

Housing Choice & Supply – Draft Amendments to the District Plan

(Additions shown in underline, deletions are shown as ~~strikethrough~~)

1. Include 3 new definitions as follows (Chapter 3: Definitions):

LANDSCAPED AREA: means a part of a site used for growing plants, grass and trees, but does not include any building, structure or paved area.

RETIREMENT VILLAGE: is a comprehensive residential development that provides accommodation for aged people, is defined as a retirement village in s6 of the Retirement Villages Act 2003 and may also include recreation, leisure, welfare and medical facilities (including hospital care) and other ancillary non-residential activities.

SUPPORTED CARE FACILITY: provides accommodation and full-time care for aged or disabled people and is registered under the Health and Disability Services (Safety) Act 2001 and comply with the Health and Safety Sector Disability Standards 2001. It includes ancillary nursing and medical care.

2. Amend Introduction in Chapter 4.1 as follows:

4.1 Introduction

Although Wellington was occupied by Maori for generations before colonial times, little physical evidence now remains of traditional Maori settlement patterns.

The Residential Areas of Wellington City are characterised by low-rise single dwelling houses on individual lots. Marked variations exist in the character of particular neighbourhoods or suburbs. Past planning policies have combined with historical and geographic factors to determine residential character. Patterns of residential development range from the more intensive and densely populated inner city areas developed from the early days of colonial settlement through to modern subdivisions designed for the motor vehicle.

Set amongst the Residential Areas are areas of Open Space, Centres, Business Areas, Institutional Precincts and Conservation Sites. It is the combination of the character of these different areas combined with the topography and natural environment that gives different parts of the City their different character.

Wellington City maintains a wider policy of containment and general intensification of suburban development. To this end the plan anticipates that the majority of residential growth will be located within the existing urban area, with only limited provision for new ‘greenfield’ residential development.

Greater housing choice and supply is required in the Residential Areas to support changing housing needs resulting from diverse household structures, decreasing household size and an aging population. The plan provisions enable a wide range of housing options to cater for changes in how people choose to live.

For the purpose of the District Plan, three residential areas have been identified: Medium Density Residential Areas, Inner Residential and the Outer Residential Areas. Collectively, these zones provide for housing choice as they enable a variety of dwellings at different densities. Specialist residential activities (including retirement villages, supported care facilities, and boarding houses) that provide permanent and temporary accommodation options for those with particular housing needs may also establish within residential zones.

Medium Density Residential Areas are defined areas surrounding existing town centres and/or on main transport spines, ~~and include parts of Kilbirnie and Johnsonville.~~ In these areas high quality comprehensive redevelopment of housing will be encouraged ~~and facilitated~~, resulting in moderate to significant increases in residential density. These increases in density are likely to result in changes to the existing character and scale of buildings in these areas. Rather than seeking to maintain the existing character of these areas, the plan

provisions seek to ensure that new development is of high quality, both in terms of the impact on townscape character and the level of amenity afforded to residents. A greater extent of change to existing character is anticipated in the sub-regional centres of Johnsonville and Kilbirnie. Providing for growth in this manner and in these locations is not only an efficient use of land but it also provides access to public transport for a greater number of households and strengthens the role of centres. The Medium Density Residential Areas include parts of Kilbirnie and Johnsonville.

The Inner Residential Area adjoins the Central Area and is generally contained by the Inner Town Belt. Most dwellings in the area were built around 1900 and development is intensive, with higher population densities than the Outer Residential Areas. Compared with the Outer Residential Area, there are more multiple units – often created by division of existing houses, and fewer family households. Its nineteenth century character and advantages of living close to the central city have made this area an attractive and popular location.

The Inner Residential Area also provides a backdrop to the central city. The concentration of buildings built at the turn of the last century, the hilly topography and the inner townbelt form a striking combination that contributes to Wellington's unique sense of place. In recognition of this, the plan manages the demolition of pre-1930 buildings in much of the Inner Residential Area in order to maintain townscape character.

Also within the Inner Residential Area are properties fronting Oriental Parade which have higher maximum building heights. In recognition of their capacity for medium to high rise residential development, and given the area's setting in close proximity to the central city and waterfront which provide high levels of amenity. A design guide applies within the Oriental Bay Height Area in recognition of the area's unique development potential, high visibility, and public/private character. Council seeks to ensure that new building works enhance the existing character and amenity values of the area.

The Outer Residential Area contains the remaining suburbs, from the Inner Town Belt to the boundary of the Rural Areas. In the Outer Residential Area, houses are usually located on larger sections and developments are more spacious. Residential character varies depending on the type of landform and the extent of vegetation. Most non-residential activities in the area are of a type that directly service local residents.

In both the Inner and Outer Residential Areas new development will be provided for in a manner that will maintain existing character and respect the amenity of adjacent properties. Council's approach in Residential Areas is to permit typical residential activities and to assess others on a controlled or discretionary basis. This is considered necessary to protect the character and amenities of Residential Areas. The intention is to make specific development standards as flexible as possible to encourage appropriate development opportunities that do not harm the amenities of the area.

Within the Outer Residential Area is the Residential Coastal Edge. This area, which includes the pockets of residential development located along the coast from Evans Bay to the south coast, has a unique character that contributes to Wellington City's sense of place and provides an important visual amenity for local residents and the public generally. Specific rules have been included in the Plan to protect this special character. A design guide also applies within the Residential Coastal Edge to acknowledge the fundamental character attributes of the area and to provide guidance for multi-unit and infill development.

Within the Inner and Outer Residential Areas there are pockets that have been identified as Heritage Areas in recognition of their having special architectural, townscape or heritage values. These areas are subject to the specific controls contained in the Heritage Chapters of the District Plan.

Permitted Activities are those which are typically undertaken in Residential Areas and allow these areas to remain the primary living environments of the city. Permitted Activities will be closely monitored to ensure that character or amenity standards are not reduced to any significant extent.

Controlled Activities are those which are also compatible within Residential Areas (such as the use of vacant non-residential premises) but which should be assessed to ensure that the amenities, particularly those of nearby properties, are protected.

Residential activities or developments which cannot be categorised as Permitted or Controlled Activities may be considered as Discretionary Activities, including the establishment of non-residential activities.

Residential Areas also accommodate non-residential uses. Many activities operate from existing houses or from purpose-built buildings in Residential Areas. Many of these activities provide essential community services including shops, churches, marae, schools, service stations, early childhood centres, kohanga reo and doctors' surgeries. In some areas, activities such as hospitals, parks or motels have been established to serve wider city or regional populations. Non-residential activities are generally appropriate provided they do not give rise to incompatible adverse effects.

Council also encourages mixed-use development in Residential Areas. Controls will ensure that residential amenities are reasonably protected. Residential Areas provide the place where most people sleep and enjoy their leisure time, and more peaceful, quieter surroundings are expected. However, it is not the Council's intention to "freeze" all residential neighbourhoods in their current state. A greater diversity of land use will be promoted.

As development densities increase, there is a need to ensure good quality design. Under the Discretionary Activity process, design guidelines are ~~also~~ used to assess new multi-unit residential developments. Council seeks to promote a consistently high standard of design for new multi-unit housing and specialist residential activities such as retirement villages.

Given the City's topography, constrained roads and access in places, improving accessibility and the consequent amenity values within Residential Area is an important issue. This is a particularly important issue for people with mobility restrictions and for the City's increasing population of older people. The Council will actively seek to improve the proportion of all housing in the City that is, or can be made, accessible and usable, by older people and all others with mobility restrictions.

