

Comparison of Council provisions

Regarding external building design & private amenity within higher density residential & mixed use zones



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Summary of Findings

Higher Density Residential Areas

Resource consent was considered likely to be required for more intensive forms of residential development within 25 of the 26 residential zones (or parts of zones) examined in this study. These zones are administered by 17 Unitary, City or District Councils spread across the North and South Islands and cover New Zealand's largest cities. The main reasons¹ that consent was needed were:

- a requirement that all multi-unit housing developments (starting from the second, third or fourth dwelling) required consent (used in 17 zones);
- a requirement that all residential development that resulted in higher densities (i.e. minimum site area per dwelling between 100-400sqm) require consent (used in 13 zones);
- a requirement that all residential development in a zone/precinct intended for higher density development require consent (used in 3 zones); or
- alternative type of rule related to a larger scale of residential development, such as standards for building length, site area, floor-area or density of habitable rooms (used in 4 zones).

The only residential area that did not seek resource consent for more intensive types of residential development for one of the above reasons was the proposed 'Medium Density Residential Activity Area', which was notified by Hutt City Council in March 2018. Within this area, discretion to consider the external appearance of multi-unit or larger residential buildings (other than units in retirement villages) is proposed to be restricted to those cases where buildings breach permitted conditions such as height, setback from boundaries and site coverage.

The Proposed Dunedin 2nd Generation District Plan (Hearing version as of October 2016) was considered likely to require resource consent for most types of medium or high-density residential development. However, it may be possible for some residential developments to avoid the need for consent by complying with additional types of performance standards regarding floorarea, building length and density.

The vast majority of Councils were considered to have discretion to consider the external appearance of more intensive residential development (particularly multiple house development and dwelling forms other than detached houses).

Many Councils refer to specific types of private amenity effects in residential objectives and policies, such as privacy, lighting and visual/outlook effects. However, policies and rules do not quantify what would be an unacceptable effect on private amenity. Some Councils have introduced numerical standards regarding private amenity, such as hours of sunlight obtainable to outdoor living courts or living rooms, and/or minimum separation distances between facing windows. However, these rules act to identify the point at which a different activity status is reached or where discretion to consider additional matters is available. They do not establish a baseline minimum level of amenity, as scope remains for

¹ Multiple methods of triggering consent have been used in some zones.

Councils to approve applications which do not meet these numerical standards, through the resource consent process.

Auckland Council had an unusual provision in its 'Mixed Housing Urban Zone' which specifically requires a consideration of whether buildings with a building setback between the permitted and restricted discretionary 'height recession planes', retained four hours of sunlight to the outdoor living space of an existing dwelling on a neighbouring site during the equinox.

Tauranga City Council in its 'City Living Zone' has a permitted standard for sunlight, which requires at least two hours of continuous sunlight on the main living area floor of new residential units at the time of the winter solstice.

Whangarei District Council has proposed the use of a standard in 'Draft Plan Change 88' that requires a living area in new residential units to achieve at least three hours of direct sunlight during the equinox.

Eleven zones were found to require some degree of separation between facing windows in detached residential buildings, ranging from 1m to 6m. Another four zones required a setback of 4 to 5m of balconies from property boundaries. These provisions applied in addition to more typical building bulk and location controls, such as permitted height and site coverage standards.

Discretion to consider impacts on the amenities of occupants of adjacent properties from more intensive residential development, was generally available through the resource consent assessment process, and only excluded effects arising from buildings built in accordance with permitted standards.

There was considerable variation in the permitted building heights² for residential development in zones intended for higher density housing ranging from 7.5m to 34m, with six zones having a range of heights for particular locations. Excluding those zones where heights varied and roof allowances³, there were:

- 6 zones with a permitted height limit between 7m - 8m (i.e. two-storey development)
- 8 zones with a permitted height limit between 9m - 10m (i.e. potential for some types of three-storey development);
- 5 zones with a permitted height limit between 11m - 12.5m (i.e. potential for a range of three-storey developments and some types of four-storey development); and
- 1 zone had a permitted height limit above 15m (i.e. potential for more than four-storey development).

² Refers to maximum building height for which certainty is given that such a height is acceptable. Taller building heights may be approved through the resource consent process through a merit-based assessment.

