and designed to minimise overshadowing or visual dominance of adjoining sites and avoid solid blank walls facing a road frontage or an adjoining property.
 - (iii) The building should be designed to limit overlooking by the units above ground level of the private open space at ground level.
 - (iv) Required Parking, Access and On-site Manoeuvring should be integrated with overall site design in such a way as to:
 - Minimise use of space on site for the turning and manoeuvring

of vehicles.

- Integrate covered carparking (enclosed garages) in the design of the building and avoid multiple garage doors facing a road frontage or an adjoining property.

(v) Required Landscaping should be integrated in the overall development of the site in such a manner that:

- It provides a visual buffer along the boundaries of adjoining sites and a road frontage.
- Minimises the visual impact on the streetscape of required visitors' carparking if located within the front yard.

(b) Housing for Elderly or Disabled Persons

- (i) In order to create an adequate and pleasant living environment on-site the provisions in Rule 4.16.1 shall be taken as a guide.
- (ii) That convenient access to associated welfare, recreational and community facilities is available. Where such facilities are to be provided on-site, the Council will assess the adequacy of these facilities in relation to the number of residents.

(c) Childcare Premises

- (i) Provision shall be made for the safe and efficient delivery and pick-up of children at childcare premises. Generally, a satisfactory delivery and pick-up area should be provided for on-site.
- (ii) As a general guide in determining the suitability of a site to accommodate buildings, outdoor play areas, parking and delivery areas and landscaping for childcare premises, a minimum ratio of 25m² of net site area per child is required.

(d) Churches and Church Halls, and Buildings and Facilities used for Educational, Recreational, Cultural, Social or Community Purposes

- (i) That adequate separation distances of buildings and activities from residential boundaries are provided. As a general guide, 6 metres yards may be regarded as adequate but the larger the proposed use the greater the separation distance that may be required.
- (ii) That a minimum of 1200m² site area per 100 persons to be accommodated is provided.
- (iii) That the number of persons to be accommodated does not exceed 400 unless:
 - (1) the site is located adjacent to such uses as shopping centres, schools or reserves which will act as buffer zones;
 - or

- (2) the site area is well in excess of the ratio referred to in (ii) above.
- (e) *Service Stations*
 - (i) *Locational Criteria*
 - (1) The site should generally be in a location where the activity will not introduce more than minor adverse effects into an area that has a substantially residential character.
 - (ii) *Site Development Criteria*
 - (1) The extent to which the design and layout of the development meets the requirements of Rule 6.15.2.2.
 - (2) That adequate separation distances of buildings and activities from residential boundaries are provided. As a general guide, 6 metres yards shall be regarded as adequate but a lesser standard may be approved as a Discretionary Activity where Council is satisfied that the effects on adjacent properties are no more than minor.
 - (3) That the design, scale and intensity of development will not detract from the existing and foreseeable future residential amenities 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.
 - (4) Generally a minimum of 6 metres front yard including a 2 metres frontage landscape strip parallel with and contiguous to the road frontage will be required. Landscaping shall be undertaken in accordance with the provisions of Part 13.
 - (5) 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 provisions of Part 13 shall be used as a guide.
 - (6) Noise control for service stations shall generally be in terms of the requirements of Rule 6.15 – 1 *Noise*
 - (7) All illumination on the site shall be required to meet the standards set out in Rule 6.15 – 2 *Glare*.
 - (8) Signage shall be permitted in terms of the requirements for service stations in commercial and industrial zones in Rule 14.7.1 and assessed against the criteria in 14.7.2 and 14.7.3.
 - (9) Service station signs are permitted in accordance with the provisions of Rule 14.7.1.

- (f) *Electricity Sub-stations (Bulk Supply Sub-station)*
 - (i) That adequate separation distances of buildings and activities from residential boundaries are provided. As a general guide 6 metre yards may be regarded as adequate.
 - (ii) That security fencing is provided generally to a height of 1.8 metres for public safety reasons.
 - (iii) That landscaping and/or screening is satisfactory to minimise the visual impact of buildings on adjoining properties and from the street and also to contribute to the amenities of the neighbourhood.
- (g) *Clean Fill Activities*
 - (i) The requirements of Rule 2.10 shall generally apply.
- (h) *Comprehensive Residential Developments*
 - (i) That the development is comprehensively designed to ensure a satisfactory relationship between buildings within the development and on neighbouring sites to achieve a high level of residential amenity.
 - (ii) That the amount of daylight and sunlight penetration to all residential buildings within the development area and to all neighbouring sites is of a satisfactory standard.
 - (iii) That the visual and acoustic privacy for the intended residents of the development and for neighbouring sites is of a satisfactory standard.
 - (iv) That site layout allows for the efficient circulation of vehicles, including access to properties and access for emergency and service vehicles to all sites.
 - (v) That an adequate amount of open space is provided for each site and each household unit within the development. Open space may also be provided in the form of public open space.
 - (vi) That there is no detrimental effect on public services and amenities.
 - (vii) In respect of Clauses (i) to (vi) the bulk and location requirements as set out for the Residential 2 Zone will be used as a guide.
- (i) *Telecommunications and Broadcasting Masts and Antennae above 13 metres in height*
 - (i) The site will be a suitable size and shape so as to enable adequate separation distances from the mast to the boundaries of

the site and in particular, enable to mast to be sited in a position to avoid significant shading to neighbouring properties. In general minimum yards of 6 metres from all parts of the mast and antennae would be required.

- (ii) The cross section diameter of the mast and the number, size and position of antennae on the mast will be such that the structure is not dominant in the neighbourhood or when viewed from a distance. In general masts should have a base diameter not in excess of 800mm to a maximum height of 6 metres above ground level and reducing to a diameter not in excess of 500mm to a total maximum height of 20 metres. Antennae should not extend beyond a 2 metres maximum radius from the mast centre and any structure required to support them should be as unobtrusive as design considerations will allow.
- (iii) The design, colours and landscaping will minimise the visual impact of the total structure on the residential amenities of the neighbourhood.
- (iv) Any development shall comply with the bulk and location provisions of the zone, excepting the height in relation to boundary requirements.
- (v) Council wishes to avoid duplication of such facilities and will look favourably on the co-siting of telecommunications and broadcasting masts and antennae and other facilities.

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