Council is exercising its responsibilities under the Act by including provisions to manage noise and hazardous substances and contaminated sites and to avoid, remedy or mitigate the adverse effects of natural hazards. Examples include provisions for noise mitigation in or near the port and airport and controlling residential development near high voltage transmission lines or near the Wellington fault line, and on or near former landfills.

3. Amend Objective 4.2.1 as follows:

OBJECTIVE - CONTAINMENT AND INTENSIFICATION

4.2.1 To enhance the City's natural containment, accessibility and residential amenity by promoting the efficient use and development of natural and physical resources in Residential Areas.

POLICIES

To achieve this objective, Council will:

4.2.1.1 Encourage consolidation of the established urban area.

4.2.1.1A Encourage greater housing choice and supply within established and planned urban areas.

METHODS

- Rules
- Operational activities (management of infrastructure)
- The Urban Development Strategy

The edge of the urban area of the city is defined by the interface between the Outer-Residential Area and nearby Rural and Open Space Areas. The Plan generally intends to contain new development within the existing urban area, as it considers that continuously expanding the City's edges will not promote sustainable management.

Expansion beyond the existing urban form will only be considered where it can be demonstrated that the expansion:

- *will promote an efficient urban form*
- *will support sustainable transport options*

Any proposal will also be expected to demonstrate that:

- *the expansion will allow for efficient use of existing infrastructure*
- *there is sufficient redundant capacity within existing infrastructure to support the expansion*
- *the expansion will incorporate low impact urban design, low impact subdivision and facilitates energy efficient building design*

Council will also consider the potential impact of any expansion on the character of existing communities, and on landscape and natural values.

The Plan provides for a degree of expansion into the Greenfield areas at the northern edge of the city, where the growth can reinforce existing transport infrastructure and strengthen existing communities (see Chapters 27 & 28).

Residential intensification will be encouraged in Medium Density Residential Areas. The Medium Density Residential Areas are located around existing town centres and on key transport routes. Within these areas Council will seek to facilitate comprehensive re-development to provide medium density residential living.

In the Inner and Outer Residential Areas there is scope for some degree of residential intensification, but the plan seeks to ensure that new development is compatible with existing character and respects the amenity of surrounding residential properties.

Adopting rules to encourage more mixed-use activities and provide for more intensive building development (that maintains or enhances neighbourhood and townscape residential character) will help keep the city compact.

Across the three residential zones (Inner Residential, Outer Residential, and Medium Density Residential Areas), provisions encourage more diversity of housing stock to provide for changing household needs.

The environmental results will be that the City's development occurs in a manner which will reduce transport distances, make public transport systems more viable, support existing centres and make better use of existing infrastructure.

Medium Density Residential Areas

4.2.1.2 Encourage residential intensification and comprehensive redevelopment within Medium Density Residential Areas

4.2.1.3 Discourage piecemeal development in Medium Density Residential Areas when this would inhibit comprehensive redevelopment of the site or surrounding area

4.2.1.4 Promote Encourage greater housing choice by promoting the provision of a variety of household types and sizes as part of new development within Medium Density Residential Areas

METHODS

- Rules
- Operational activities (management of infrastructure)
- The Urban Development Strategy

Medium Density Residential Areas are tightly defined residential areas where high quality medium density housing will be actively encouraged. These areas are located surrounding the existing town centres of Johnsonville, ~~and~~ Kilbirnie, Tawa and Newlands where the benefits of higher density residential development will be greatest. Intensification within these areas will allow efficient use of existing infrastructure, support existing services, ~~and facilities,~~ provide greater housing choice and allow people to live close to jobs and ~~close~~ ~~to~~ public transport.

Within Medium Density Residential Areas, comprehensive redevelopment of housing will be encouraged and facilitated. This will result in significant increases in the residential density of these areas, and is likely to lead to changes to the existing character, particularly in the sub-regional centres of Johnsonville and Kilbirnie. The success of the Medium Density Residential Areas will depend on achieving high quality housing stock and associated spaces (both public and private). Within the Medium Density Residential Areas, the Plan seeks to achieve:

- Medium density residential development
- High levels of amenity for occupants of new residential developments
- High quality development, both in terms of building design and townscape character
- Variety in the built form (including variation in style, type and scale of buildings)
- Variety in household type (1, 2, 3, and 3+ bedroom units)
- Appropriate levels of protection for neighbouring property's amenity

It is anticipated that these areas will eventually have a more intensive, urban feel, ~~with~~ ~~the~~ ~~provisions~~ encourageing medium density residential development (2-3 storeys in height). ~~and~~ ~~While~~ there is less focus on providing extensive green open space as part of new developments, well-designed and located onsite landscaping will remain an important part of the overall site planning within these developments. ~~However,~~ ~~having less open space areas also reduces the ability to use planting to soften the effects of new developments.~~ ~~Also~~ ~~As a result,~~ the quality of the building stock and the spaces that are provided becomes even more important in terms of creating a positive townscape and high levels of amenity for residents. Front yards are required in Medium Density Residential Areas to provide space for planting that can help to 'soften' the visual impact of new building works.

All new multi-unit developments will be assessed against the ~~content of the~~ Residential Design Guide, to ensure that the proposed buildings (and associated spaces) make a positive contribution to the local townscape. ~~This~~ ~~The~~ assessment ~~against the Residential Design Guide~~ will also allow Council to ensure the new developments will provide satisfactory levels of amenity for occupants.

There is a risk that on-going piecemeal development (and subdivision) in Medium Density Residential Areas will further fragment land ownership and make it more difficult to accumulate parcels of land for comprehensive redevelopment. Council will therefore generally discourage piecemeal, less intensive development and subdivision in Medium Density Residential Areas.

Less intensive development, ~~however~~ (such as back yard infill) or the conversion of existing dwellings into multiple units, may have a role within Medium Density Residential Areas, ~~particularly~~ when it can be demonstrated that it represents the most efficient use of the site ~~(for example when a single lot is surrounded by properties that have already been redeveloped)~~ and when it helps to add diversity to the housing stock in the area. Backyard infill may be appropriate when a single lot is surrounded by properties that have already been redeveloped or it is deemed unviable to carry out comprehensive medium density development due to factors such as steep topography. However, further development will generally not be supported if it does not represent the most efficient use of the site, other viable forms of development are available, and when it would inhibit future comprehensive redevelopment of the site (and possibly adjoining sites) through the fragmentation of land ownership.

Similarly Within the Medium Density Residential Area – Johnsonville 2, Council will generally not support the ~~comprehensive~~ redevelopment of lots that do not meet the specified minimum lot dimension. Due to the historic subdivision patterns in this area, resulting in smaller lots, Council is concerned that ~~if~~ redevelopment ~~is undertaken~~ based on the existing lot size and pattern, ~~then~~ it will result in the repetition of a single development type (most likely terrace housing orientated at 90 degrees to the street, with a drive way running down one

side). While this style of development can work well, the Plan seeks to encourage a variety of development types within Medium Density Residential Areas in order to achieve a diverse, interesting and stimulating built environment. Specifically Requiring a minimum lot dimension in Medium Density Residential Area – Johnsonville 2 will help to achieve variety in the built form, both by creating a variety of lot shapes, and also by providing more scope for different building layouts and better development outcomes. This model also encourages a more comprehensive scale and type of development, which is appropriate given the Sub-Regional status of the Johnsonville Town Centre. This-The intent of the minimum lot dimension is reinforced by the requirement for front units to be orientated to face the street, with physical separation to units behind.

The Plan also encourages new development to provide for a range of different housing types, in order to provide for the needs of different segments of the community.