³ Refers to provisions which allow for an additional 1-2m in building height for roof features. They are intended to provide for a variety of roof designs, such as pitched roofs.

Additional forms of control over building height were used by Councils, including:

- Building height limits specified for multiple activity statuses (such as the use of both a permitted and restricted discretionary height limit⁴);
- Roof allowances to accommodate pitched roofs or roof-mounted equipment;
- Permitted height limit specified in both metres and number of stories;
- Difference height provisions applying to different site depths (e.g. a rear and front portion of a site);
- Height limitations based on the height of adjacent development; and
- Height limitations based on separation distances between residential buildings on the same site.

A range of height recession planes or daylight angles were used to control the proximity of taller parts of dwellings from property boundaries. These were calculated to result in a 0 to 16.5m setback for a building of 10m height⁵. Although the majority of zones had a height recession plane which resulted in a setback between 4.5m and 8.5m from property boundaries, for a building of this height. Height recession planes did not apply in two of the zones examined, although provisions for Medium Density areas recently notified by Whangarei District Council are at an early stage of public review.

The method for calculating height recession plans significantly varied between Councils. Angles were measured from 2.0m to 7.5m above ground level, at angles ranging from 25 to 71 degrees. Nine zones had a fixed height recession plane in relation to the sun, where the angle used in calculations did not vary for the orientation of the site. Whilst, a further 15 zones used more than one angle to calculate setback, based on site orientation. A few zones required different amounts of setback based on site depth, such as a front and rear portion of a site. In these cases, provisions for the front portion of a site tend to be more 'permissive⁶' than for the rear portion.

Only the height recession plane used by Nelson City Council, was explicitly identified within a District Plan, as being designed to preserve a fixed level of residential amenity. In this case:

"The daylight/sunlight controls are set to allow, except where prevented by topography or other natural features, at least 1.5 hours of direct sunlight to every site around midday in mid-winter, or alternatively 2.75 hours of direct sunlight during the periods before 11am and after 1.45pm at mid-winter."

⁴ Restricted Discretionary height limit refers to the maximum building height which can be assessed in a resource consent as a Restricted Discretionary activity. Taller building heights may be approved through a merit-based assessment, but would need to go through an alternative resource consenting path, as a Discretionary or Non-Complying activity.

⁵ Based on a building having a consistent building height of 10m. Many Councils use both a setback and height recession plane standard along side and rear boundaries, which prevents a building being built on the property boundary as a permitted activity, unless it complies with both standards.

⁶ Refers to having higher numerical permitted or restricted discretionary standards such as building height and site coverage.

Where 'permitted site coverage limits'⁷ were specified, it ranged between 40-75%.

- No limit was specified in 5 zones,
- 7 zones had a building coverage limit of 40-45%,
- 9 zones had a building coverage limit of 46-50%,
- 2 zones had a building coverage limit of 60%, and
- 3 had a building coverage limit between 70-75%.

A number of Councils also specified a minimum site coverage by green landscaping, which ranged from 15 to 30% site coverage.

⁷ Refers to the maximum site coverage of a site by buildings for which certainty is given that this degree of site coverage is acceptable. Higher site coverages may be approved through a merit-based assessment through the resource consent process.

Mixed Use Areas

There was considerably more variation in provisions which applied to commercial areas intended to provide for a mixture of commercial and residential accommodation. Particularly in terms, of the ability of Councils to control external building appearance through the use of permitted standards or the resource consent process.

There appeared to be a higher likelihood of consent being required for new buildings within new commercial areas (i.e. growth areas) or commercial areas anticipated to experience significant transformation, compared to more long-established commercial areas. However, this did not universally apply.

Of the 24 zones examined within 17 Unitary, City or District Councils administrative areas:

- 12 zones required consent for most new buildings;
- 4 required consent for larger buildings or buildings on more prominent sites; and
- 8 zones did not require consent for new buildings unless a permitted standard was breached.

Permitted standards regarding the maximum floor-area of commercial activities⁸, may have the effect of triggering consent for new buildings constructed specifically for these activities. However, the discretion available to Councils to take into account their external appearance, varies widely based on the proposed activity status and specified matters of discretion. For example, there appears to be no discretion to consider the external appearance of these buildings within the proposed 'Suburban Mixed-Use Activity Area' put forward by Hutt City Council. As a consequence of both its Restricted Discretionary activity status and the exclusion of external appearance from the list of specified matters of discretion. Whilst discretion to consider external appearance for the same type of building appears to be available within the proposed 'City Centre Environment' put forward by Whangarei District Council, where these buildings would have a Discretionary or Non-Complying activity status.