Additional Medium Density Residential Areas may be identified in the future following consultation with local communities. Any future areas will be implemented through the plan change process.

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4.2.1.7 Ensure there is sufficient infrastructure capacity to service all new developments in:

- Tawa and Newlands Medium Density Residential Areas
- Retirement villages and supported care facilities in all Residential Areas

METHODS

- Rules
- Operational activities (management of infrastructure)
- Wellington Urban Growth Plan

The capacity of the public infrastructure (particularly stormwater, wastewater, and water supply) to service multi-unit developments in the Tawa and Newlands Medium Density Residential Areas and all retirement villages and supported care facility will be assessed through the resource consent process. Where existing infrastructure is insufficient to accommodate the proposed development, Council may require financial contributions to assist with infrastructure upgrades. Measures for reducing impacts on the stormwater system, such as water storage tanks and the provision of low impact stormwater design may also be required where appropriate.

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4. Amend Objective 4.2.3 as follows:

OBJECTIVE - URBAN FORM

4.2.3 Ensure that new development within Residential Areas is of a character and scale that is appropriate for the area and neighbourhood in which it is located.

POLICIES

To achieve this objective, Council will:

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4.2.3.2 Manage Medium Residential Density Areas to ensure that new developments contribute to a high quality, intensive, diverse, and safe residential environment.

METHODS

- Rules

- Residential Design Guide
- Master planning
- Advocacy

~~To help ensure quality outcomes in the Medium Density Residential Areas a~~All new multi-unit developments in Medium Density Residential Areas will be assessed through the resource consent process against ~~the content of the Residential Design Guide to ensure that the proposed buildings (and associated spaces) make a positive contribution to the local townscape.~~

~~Council has also put in place a number of Other~~ planning mechanisms to help ensure quality outcomes in Medium Density Residential Areas ~~of Johnsonville, and Kilbirnie. These~~ include standards relating to ~~a minimum lot dimension~~ site coverage, ~~specific~~ front yards, area specific height limits and building recession planes, ~~and~~ open space requirements, building orientation, landscaping, and in Medium Density Residential Area – Johnsonville 2 a minimum site dimension.

Site coverage is the key mechanism used to manage the density of new development. The site coverage permitted in Medium Density Residential Areas seeks to strike a balance between the proportion of the site occupied by buildings, vehicle parking and manoeuvring spaces, and open space and landscaping. Any proposal that seeks to increase total site coverage will need to demonstrate that the resulting buildings can integrate appropriately into the surrounding townscape, and that the development is not unduly dominated by hard surfacing.

Sub-areas have been identified within the Medium Density Residential Areas for the purpose of delivering different development intensities.

~~Medium Density Residential Area 1 includes all of the land in the Kilbirnie Medium Density Residential Area, and two smaller areas adjacent to the Johnsonville town centre. These areas~~ Medium Density Residential Areas in Kilbirnie and Johnsonville 1 offer ~~very~~ convenient access to the adjacent town centre, and contain a significant number of smaller infill and multi-units creating a relatively intensive urban character. ~~The provisions that apply to these areas seek to facilitate the continuation of these existing patterns.~~ No minimum lot dimensions are required in recognition of the character of existing development and the fragmented subdivision patterns which would inhibit site amalgamation. Similarly there is no request for ground level open space in recognition that these areas are already relatively intensely developed. In ~~these~~ areas the emphasis will be on providing quality multi-use areas that can double as both vehicle manoeuvring spaces and useable outdoor space.

~~Medium Density Residential Area 2, which includes the majority of the Johnsonville Medium Density Residential Area, Medium Density Residential Areas – Johnsonville 2, Tawa and Newlands provides for a slightly less intense, more suburban style of development. This area includes land that is slightly further removed from the town centre with more existing open space. Ground level open space is required in developments located within these areas to provide space for outdoor living, planting and to create a general sense of openness which will help integrate new development into the wider suburban setting. A minimum landscaped area is required in Tawa and Newlands and, in these areas, site coverage is set at a lower level than Johnsonville 2. These differences recognise the more suburban nature of Tawa and Newlands. Additional site coverage for single level development is provided for in the Tawa Medium Density Residential Area, in recognition that the flatter topography has the potential to accommodate a greater range and density of housing (such as accessible housing for people with limited mobility).~~

Requiring a minimum lot dimensions in the Medium Density Residential Area – Johnsonville 2 provides additional flexibility as to how buildings are massed on site and provides scope for different building forms and layouts. It will also help ensure that buildings can be oriented to face the street and will reduce the number of driveways required. Combined, these requirements will help to ensure that new developments provide scope for informal interaction between private units and the adjacent public spaces, and that the townscape is not overly dominated by vehicle crossings and manoeuvring spaces.

~~In Medium Density Residential Area 2 ground level open space is required in order to provide space for green planting helping to integrate new development into the wider suburban setting.~~

Front yards are also required in all Medium Density Residential Areas. It is considered important to provide space for greening at the front of the site to help ‘soften’ the impact of the higher density development. In areas with existing street trees or when it can be demonstrated that the softening effect of vegetation can be achieved in another manner, it may be possible to waive the front yard requirement.

Matters to consider when assessing applications for new infill or multi-unit developments within a Medium Density Residential Area include:

- whether the proposal represents an efficient use of the site.
- whether the proposal will facilitate a mixture of housing types, ~~within the Medium Density Residential Area.~~
- the extent to which the proposal fulfils the intent of the Residential Design Guide ~~and including the appendices for specific Johnsonville~~ Medium Density Residential Areas ~~2-Design Guide.~~
- the extent to which parking, vehicle accessways and manoeuvring areas makes up a significant proportion of the site area and the degree to which hard surfacing for on-site parking and manoeuvring areas is minimised, mitigated by appropriate site landscaping, or designed to allow it to be used safely as shared open space.
- the extent to which the landscaping plan ensures that buildings, accessways, parking areas, visible earthworks and retaining structures are integrated into the surrounding neighbourhood and the degree to which sufficient space is provided for maturing trees, and the retention of existing trees. Where trees or other vegetation is removed as a result of site redevelopment, whether replacement trees and vegetation are of a similar nature and scale.
- Where standard 5.6.2.4 for site coverage is not met, whether the resulting development is of appropriate bulk, scale and quality.

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4.2.3.4A Recognise the positive benefits of retirement villages and supported care facilities in providing housing choice for aged and disabled people, whilst managing the potential adverse impacts on surrounding residential amenity and character.

METHODS

- Rules
- Advocacy
- Residential Design Guide

Retirement villages and supported care facilities contribute to greater housing choice through their provision of housing for the elderly. There are positive benefits in having these facilities located in residential areas. Residential activities are the predominant activities though many developments also include ancillary activities such as medical facilities, recreation facilities, and social function spaces. These activities, including the non-residential component, are permitted under the Plan.

Modern retirement villages and supported care facilities are typically larger in height, density and scale compared with traditional facilities and other residential dwellings and, if not designed well to integrate into the neighbourhood, may cause impacts on surrounding residential character and amenity.

A restricted discretionary rule enables consideration of the effects of the built development, particularly impacts on residential amenity of surrounding properties and residential character in general. Developments will be assessed primarily against the Character and Site Planning guidelines of the Residential Design Guide to ensure the assessment is focused on mitigating adverse impacts on surrounding residential amenity and character.

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4.2.3.5 Require on-site, ground level open space to be provided as part of new residential developments to enhance visual amenity and assist with the integration of new developments into the existing residential environment.

METHODS

- Rules
- Advocacy
- Residential Design Guide
- Subdivision Design Guide

The traditional development pattern in Wellington's Residential Areas is a single dwelling per site, with limited space devoted to vehicle parking and manoeuvring. As a result most properties retain a reasonable area of open space on site. Rear yards with mature visually prominent vegetation and well landscaped front gardens are typical features that contribute to the character and amenity of most established suburbs. The building bulk of new infill and multi-unit development, together with the hard surface areas required for vehicle parking and manoeuvring, can alter the valued character and amenity by reducing the sense of open space and degree of separation from other buildings (both on site and with neighbouring properties). The requirement to provide open space is an important tool for ensuring that new developments are of appropriate density, are capable of providing a suitable degree of openness and greening on-site, and are able to be sensitively integrated into the surrounding neighbourhood. Open space can also help to:

- *Provide a setting for the new buildings and structures on site*
- *Soften the visual impact of new buildings and structures as viewed from surrounding public spaces*
- *Provide open space allowing for trees and vegetation on site*
- *Enable open space areas that can help to increase soil permeability, reducing storm water run-off*
- *Enhance the on-site amenity of the development where the space is well-designed and connected to the main living areas.*

The nature and quality of open space provided, and its relationship to the dwelling type, design and the layout of buildings on site will be instrumental in how well a development fits into an existing neighbourhood. In some cases it may be acceptable to lower the open space provision if it can be demonstrated that the open space provided, including any roof top open space and on-site communal/shared open space, is of high quality, responds well to the overall development concept and complements the surrounding residential context. An application to reduce the open space requirement will need to be able to demonstrate that:

- *The resulting development is of a scale, type and character that acknowledges, and complements, the prevailing patterns and qualities of the surrounding neighbourhood (as judged against the content of the Residential Design Guide).*
- *The development adequately resolves issues regarding building layout and the degree of separation between buildings (both on site and with adjoining sites).*
- *The resulting development contains sufficient open space, including where appropriate rooftop open space and on-site communal/shared open space, to integrate into the surrounding neighbourhood. The open space should be of appropriate dimensions to reflect predominant patterns in the surrounding area and to suit the purpose for which it is intended.*
- *The open space provided is of high quality and will provide superior amenity for occupants.*

However, when a development seeks a reduction in the amount of open space provided on a site in order to maximise permitted site coverage or to make provision for off-street car parking, it may be a signal that that the site is being overdeveloped. As open space is also a means of managing development density of a site in order to retain residential character, the provision of adequate open space on a site may mean that the maximum permitted site coverage is not always able to be achieved. In this situation reduced site coverage, or a reduction in the number of household units will generally be the appropriate way to manage development density on the site (rather than a waiver of the open space requirement) to ensure townscape amenities and residential character is maintained.

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5. Amend Objective 4.2.4 as follows:

OBJECTIVE – RESIDENTIAL AMENITY

4.2.4 Ensure that all residential properties have access to reasonable levels of residential amenity.

POLICIES

To achieve this objective, Council will:

4.2.4.1 Manage adverse effects on residential amenity values by ensuring that the siting, scale and intensity of new residential development is compatible with surrounding development patterns.

METHODS

- Rules
- Residential Design Guide
- Subdivision Design Guide
- National standard access design criteria
- Advocacy

Maintaining reasonable levels of amenity in Residential Areas is one of the key objectives of the Plan. People expect that the amenity standards of the Residential Areas of the city, where most people live, will be maintained at a level that sustains the residents' enjoyment of their suburb. For this reason District Plan rules have been applied to new development in Residential Areas.

The scale and placement of new buildings can have a significant impact on the amenity enjoyed by neighbouring properties. The District Plan contains provisions that seek to strike an appropriate balance between facilitating new development and protecting the amenity of neighbouring properties.

While the specific provisions vary between different parts of the City, the basic controls used to manage amenity are generally consistent across the city.

Rules set minimum standards for all dwelling houses and associated buildings. The building recession standards are intended to protect people's access to a reasonable amount of direct sunlight. It is accepted that because of Wellington's hilly topography and form of development, full sunlight protection in all cases is not possible.

Building recession provisions also provide a degree of separation between buildings and allow a reasonable amount of sunshine to reach neighbouring sites, by requiring the taller portions of buildings to be located further away from boundaries. Less restrictive building recession provisions apply in the Inner Residential Areas where the encouragement of existing building forms and increased residential density is also a consideration.

The building recession requirements are also less restrictive in Medium Density Residential Areas where Council is seeking to facilitate medium density residential development.

Maximum buildings heights are specified at levels that recognise the scale of existing buildings in the area, while also providing scope to undertake a reasonable scale of building work and allowing sufficient flexibility to cope with variations in topography and slope. In the Outer Residential Areas the building height standards provide for a generous two-storey building. In the Inner Residential Area the heights are usually sufficient to facilitate three-storey buildings.

In the Medium Density Residential Areas the maximum building heights range from two-three storeys depending on the character and nature of each area. While thought must be given to the nature of development on adjoining sites, applications for comprehensive redevelopment in Medium Density Residential Areas will be

principally considered in terms of their compatibility with the desired future character for the area, rather than compatibility with the surrounding development patterns.

Within the Johnsonville, Tawa and Newlands Medium Density Areas the maximum building height has been set at 8 metres in recognition of the suburban scale of existing built form, and the number of sites that have already been re-developed with one or two storey buildings. ~~A significant number of sites in this area have already been developed under the previous planning controls which have resulted in principally one two storey infill and multi unit developments. These sites are unlikely to be developed further so~~ The planning controls in these Johnsonville Medium Density Residential Areas seek to provide for appropriate integration between the existing and future developments. ~~However medium density developments of up to three storeys (10.4 metres) are anticipated in the Johnsonville area and discretion has been provided to enable consideration of such proposals on a case by case~~

However, discretion has been provided to enable consideration of three storey developments (10.4 metres) on a case by case basis. This height is 30% above the permitted level and is considered acceptable on sites in close proximity to a town centre, sites around a Principal Road, and larger sites where additional height is centralised within the site. Area specific design guides also signal areas where additional height may be appropriate. Upon consideration of the matters listed below, and whether the effects of additional height are appropriately mitigated, Council may proceed on a non-notified basis.

There are no controls to protect views from private property. This is a matter which Council considers is better dealt with by private agreement.

High fences and walls along, or close to, the boundary of residential sites are controlled to enable the effects of shading on adjoining sites to be assessed.

There are three tools in the Plan used to manage development density. Over-development of a site can result in adverse amenity effects for adjoining neighbours, and may affect residential character of a street or neighbourhood. Site coverage is the main tool used to control development density. Thresholds are set for different areas to reflect existing patterns of development, while allowing some scope for additions and alterations. Careful consideration will be given to any proposed breach of site coverage to ensure the effects are able to be managed appropriately. The car parking requirement per unit and the open space requirement per unit can also influence development density. A proposal that seeks to exceed one or more of these requirements can potentially result in a development that is not compatible with surrounding properties.

The standards for permitted residential buildings and accessory buildings, (including fences and walls) are designed to ensure that the visual amenities of both the Inner and Outer Residential Areas are generally maintained. However, because residential buildings in the City are diverse and Wellington's topography is rugged, conditions may need to be varied on occasion. The standards are flexible enough to allow the establishment of new residential development while maintaining overall amenity levels.

Proposals that involve more than one breach of the permitted activity conditions (especially site coverage, sunlight access planes and height standards) may result in cumulative effects on the surrounding environment that are not anticipated by the Plan, and be of an intensity and scale that is not in keeping with the surrounding environment. Council will consider the cumulative effects and seek to ensure that the proposal adopts measures that will mitigate any such effects.