Some Councils had introduced 'performance standards'⁹ related to external appearance, particularly in regards to the creation of 'active street frontages'¹⁰. This includes standards regarding the location of buildings adjacent street frontages and the avoidance of blank facades. For example, Hastings and Palmerston North District Councils used a standard which limited the length of featureless or blank sections of building facades to a maximum of 6m.

⁸ Maximum floor-area for a commercial activity for which certainty is given that an activity of this scale is acceptable. Higher floor-areas may be approved through a merit-based assessment through the resource consent process.

⁹ Refers to standards buildings or activities need to comply with, in order to be classified as a permitted or restricted-discretionary activity. Non-compliance with standards triggers a need to obtain resource consent (for permitted standards) or assessment under a higher activity status (for restricted discretionary standards).

¹⁰ Refers to measures intended to create visual interest and connections between public spaces and buildings.

All zones examined were considered to have objectives and policies which encouraged good design, although only some zones provided discretion for Councils to consider building design through the resource consent process.

Permitted building heights ranged from 6m to 49m. Although height limits between 10 to 20m appeared to be most common. Five zones did not use permitted height limits, whilst permitted height limits varied within 11 zones. For the remaining 8 zones with a consistent permitted building height, two had a permitted height limit of up to 10m, three between 11 - 15m and another three between 16 – 20m.

A Restricted Discretionary height limit was specified in three zones. Kapiti Coast District Council was the only Council to specify a permitted height limit in both metres and number of stories for its 'District Centre zone'. Five zones had a minimum height standard, which typically applied to prominent street frontages. Proposed provisions for Whangarei's 'City Fringe Environment' featured an unusual provision, of a higher permitted height standard, for buildings containing at least two residential units.

Height recession planes rarely applied to commercial areas, except for where these zones bordered residential zones. Hastings District Council had introduced an unusual provision in the 'Central Commercial zone' within the Proposed District Plan, where height recession planes applied to sites which bordered a dwelling built pre-2014 (i.e. prior to the notification of the replacement District Plan) and the outer edge of a development site used for multi-unit or mixed-use development. A height recession plane also applied to a precinct intended for residential development in the 'District Centre zone' used by Kapiti Coast District Council.

A permitted standard regarding outlook spaces for new dwellings applied in the 'Business Mixed Use' zone used by Auckland Unitary Council. Whangarei District Council also proposed the use of a privacy standard between facing windows in its 'Waterfront Environment zone'.

It is noted that additional commercial zones exist in the 17 Council administrative areas examined, which provide for some type of residential development to occur, either with or without resource consent. This report therefore does not represent a fully exhaustive list of provisions applying in areas where residential and commercial activities could both be present.

Introduction

This document summarises results from a review of 17 District Plans¹¹ around the country regarding provisions for higher density housing (generally densities above 1 unit per 350sqm) and mixed-use development. It specifically focuses on policies and rules related to the management of the external appearance of new buildings, and the management of effects of new buildings on private amenity (such as changes to solar access and privacy) for occupants of adjacent properties.

This report is not intended to cover all policies which apply to higher density residential or mixed-use development.

Provisions were examined for the following 26 residential areas:

| Zone or part of zone | Council | Status of Plan |
|---|-----------------------------------|---------------------------|
| Terrace Housing and Apartment | Auckland Unitary Council | Part Operative |
| Mixed Housing Urban | Auckland Unitary Council | Part Operative |
| Residential Medium Density | Christchurch City Council | Operative |
| Residential Central City | Christchurch City Council | Operative |
| Inner Residential zone | Dunedin City Council | Proposed |
| General Residential 2 | Dunedin City Council | Proposed |
| Residential Intensification | Hamilton City Council | Operative |
| City Living | Hastings District Council | Proposed Plan – Operative |
| Medium Density Residential Activity Area | Hutt City Council | Proposed |
| Residential 1A | Invercargill City Council | Part Operative |
| Residential - Medium Density Housing Precinct | Kapiti Coast District Council | Part Operative |
| Urban Residential 1 | Marlborough District Council | Proposed |
| Hardinge Road Residential | Napier City Council | Operative |
| Marine Parade Character | Napier City Council | Operative |
| Residential – Higher density area | Nelson City Council | Operative |
| Mixed Housing Residential | New Plymouth District Council | Draft |
| Residential – Multi-unit housing areas | Palmerston North District Council | Part Operative |
| Residential 2 – Medium density living | Rotorua District Council | Operative |
| Medium Density Residential | Queenstown Lakes District Council | Part Operative |
| High Density Residential | Queenstown Lakes District Council | Part Operative |
| City Living Residential | Tauranga City Council | Operative |
| City Living Mixed Use | Tauranga City Council | Operative |
| High Density Residential | Tauranga City Council | Operative |