Matters to consider when assessing a proposal to vary the standards for buildings in residential areas include:

- whether a better development outcome can be achieved by varying the specified conditions.
- whether the topography of the site or the location of any built feature(s) on the site, or other requirements such as easements or rights-of-way, impose constraints that make compliance impracticable.
- the degree to which the proposal (through inappropriate siting, building height and bulk) significantly increases the opportunities for overlooking into adjacent properties (both indoor and outdoor spaces), reducing amenity for neighbours.
- whether new building work will cause significant loss of sunlight and daylight to adjoining sites.
- where a proposal results in a breach of site coverage, the extent to which that breach will adversely affect the amenity of adjoining sites as well as the cumulative effect on the surrounding environment
- where a proposal fails to provide the specified open space requirement per unit:

- *whether it results in a development density that is inconsistent with the surrounding residential environment (see Policy 4.2.3.6), or*
- *where a proposal involves breaches to several permitted activity conditions, the extent to which the cumulative effects of that proposal results in a development that is out of scale with the surrounding residential development and whether it will create adverse effects on the neighbourhood amenity of that residential environment.*
- *the extent to which it can be demonstrated that buildings or structures adjoining Conservation Sites will have no adverse effects on the ecological values of the Conservation Site.*
- *where standards for yards, site coverage, building height, building recession planes and open space contained in 5.6.2 are not met and the written approval of any affected person has not been obtained, whether new building work will cause significant loss of sunlight, daylight or privacy to adjoining sites.*

...

6. Amend Objective 4.2.7 as follows:

OBJECTIVE - ACTIVITIES

4.2.7 To facilitate a range of activities within Residential Areas provided that adverse effects are suitably avoided, remedied or mitigated, and amenity values are maintained or enhanced.

POLICIES

To achieve this objective, Council will:

...

4.2.7.8 Enable retirement villages and supported care facilities and associated building activity, provided relevant standards are met to avoid, remedy or mitigate adverse effects.

METHODS

- Rules
- National standard access design criteria
- Advocacy

Retirement villages and supported care facilities contain a mixture of residential and ancillary activities such as medical facilities, recreation facilities, and social function spaces. They contribute to greater housing choice through their provision for housing for the elderly. There are benefits in having these facilities locate in residential areas. The main effects of these comprehensive development activities relate to the buildings and their integration with the surrounding environment. Accordingly, the Plan exercises control over those matters, but permits any non-residential components of a retirement village or supported care facility.

....

7. Amend the rules in Chapter 5 as follows:

Chapter 5. Residential Area Rules

Guide to Rules

NOTE: The following table is intended as a guide only and does not form part of the District Plan. Refer to specified rules for detailed requirements.

P refers to Permitted Activities, C to Controlled Activities, DR to Discretionary Activities (Restricted) and DU to Discretionary Activities (Unrestricted).

Uses/Activities	Rule	P	C	DR	DU
Residential activities that comply with standards 5.6.1	5.1.1	•			
<u>Retirement villages and supported care facilities that comply with standards 5.6.1</u>	<u>5.1.1A</u>	•			
Residential activities, <u>retirement villages, and supported care facilities</u> not provided for as Permitted Activities	5.3.1			•	
Work from home activities that comply with standards 5.6.1	5.1.2	•			
Educational Services on Karori Campus	5.1.2B	•		•	
Educational Services on Scots College, Samuel Marsden Collegiate School, Queen Margaret College, St Marks Church School, Basin Reserve	5.1.2C	•		•	
Hotel activities at 20 Kemp Street	5.1.2D	•		•	
Work from home activities not provided for as Permitted Activities	5.3.2			•	
Non-residential activities not specifically provided for as Permitted, Controlled or Discretionary (Restricted) Activities	5.4.1				•
Non-residential activities in existing non-residential buildings that contain a shopfront display window adjacent to the footpath	5.2.1		•		
Early Childhood Centres (up to 30 children)	5.3.3			•	
Temporary activities	5.1.3	•			
Storage, use, etc of hazardous substances, except in a Hazard Area, that comply with standards 5.6.1.6	5.1.4	•			
Storage, use, etc of hazardous substances not provided for as Permitted Activities	5.4.3				•
Upgrade and maintenance of existing formed roads and accessways	5.1.5	•			
The creation of open land for recreation or amenity purposes	5.1.6	•			

Helicopter Landing Areas	5.4.2				•
Buildings	Rule	P	C	DR	DU
Residential buildings, accessory buildings and residential structures subject to standards 5.6.2	5.1.7	•			
Residential buildings (<u>including retirement villages, and supported care facilities</u>), accessory buildings and residential structures not provided for as Permitted Activities that do not comply with standards 5.6.2	5.3.4			•	
Alterations and additions to existing residential buildings constructed prior to 27 July 2000 subject to standards that do not comply with standards 5.6.2.2, 5.6.2.4, 5.6.2.5 and 5.6.2.8	5.1.8	•			
Construction of, alteration of, and addition to, buildings and structures within an Educational Precinct subject to standards 5.6.2	5.1.9	•			
Alterations of, and additions to, and structures within the Oriental Bay Height Area subject to standards 5.6.2	5.1.10	•			
Construction of, alteration of, and addition to, buildings and structures within the Oriental Bay Height Area that are not Permitted Activities	5.3.8			•	
Buildings (cont.)	Rule	P	C	DR	DU
Internal alterations, minor additions to existing residential buildings and new accessory buildings in the Tawa Hazard (Flooding) Area	5.1.11	•			
Construction, alteration of, and addition to residential buildings, including accessory buildings that are not a Permitted or Controlled Activity in the Tawa Hazard (Flooding) Area	5.3.10			•	
Construction, alteration of, and addition to residential buildings, accessory buildings and residential structures resulting in 2 household units within the Airnoise Boundary (Map 35)	5.3.10B			•	
Demolition or removal of buildings and structures except heritage items, pre 1930's buildings in the Inner Residential Area and Holloway Road (Outer Residential Area) and the removal or demolition of architectural features from the primary façade constructed prior to 1930.	5.1.12	•			
The demolition of any building, excluding accessory buildings, constructed before 1930 in the Inner Residential Area and Holloway Road (Outer Residential Area) (see Appendix 1)	5.3.6			•	
The construction, alteration of, and addition to residential buildings, accessory buildings and residential structure in the Thorndon and Mt Victoria North Residential Character Areas	5.3.5			•	
Multi-unit residential development – 2 or more household units on any site in a Medium Density Residential Area, the Inner Residential Area, or the Coastal Edge or 3 or more household units on a site in the	5.3.7			•	

Outer Residential Area					
<u>Construction of, and addition to, retirement villages and supported care facilities</u>	<u>5.3.7A</u>			•	
Multi-unit residential development - 3 or more household units on any site inside the Airnoise Boundary (Map 35)	5.4.4				•
Two or more household units on any part of a site in the Hazard (Fault Line) Area	5.4.5				•
Any subdivision, use or activity, including the construction, alteration of, and addition to buildings or structures on the areas denoted (A) that is not a permitted activity on the Tapu Te Ranga land (Appendix 18) In areas denoted (B) and (C) any subdivision, use or activity including earthworks	5.4.6				•
Non-residential activities, non-residential buildings and structures not specifically provided for as Permitted , Controlled or Discretionary (Restricted) Activities	5.4.1				•
Accessory buildings and residential structures including fences and walls, on a legal road	5.3.9			•	

...