¹¹ The Auckland Unitary Plan is treated in the same manner as a District Plan, for the purpose of this report.

| | | |
|---|----------------------------|-----------|
| Residential – Medium Density residential areas | Wellington City Council | Operative |
| Residential – Inner Residential areas | Wellington City Council | Operative |
| Urban Living Environment – Medium Density areas | Whangarei District Council | Draft |

Provisions were also examined for the following 24 mixed-use/commercial zones.

| Zone or part of zone | Council | Status of Plan |
|--|-----------------------------------|--------------------------------|
| Business Mixed Use | Auckland Unitary Council | Part Operative |
| Commercial Mixed Use | Christchurch City Council | Part Operative |
| Harbourside Edge | Dunedin City Council | Proposed |
| Rototuna Town Centre | Hamilton City Council | Operative |
| Central Commercial | Hastings District Council | Proposed Plan - Part Operative |
| Suburban Mixed Use Activity Area | Hutt City Council | Proposed |
| Central Commercial Activity Area | Hutt City Council | Operative |
| Petone West Mixed Use Activity Area | Hutt City Council | Operative |
| Business 1 | Invercargill City Council | Part Operative |
| District Centre | Kapiti Coast District Council | Part Operative |
| Business 1 | Marlborough District Council | Proposed |
| Inner City | Nelson City Council | Operative |
| Suburban Commercial | Nelson City Council | Operative |
| City Centre | New Plymouth District Council | Draft |
| Outer Business | Palmerston North District Council | Operative |
| City Centre 1 | Rotorua District Council | Operative |
| Business Mixed Use | Queenstown Lakes District Council | Part Operative |
| City Centre | Tauranga City Council | Operative |
| Wairakei Town Centre Zone | Tauranga City Council | Operative |
| Commercial – Suburban Sub-regional Centres | Wellington City Council | Operative |
| Commercial – Central Area | Wellington City Council | Operative |
| City Centre Environment | Whangarei District Council | Draft |
| City Fringe Environment | Whangarei District Council | Draft |
| Waterfront Environment | Whangarei District Council | Draft |

The District Plans were chosen to cover a range of city sizes and cover 1 Unitary Council, 8 City Councils and 8 District Councils. District plans were examined between March and July 2018. Although the report also refers to decisions made on the Three Kings Precinct in August 2018 under Plan Change 11 to the Auckland Unitary Plan.

It should be kept in mind that a number of Councils are in the process of reviewing their provisions and consequently they may be changed at short notice. Several plans are currently part-operative, whilst appeals are in the process of being resolved.

Persons wishing to view the full range of policies and rules in place at various Councils are advised to consult each Council's respective District Plan.

The majority of this report identifies relevant policies and rules used or proposed by various Councils regarding external building appearance and the management of private amenity, particularly for occupants of adjacent properties. It also identifies the status of each planning instrument, in terms of whether provisions are draft¹², proposed¹³, part-operative or fully operative. Draft and proposed provisions have been given preference over older operative provisions, as they are a better indicator of the current thinking of each Council. Although it needs to be kept in mind, that some degree of alteration to draft/proposed provisions is likely as they go through the plan review process.

This report estimates an intended density of development in each residential zone (or part of a zone) based on proposed/existing plan provisions, such as permitted height and site coverage standards. This is intended to aid comparison between Councils providing for housing densities at the lower and upper end of what has been considered to be 'medium' and 'high' density housing.

District Plans typically did not identify the intended density of residential development in numerical terms, such as dwellings per hectare or site area per unit, although several plans explicitly refer to an intention to provide for medium-density housing.