5.1 Permitted Activities

The following activities are permitted in Residential Areas (which includes the Inner and Outer Residential Areas and the identified Medium Density Residential Areas as shown on the planning maps) provided that they comply with any specified conditions.

ACTIVITIES

5.1.1 Residential activities are Permitted Activities provided that they comply with the standards specified in section 5.6.1 (activities),

except:

- In the areas denoted as (B) and (C) on the map contained in Appendix 18, Tapu Te Ranga Land, 16-50 Rhine Street, Island Bay (see Rule 5.4.6)

5.1.1A Retirement villages and supported care facility activities are Permitted Activities provided they comply with the standards specified in 5.6.1 (Activities).

...

BUILDINGS AND STRUCTURES

5.1.7 The construction, alteration of, and addition to, residential buildings, accessory buildings, and residential structures, except those listed below, is a Permitted Activity provided the new building or structure, or the new part of the building or structure, complies with the standards specified in section 5.6.2 (buildings and structures).

- works within an Educational Precinct (see Rule 5.1.9)
- works within the Oriental Bay Height Area (see Rule 5.1.10)
- works within the Tawa Hazard (Flooding) Area (see Rule 5.1.11)
- the construction, alteration of, and addition to residential buildings, accessory buildings and residential structures in the Thorndon Character Area and Mount Victoria North Residential Character Area (see Rule 5.3.5)
- multi-unit developments (see Rule 5.3.7)
- retirement villages and supported care facilities (see Rule 5.3.7A)
- any development that involves the removal or demolition of a building (excluding accessory buildings) constructed prior to 1930 in the Inner Residential Areas shown in Appendix 1 (see Rule 5.3.6)
- any works that involve the removal or demolition of architectural features from the primary elevation of a building (excluding accessory buildings) constructed prior to 1930 in the Inner Residential Areas shown in Appendix 1 (see Rule 5.3.6)
- accessory buildings and residential structures on a legal road (see Rule 5.3.9)
- any development that will result in two household units on a site inside the Airnoise boundary depicted on Map 35 (see rule 5.3.10B)
- any development that will result in three or more household units on a site inside the Airnoise boundary depicted on Map 35 (see Rule 5.4.4)
- any development that will result in two or more household units on a site inside the Hazard (Fault Line) Area (see Rule 5.4.5)
- in the areas denoted (B) and (C) on the map contained in Appendix 18, Tapu Te Ranga Land, 16-50 Rhine Street, Island Bay (see Rule 5.4.6)

For subdivisions above Patna Street and Huntleigh Park Way, Ngaio, and David Crescent and Parkvale Road, Karori refer to Appendix 12 and 15

For Lot 2 DP 71465 off Stockden Place, Karori refer to Appendix 8

For Section 105, Ohariu District, west of Johnsonville refer to Appendix 9

Multi-unit developments are defined in Chapter 3

...

5.3 Discretionary Activities (Restricted)

Section 5.3 describes which activities are Discretionary Activities (Restricted) in Residential Areas. Consent may be refused or granted subject to conditions. Grounds for refusal and conditions will be restricted to the matters specified in rules 5.3.1 to 5.3.13. The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

ACTIVITIES

- 5.3.1 Residential activities, retirement villages, and supported care facilities which would be Permitted Activities but which do not meet one or more of the standards outlined in section 5.6.1 (Activities), are Discretionary Activities (Restricted). Discretion is limited to the effects generated by the standard(s) not met:**
- 5.3.1.1 fixed plant noise (standard 5.6.1.2)**
- 5.3.1.2 vehicle parking (standard 5.6.1.3)**
- 5.3.1.3 site access (standard 5.6.1.4)**
- subject to compliance with the following condition:**
- 5.3.1.4 noise emission levels under standard 5.6.1.2 (fixed plant noise) shall not be exceeded by more than 5 decibels. This condition does not apply to temporary activity noise.**
- Work from home activities that do not comply with the standards in section 5.2.6.2 will be considered under Rule 5.3.2*
- Any activity involving the storage, use or handling of hazardous substances that does not comply with the standards in 5.2.6.3 will be considered under Rule 5.4.3.*

Non-notification

In respect of rule 5.3.1, applications will not be publicly notified (unless special circumstances exist) or limited notified, except that in relation to 5.3.1.2 (vehicle parking) and 5.3.1.3 (site access) the New Zealand Transport Agency must be notified where it is considered to be an affected party to an application.

Relevant policies for preparing resource consent applications

See policies 4.2.1.1A, 4.2.3.4A, 4.2.4.2, 4.2.7.1, 4.2.7.2, 4.2.7.8, 4.2.12.1, 4.2.12.2 and 4.2.12.4.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

...

BUILDINGS AND STRUCTURES

- 5.3.4 The construction, alteration of, and addition to residential buildings, accessory buildings, and residential structures, retirement villages, and supported care facilities, which would be Permitted, Controlled or Discretionary (Restricted) Activities but which do not comply with one or more of the standards outlined in section 5.6.2 (Buildings**

and Structures) are Discretionary Activities (Restricted). Unless otherwise noted below, discretion is limited to the effects generated by the standard(s) not met:

5.3.4.1 minimum site dimension (standard 5.6.2.1), discretion is limited to the effect of reduced site area on:

- the efficient use of land
- townscape character

5.3.4.2 yards (standard 5.6.2.2)

5.3.4.3 ground level open space (standard 5.6.2.3)

5.3.4.3A landscaped area (standard 5.6.2.3A)

5.3.4.4 site coverage (standard 5.6.2.4)

5.3.4.5 maximum height (standards 5.6.2.5, 5.6.2.6, and 5.6.2.7) and additions and alterations to buildings with an existing non-compliance (standard 5.6.2.9), discretion is limited to the effect of building height on:

- the amenity values of adjoining properties
- the character of the surrounding neighbourhood, including the form and scale of neighbouring buildings
- the visual character of the coastal escarpment (for any site in the Residential Coastal Edge)

5.3.4.6 maximum height of an accessory building in the Inner Residential Area (standard 5.6.2.5.4), discretion is limited to the effect of the building on:

- the character of the surrounding neighbourhood, including the form and scale of neighbouring buildings

5.3.4.7 building recession plane (standard 5.6.2.8)

5.3.4.7A building orientation and separation (5.6.2.8A)

5.3.4.8 maximum fence height (standard 5.6.2.10)

5.3.4.9 buildings in the Hazard (Fault Line) Area (standard 5.6.2.11), discretion is limited to:

- building height
- construction type

5.3.4.10 proximity to High Voltage Transmission Lines (standard 5.6.2.12), discretion is limited to:

- the separation distance between the building or structure and the transmission lines
- the impact of the proposed works on the ongoing operation, maintenance and upgrading of the national grid

Any proposal for two or more units in the Hazard (Fault Line) Area will also be considered under Rule 5.4.5.

- 5.3.4.11 fixed plant noise (standard 5.6.2.13)
- 5.3.4.12 noise insulation – Airport Area (standard 5.6.2.14)
- 5.3.4.13 noise insulation – Port Noise Affected Area (standard 5.6.2.15)
- subject to compliance with the following conditions:
- 5.3.4.14 the standard for site coverage must not be exceeded by more than 20% in the Inner Residential Area, Medium Density Residential Areas ([see Tawa exception in 5.3.4.14A](#)), Roseneath (OR 3) and Mitchelltown (OR 4)
- [5.3.4.14A](#) In the Tawa Medium Density Residential Area, total site coverage (including uncovered decks over 1 metre in height) must not exceed 50%
- 5.3.4.15 total site coverage (including uncovered decks over 1 metre in height) must not exceed 42% in the remainder of the Outer Residential Area
- 5.3.4.16 the maximum building height stated in standard 5.6.2.5 (except for Medium Density Residential Areas) must not be exceeded by more than 20%
- 5.3.4.17 the maximum building height stated in standard 5.6.2.5 must not be exceeded by more than 30% in Medium Density Residential Areas
- 5.3.4.18 in the Oriental Bay Height Area (shown in Appendix 4) the maximum building height shall not be exceeded, except for the property at 20A Oriental Terrace where the maximum height must not be exceeded by more than 20%
- 5.3.4.19 the building recession planes stated in standard 5.6.2.8 must not be exceeded by more than 3 metres measured vertically (the maximum of 3 metres cannot be increased by the gable end roof allowance)
- 5.3.4.20 noise emission levels under standard 5.6.2.13 (fixed plant noise) shall not be exceeded by more than 5 decibels.

Non-notification

In respect of items [5.3.4.3A \(landscaped area\)](#), 5.3.4.6 (accessory building height), [5.3.4.7A \(building orientation and separation\)](#), 5.3.4.9 (hazard (fault line)), 5.3.4.12 (noise insulation – airport), and 5.3.4.13 (noise insulation – port noise) applications will not be publicly notified (unless special circumstances exist) or limited notified.

In respect of item 5.3.4.2 (yards) applications will not be publicly notified (unless special circumstances exist) or limited notified, except that Greater Wellington Regional Council will be considered to be an affected party to any application that breaches standard 5.6.2.2.10.

In respect of rule 5.3.4.3 (open space) applications will not be publicly notified (unless special circumstances exist) or limited notified, if:

- the site is in the Outer Residential Area; and
- the open space provided is greater than 35m² and has a minimum dimension greater than 3.5m; and
- the open space area not provided is the portion of open space that may be used for vehicle accessways and manoeuvring as outlined in standard 5.6.2.3.3.

In respect of item 5.3.4.10 (high voltage transmission lines) applications will not be publicly notified (unless special circumstances exist) or limited notified, except that Transpower NZ Ltd will be considered to be an affected party.

Relevant policies for preparing resource consent applications

See policies 4.2.1.1, 4.2.1.1A, 4.2.1.2, 4.2.1.3, 4.2.1.4, 4.2.1.5, 4.2.1.6, 4.2.2.1, 4.2.2.2, 4.2.3.1, 4.2.3.2, 4.2.3.3, 4.2.3.4A, 4.2.3.5, 4.2.3.6, 4.2.3.7, 4.2.3.8, 4.2.4.1, 4.2.4.2, 4.2.4.3, 4.2.4.4, 4.2.7.8, 4.2.8.3, 4.2.8.4, 4.2.10.2, 4.2.10.3, 4.2.12.1, 4.2.12.2, 4.2.12.4, 4.2.12.5, 4.2.13.1, 4.2.13.2 and 4.2.13.3.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

...

Multi-unit Developments

5.3.7 The construction, alteration of, and addition to residential buildings, accessory buildings and residential structures, where the result will be a multi-unit development are a Discretionary Activity (Restricted) in respect of:

5.3.7.1 design (including building bulk, height, and scale), external appearance, and siting (including landscaping, parking areas, vehicle manoeuvring and site access)

5.3.7.2 provision of parking and site access

5.3.7.3 the efficient use of land on any site within an ~~Area of Change~~ Medium Density Residential Area

5.3.7.4 traffic effects

5.3.7.5 capacity of stormwater, wastewater and water networks to support development in the Tawa and Newlands Medium Density Residential Area

5.3.7.~~56~~ the visual character of the coastal escarpment on any site in the Residential Coastal Edge

If the proposal does not comply with the standards for buildings and structures in 5.6.2 then Rule 5.3.4 applies in addition to this rule.

Note, section 3.2.4 requires a Design Statement to accompany any application for resource consent that is to be assessed against the Residential Design Guide.

Except that this rule does not apply to the following:

- **development within the Oriental Bay Height Area (as shown in Appendix 4) (see Rule 5.3.8)**
- **any development that will result in three or more household units on a site inside the Airnoise boundary depicted on Map 35 (see Rule 5.4.4)**
- **any development that will result in two or more household units on a site inside the Hazard (Fault Line) Area (see Rule 5.4.5)**
- **any development in the areas denoted (B) and (C) on the map contained in Appendix 18, Tapu Te Ranga land, 16-50 Rhine Street, Island Bay (see Rule 5.4.6)**

Non-notification

In respect of rule 5.3.7, applications will not be publicly notified (unless special circumstances exist) or limited notified, except for:

- any application for multi-unit development located outside of an identified Medium Density Residential Area, where the height of any proposed building or structure exceeds 4.5m (or 6m on a building site that has a slope of more than 3:1 (approximately 15°)); and
- any application involving item 5.3.7.2 (provision of parking and site access), where the New Zealand Transport Agency must be notified if it is considered to be an affected party to an application.

Relevant policies for preparing resource consent applications

See policies 4.2.1.1, 4.2.1.1A, 4.2.1.2, 4.2.1.3, 4.2.1.4, 4.2.1.7, 4.2.1.5, 4.2.1.6, 4.2.2.1, 4.2.2.2, 4.2.3.1, 4.2.3.2, 4.2.3.3, 4.2.3.5, 4.2.3.6, 4.2.3.7, 4.2.3.8, 4.2.4.1, 4.2.4.2, 4.2.4.3, 4.2.4.4, 4.2.5.1, 4.2.5.2, 4.2.8.1, 4.2.8.2, and 4.2.8.3.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

5.3.7A Retirement Villages and Supported Care Facilities

The construction of, or addition to, retirement villages and supported care facilities are Discretionary Activities (Restricted) in respect of:

5.3.7A.1 design, external appearance and siting (including impacts of building bulk, height, and scale on adjoining properties),

5.3.7A.2 townscape character

5.3.7A.3 provision of parking, vehicle manoeuvring and site access

5.3.7A.4 traffic effects

5.3.7A.5 landscaped area

5.3.7A.6 capacity of stormwater, wastewater and water network to support additional demand

Except that this rule does not apply to the following:

- **any development inside the Airnoise boundary depicted on Map 35**
- **any development on a site inside the Hazard (Fault Line) Area**
- **any development in the areas denoted (B) and (C) on the map contained in Appendix 18, Tapu Te Ranga land, 16-50 Rhine Street, Island Bay**

If the proposal does not comply with the standards for buildings and structures in 5.6.2 then Rule 5.3.4 applies in addition to this rule.

Note: section 3.2.4 requires a Design Statement to accompany any application for resource consent that is to be assessed against the Residential Design Guide. In respect of retirement villages and supported care facilities, Guidelines on Character and Site Planning are the core matters to be assessed in the RDG.

Non-notification

In respect of rule 5.3.7A, applications in identified Medium Density Residential Areas will not be publicly notified (unless special circumstances exist) or limited notified, except for:

- any application involving item 5.3.7A.3 (provision of parking and site access) or 5.3.7A.4 (traffic effects) where the New Zealand Transport Agency must be notified if it is considered to be an affected party to an application.

Relevant policies for preparing resource consent applications

See policies 4.2.1.1, 4.2.1.1A 4.2.1.2, 4.2.1.3, 4.2.1.4, 4.2.1.5, 4.2.1.6, 4.2.1.7, 4.2.2.1, 4.2.2.2, 4.2.3.1,

[4.2.3.2, 4.2.3.3, 4.2.3.4A, 4.2.3.5, 4.2.3.6, 4.2.3.7, 4.2.3.8, 4.2.4.1, 4.2.4.2, 4.2.4.3, 4.2.4.4, 4.2.5.1, 4.2.5.2, 4.2.7.8, 4.2.8.1, 4.2.8.2, and 4.2.8.3.](#)

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

...