Notwithstanding, the Hamilton District Plan refers to achieving a minimum gross average density of 30 dwellings per hectare for identified intensification areas (policy 4.2.1a). Whilst the Christchurch District Plan specifies that subdivision must enable development which achieves a net density of at least 30 households per hectare in the Residential Medium Density zone and at least 50 households per hectare in the Residential Central City zone (policy 8.2.2.8). Christchurch City Council has established a minimum residential site density in its Residential Central City zone for new residential development of "*not less than one residential unit for every complete 200m² of site area*" (Rule 14.6.2.12).

As there is no universally accepted definition of low, medium or high density in New Zealand, for the purpose of this report, I have defined these terms as follows:

High Density - Over 50¹⁴ dwellings per hectare or a site area per unit of 150sqm or less.

Medium Density - Between 25 to 50 dwellings per hectare or a site area per unit between 151 to 350sqm.

Low Density - Between 15 to 25 dwellings per hectare or a site area per unit between 350 and 550sqm.

¹² Applies to publicly notified provisions which have not commenced a formal plan change process under Schedule 1 of the Resource Management Act.

¹³ Applies to provisions which are subject to a formal plan change process under the provisions of the Resource Management Act.

¹⁴ Densities are lower when specified per hectare rather than per site area, in recognition that not all land in larger development sites is exclusively used for residential uses and may include land reserved for public access, parking and open space.

Very Low Density- Below 15 dwellings per hectare or a site area above 550sqm.

A summary sheet is provided in Appendix 1 of key information recorded for each higher residential or mixed-use zone (or part zone). It is intended to allow for the easy comparison of provisions such as the need for resource consent for new buildings, whether policies refer to specific words such as 'privacy' and permitted building standards such as building height and site coverage. As standards for height in relation to boundary (otherwise known as height recession planes and daylight angles) are typically expressed as formulas, the required setback for a 10m high building has been calculated to aid comparison.

Disclaimer

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Policies for Higher Density Residential Areas

Auckland Unitary Council

Status of plan: Part Operative

Zone Names: Terrace housing and Apartment Buildings and Mixed Housing Urban

Density intended: Terrace Housing and Apartment Buildings - High
Mixed Housing Urban - Medium to High

H6. Residential – Terrace Housing and Apartment Buildings Zone

Extract of zone description

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

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

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

H6.2. Objectives

- (3) Development provides quality on-site residential amenity for residents and the street.

H6.3. Policies

- (5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.
- (6) Require accommodation to be designed to:
 - (a) provide privacy and outlook; and
 - (b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.

Within rules section

Alternative height control as a Restricted Discretionary Activity

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

Purpose: to enable the efficient use of the site by providing design flexibility at the upper floors of a building, while maintaining a reasonable level of daylight access and reducing visual dominance effects to immediate neighbours.

- (1) This standard is an alternative to the permitted Standard H6.6.6 Height in relation to boundary and applies to sites in the Terrace Housing and Apartment Buildings Zone that adjoin another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones.
- (2) Buildings or any parts of buildings must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage, as shown in Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage below.
- (3) Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level, and 2m perpendicular to side and rear boundaries, as shown in Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage below....

Permitted standard regarding height of buildings on same site

H6.6.14. Daylight Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
 - in combination with the outlook control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space, particularly at upper building levels.
- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:
 - (a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55-degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H6.6.14.2 Required setbacks for daylight below. Refer to Table H6.6.14.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H6.6.14.1 Required setbacks for daylight and Figure H6.6.14.2 Required setbacks for daylight below.

- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H6.6.14(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.

Matters of discretion for New Dwellings in zone:

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

Matters of discretion for “*new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary*” (i.e. fall within the permitted and restricted discretionary height recession plane limits):

- a) Visual dominance effects;
- b) Attractiveness and safety of the street; and
- c) Overlooking and privacy.

H5. Residential – Mixed Housing Urban Zone

Extract of zone description

... Up to two dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site.

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

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

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

H5.2. Objectives

- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.

H5.3. Policies

3. Encourage development to achieve attractive and safe streets and public open spaces including by:
 - a) providing for passive surveillance
 - b) optimising front yard landscaping
 - c) minimising visual dominance of garage doors.
4. Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
5. Require accommodation to be designed to:
 - a) provide privacy and outlook; and
 - b) be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.

Within rules section

Alternative height control as a Restricted Discretionary activity

H5.6.6. Alternative height in relation to boundary

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

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

Permitted standard regarding separation between residential buildings on same site

H5.6.13. Daylight Purpose: for buildings on same site (as per Terraced Housing and Apartment Building zone on page 14).

Matters of discretion for Three or more dwellings per site:

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

Matters of discretion for *“For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary”* (i.e. fall within the permitted and restricted discretionary height limits):

- a) Sunlight access (see below);
- b) Attractiveness and safety of the street; and
- c) Overlooking and Privacy.

Sunlight access

- a) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- (i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4: or
 - (ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.4
- b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):
 - (i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
 - (ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

.....

Overlooking and privacy

- (d) The extent to which direct overlooking of a neighbour’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

Auckland Unitary Council's focus on urban design was recently reinforced in the decisions on **Plan Change 11 applying to The Three Kings Precinct** made August 2018.

Relevant policies for this precinct are

I333.2. Objectives

Comprehensive development

- 2) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.

I333.3. Policies

Comprehensive development

- 6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- 15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.
- 16) Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.
- 21) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
 - a) the cultural heritage of the area;
 - b) the history of the quarry site;
 - c) the character of the wider area; and
 - d) the original volcanic form and key remnant volcanic features of the land;
- 22) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

Within rules section

Table I333.4.1 Terrace Housing and Apartment Buildings and Town Centre Zones

- A1 Dwellings - Controlled Activity
A7 New Buildings – Controlled Activity

I333.7. Assessment – controlled activities

I333.7.1. Matters of control for New Buildings

- a) design and appearance:
 - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
- b) building interface with public spaces...:

- e) landscaping and building design:
 - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land...;
- f) daylight and sunlight access:
 - (i) the effects of shadowing and loss of access to daylight and sunlight;
- h) active use at street level of plaza:
- k) urban design matters:
 - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.

I333.7.2.1 Assessment criteria for New Buildings (except Cascading Apartments)

The Council will consider the relevant policies identified below for controlled activities, in addition to the assessment criteria or policies specified for assessment of the relevant controlled activities in the zone, Auckland wide or overlay provisions:

- a) design and appearance – refer to Policy I333.3 (15);
- b) building Interface with public spaces, including roads - refer to Policy I333.3 (6);
- d) views of the rock face - refer to Policy I333.3 (1921);
- e) landscaping and building design - refer to Policy I333.3 (15) and (16);
- f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(4);
- h) active use at street level of plaza - refer to Policy I333.3 (13);
- k) urban design matters - refer to Policy I333.3 (15);
- l) Visual impact when viewed from Te Tātua a Riukiuta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas – refer to Policy I333.3(16)
- m) Integration and improved connectivity – refer to Policies I333.3(9) to (11)

Christchurch City Council

Status of plan – Operative

Zone names: Residential Medium Density Zone and Residential Central City Zone.

Density intended: Residential Medium Density zone – Medium to High
 Residential Central City Zone - High

Residential Medium Density zone

Chapter 3 Strategic Directions

3.3.7 Objective - Urban growth, form and design

- a. A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:
 - i. Is attractive to residents, business and visitors...

Chapter 14 Residential

Extract of Explanatory text for Residential Medium Density zone

...Zone standards and urban design assessments provide for new residential development that is attractive, and delivers safe, secure, private, useable and well landscaped buildings and settings.

14.2.1.2 Policy - Establishment of new medium density residential areas

- c. Encourage comprehensively designed, high quality and innovative, medium density residential development within these areas, in accordance with Objective 14.2.4 and its policies.

14.2.2.2 Policy - Recovery housing - higher density comprehensive redevelopment

- a. Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:
 - i. high quality urban design and onsite amenity;
 - ii. appropriate access to local services and facilities;
 - iii. development that is integrated with, and sympathetic to, the amenity of existing neighbourhoods and adjoining sites;
 - iv. a range of housing types;
 - v. and which does not promote land banking, by being completed in accordance with a plan for the staging of the development.

14.2.4 Objective - High quality residential environment

High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.