8. Amend the standards in Chapter 5 as follows:

5.6.1 Activity Standards

...

5.6.1.3 Vehicle Parking

On-site parking shall be provided as follows:

- residential activities: minimum 1 space per household unit
- in the Inner Residential Area an existing building may be converted into two household units without provision of on-site parking, provided the existing building was constructed prior to 27 July 2000 and the development will not result in more than two household units on the site
- no on-site parking is required to be provided on the properties at 9, 11, 13, 15, 17 and 19 Millward Street, Newtown
- visitor parking for multi-unit developments: a minimum 1 dedicated space for every four household units for any proposal that results in 7 units or more
- for early childhood education centres the parking requirement shall be 1 space for each staff member that is required to operate the centre when it is at full capacity
- for boarding houses the parking requirement shall be 1 space per 3 bedrooms
- for retirement villages and supported care facilities the parking requirement shall be 0.7 spaces per unit plus 1 park per 5 units for visitors.
- all parking must be provided and maintained in accordance with sections 1, 2, and 5 of the joint Australian and New Zealand Standard 2890.1 – 2004, Parking Facilities, Part I: Off-Street Car Parking.

Where an assessment of the required parking standards results in a fractional space, any fraction less than or equal to 0.5 shall be disregarded. Any fraction of greater than 0.5 shall be counted as one parking space.

...

5.6.2 Building and Structure Standards

...

5.6.2.3 Ground Level Open Space

5.6.2.3.1 Ground level open space must comply with the standards in Table 4 below:

Table 4 - Ground Level Open Space per Unit (minimum dimension)

<u>Medium Density Residential Areas</u>	<u>Johnsonville (1) and Kilbirnie</u>	<u>Johnsonville (2), Tawa and Newlands</u>
	<u>No requirement</u>	<u>20m² per unit (minimum dimension 3 metres)</u>

Inner Residential Area (exception listed below)	35m ² per unit (minimum dimension 3 metres)
IR5 – Oriental Bay Height Area	No requirement
Outer Residential Area	50m ² per unit (minimum dimension 4 metres)

5.6.2.3.2 ~~In the Inner Residential Area a~~An existing building may be converted into two household units without provision of ground level open space, provided the existing building was constructed prior to 27 July 2000 and the development will not result in more than two household units on the site.

5.6.2.3.3 No area of ground level open space shall be used for vehicle accessways, parking or manoeuvring areas, or be covered by buildings, except for:

- Balconies, or verandahs may extend out over ground level open space up to a maximum depth of 1.5 metres.
- Uncovered decks less than 1m above ground are regarded as ground level open space for this rule.
- For sites within the Outer Residential Area up to 15m² of ground level open space area may be used for vehicle accessways or manoeuvring areas.
- For sites within the Outer Residential Area up to 15m² of ground level open space area may be used for non-open space purposes when the car parking is provided in a basement or undercroft.

5.6.2.3.4 In the Outer Residential Area ground level open space shall be calculated per unit and shall be provided as private ground level open space adjoining the unit to which it relates.

5.6.2.3.5 In Medium Residential Density Areas and the Inner Residential Area ground level open space shall be calculated as an aggregate total for the site and may be provided as either private or shared open space. Shared open space may be provided in more than one area on site. All areas of shared open space shall have a minimum area of 30 square metres and a minimum width of 3 metres.

5.6.2.3.6 The requirement for ground level open space shall not apply to retirement villages or supported care facilities.

5.6.2.3A Landscaped Area

In the Tawa and Newlands Medium Density Residential Area a minimum of 25% of the site shall be a landscaped area.

5.6.2.4 Site Coverage

5.6.2.4.1 Site coverage must comply with the maximum standards listed in Table 5 below.

Table 5 – Site Coverage

Medium Density Residential Areas	<u>50%</u>
<ul style="list-style-type: none"> • <u>Johnsonville (1) & (2)</u> • <u>Kilbirnie</u> 	
<ul style="list-style-type: none"> • Tawa 	<u>40%</u> or <u>50% for multi-unit developments where the extent of the buildings/structures exceeding 40% does not exceed 4.5m in height</u>

• Newlands	<u>40%</u>
Inner Residential Area (exceptions listed below)	50%
IR 3 – Aro Valley	40%
IR 5 – Oriental Bay Height Area	No requirement
Outer Residential Area (exceptions listed below)	35% (this may be increased to 40% if the extra site coverage comprises only uncovered decks over 1 metre in height)
OR 3 – Roseneath	45%
OR 4 – Mitchell Town/Holloway Road (see Appendix 5)	Area 1 = 40% Area 2 = 30% Area 3 = 20%

5.6.2.5 Maximum Height.

5.6.2.5.1 Subject to standards 5.6.2.6, 5.6.2.7 and 5.6.2.8, the maximum height standards for buildings and structures are listed in Table 6 below.

Table 6 – Maximum Height of Buildings and Structures

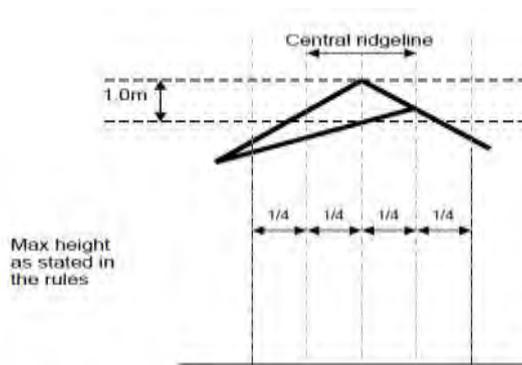
Medium Density Residential <u>Kilbirnie</u> Areas	<u>Kilbirnie</u>	<u>Johnsonville, Tawa and Newlands</u>
	10 metres	8 metres
Inner Residential Area (exceptions listed below)	10 metres	
IR 3 – Aro Valley	7.5 metres	
IR 4 – Mt Cook, Newtown, Berhampore	9 metres	
IR 5 – Oriental Bay Height Area	13 – 34 metres above mean sea level (refer Appendix 4)	
IR 6 – North Kelburn/Bolton Street	10 - 16 metres (refer Appendix 3)	
Outer Residential Area (exception listed below)	8 metres	
OR 3 – Roseneath	10 metres	

5.6.2.5.2 For properties located within the Hazard (Fault Line) Area the maximum height is 8m.

5.6.2.5.3 For additions to existing non-complying buildings standard 5.6.2.9 applies in addition to standard 5.6.2.5.1

5.6.2.5.4 Any accessory building erected between the street frontage and an existing residential building on a site in the Inner Residential Areas shown in Appendix 1, shall have a maximum height of 3 metres (measured from ground level directly in front of the proposed accessory building).

- 5.6.2.5.5 In Residential Areas (excluding the Oriental Bay Height Area) an additional 1m can be added to the maximum height (stated in the rules) of any building with a roof slope of 15 degrees or greater (rising to a central ridge) as illustrated on the following diagram:



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5.6.2.8(a) Building orientation and separation

- 5.6.2.8(a).1 Within ~~the a~~ Medium Density Residential Area ~~2—Johnsonville~~, the first unit back from the street frontage (or units when multiple units are proposed along the site frontage) shall be oriented to face the street, with windows and the principal pedestrian entrance facing the street.

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