14.2.4.1 Policy - Neighbourhood character, amenity and safety

- a) Facilitate the contribution of individual developments to high quality residential environments in all residential areas (as characterised in Table 14.2.1.1a), through design:
 - (i) reflecting the context, character, and scale of building anticipated in the neighbourhood;
 - (ii) contributing to a high quality street scene;
 - (iii) providing a high level of on-site amenity;
 - (iv) minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;
 - (v) providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and
 - (vi) incorporating principles of crime prevention through environmental design.

14.2.4.1 Policy - High quality, medium density residential development

- a) Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character), through:
 - (i) consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;
 - (ii) encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;
 - (iii) providing design guidelines to assist developers to achieve high quality, medium density development;
 - (iv) considering input from urban design experts into resource consent applications;
 - (v) promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design; and
 - (vi) recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.

14.2.4.1 Policy - Character of low and medium density areas

- a) Ensure, consistent with the zone descriptions in Table 14.2.1.1a, that:

- (ii) medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy 14.2.4.2.

Within rule section

14.5.1.3 Restricted discretionary activities

RD1a

The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in:

- (i) three or more residential units; or
- (ii) one or two residential units on a site smaller than 300m² gross site area (prior to subdivision); or
- (iii) one or two residential units resulting in residential floor area greater than 500m²; or
- (iv) over 40m² of a building used for other activities, on a site.

Matters of Discretion for RD1a

- a) Residential design principles
- b) Minimum unit size and unit mix

14.15.1 Residential design principles

1. New developments shall be assessed against the seven residential design principles...
2. The relevance of the considerations under each residential design principle will vary from site to site and, in some circumstances, some of the considerations may not be relevant at all....
3. City context and character:
 - a) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.
 - b) The relevant considerations are the extent to which the development:
 - (i) includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setbacks and alignments, and secondarily materials, design features and tree plantings; and

- (ii) retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage items, Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, site contours and mature trees.
- 4. Relationship to the street and public open spaces
 - a) Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive.
 - b) The relevant considerations are the extent to which the development:
 - (i) orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;
 - (ii) designs buildings on corner sites to emphasise the corner; and
 - (iii) avoids street facades that are blank or dominated by garages.
- 5. Built form and appearance
 - a) Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest.
 - b) The relevant considerations are the extent to which the development:
 - (i) subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;
 - (ii) utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;
 - (iii) avoids blank elevations and facades dominated by garage doors; and
 - (iv) achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials.
- 6. Residential amenity
 - a) In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), whether the development provides a high level of internal and external residential amenity for occupants and neighbours.
 - b) The relevant considerations are the extent to which the development:
 - (i) provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;
 - (ii) directly connects private outdoor spaces to the living spaces within the residential units;
 - (iii) ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and
 - (iv) includes tree and garden planting particularly relating to the street frontage, boundaries, access ways, and parking areas.

7. Access, parking and servicing

- a) Whether the development provides for good access and integration of space for parking and servicing.
- b) The relevant considerations are the extent to which the development:
 - (i) integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces;
 - (ii) provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and
 - (iii) provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.

8. Safety

- a) Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment.
- b) The relevant considerations are the extent to which the development:
 - (i) provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;
 - (ii) clearly demarcates boundaries of public and private space;
 - (iii) makes pedestrian entrances and routes readily recognisable; and
 - (iv) provides for good visibility with clear sightlines and effective lighting.

9. Hillside and small settlement areas

- a) Whether the development maintains or enhances the context and amenity of the area.
- b) The relevant considerations are the extent to which the development:
 - i) maintains significant and distinctive landforms, geological features, water bodies and courses, indigenous and exotic vegetation, coastal margins and the habitat of indigenous fauna;
 - ii) has regard to and protects historic heritage from inappropriate subdivision use and development...;
 - iii) is designed and located in a way that reduces dominance of buildings and structures;
 - iv) incorporates environmentally sustainable and low impact subdivision, site and building design;
 - v) responds to the qualities that are distinct and unique to each small settlement; and
 - vi) where appropriate and possible, maintains views from properties.

Privacy Standard

14.5.2.8 Minimum setback for balconies and living space windows from internal boundaries

1. The minimum setback from an internal boundary for balconies shall be 4 metres.
2. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.
3. For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.
4. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.
5. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

Residential – Central City zone

14.2.8 Objective - Central City residential role, built form and amenity

- a) A predominantly residential environment offering a range of residential opportunities, including medium to high density living, within the Central City to support the restoration and enhancement of a vibrant city centre;
- b) A form of built development in the Residential Central City Zone that enables change to the existing environment, while contributing positively to the amenity and cultural values of the area, and to the health and safety, and quality and enjoyment, for those living within the area.

14.2.8.1 Policy - Building heights

- a) Provide for different maximum building heights in areas of the Residential Central City Zone with some areas requiring a reduced height compatible with the existing predominant character.

14.2.8.2 Policy - Amenity standards

- a) Prescribing minimum standards for residential development which:
 - i. are consistent with higher density living;
 - ii. protect amenity values for residents;
 - iii. integrate development with the adjacent and wider neighbourhood;
 - iv. provide for a range of current and future residential needs; and
 - v. recognise cultural values.

14.6.1.3 Restricted discretionary activities

RD2a

Any activity involving the erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in:

- a) three or more residential units; or
- b) one or two residential units on a site smaller than 300m² gross site area;

14.6.2.11 Minimum site density from development and redevelopment of residential units – General Standard

The minimum residential site density to be achieved when a site is developed or redeveloped with a residential unit or units shall be not less than one residential unit for every complete 200m² of site area (e.g. a site area of 399m² requires 1 residential unit, a site area of 400m² requires 2 residential units).

Matters of discretion for RD2a

Urban design in the Residential Central City Zone

14.15.33a Urban design in the Residential Central City Zone

The extent to which the development, while bringing change to existing environments:

- (i) engages with and contributes to adjacent streets, lanes and public open spaces.
- (ii) integrates access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not dominate the development.
- (iii) has appropriate regard to:
 - a) residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and
 - b) neighbourhood context, existing design styles and established landscape features on the site or adjacent sites.
- (iv) provides for human scale and creates sufficient visual quality and interest.

14.15.34 Minimum site density from development and redevelopment of residential units in the Residential Central City Zone

- (a) In considering the reduction in the number of residential units to be constructed on a site, the extent to which the opportunity for future development of the site, in accordance with the density standard, is maintained, and
- (b) The extent to which accommodating further residential unit(s) to meet the density standard would adversely affect amenity outcomes for occupants of the residential units and/or the adjacent properties, given the size of the site or its configuration.
- (c) Whether the minimum development intensification target of an average net density of 50 households per hectare within the Central City is being achieved; and
- (d) The extent to which residential activity in the Central City is restored and enhanced through a variety of housing types suitable for a range of individual housing needs, while providing for a progressive increase in residential population

Dunedin City Council

Plan Status: Proposed plan. Hearings version as recommended by Council planners 12 September 2016¹⁵.

Zone Name: General Residential 2 and Inner City Residential

Intended Density: General Residential 2 – Medium
 Inner City Residential - High

Chapter 15: Residential Zones

Objective 15.2.2

Residential activities, development, and subdivision activities provide high quality on-site amenity for residents.

Policy 15.2.2.1

Require residential development to achieve a high quality of onsite amenity by:

- a) providing functional, sunny, and accessible outdoor living spaces that allow enough space for onsite food production, leisure, and/or recreation;
- b) having adequate separation distances between residential buildings;
- c) retaining adequate open space uncluttered by buildings; and
- d) having adequate space available for service areas.

Objective 15.2.3

Activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.

Policy 15.2.3.1

Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access of current and future residential buildings and their outdoor living spaces.

Policy 15.2.3.3

Require buildings and structures in the inner city residential zone to be of a height and setback from boundaries that:

- a) enables a high quality, medium density form of development that is consistent with the existing streetscape character of the zone; and

¹⁵ Decisions on the 2nd Generation District Plan are anticipated in late September 2018.

- b) ensures a reasonable level of outdoor amenity by minimising adverse effects on sunlight access on outdoor spaces at the rear of sites.

Objective 15.2.4

Activities maintain or enhance the amenity of the streetscape, and reflect the existing residential character or the potential residential character (as a result of permitted residential development) of the neighbourhood.

Policy 15.2.4.1

Require development to maintain or enhance streetscape amenity by ensuring:

- a) garages, carports and car parking do not dominate the street;
- b) there are adequate areas free from buildings or hard surfacing;
- c) buildings' height, boundary setbacks, and scale reflect the existing or intended future residential character;
- d) shared service areas are not visible from ground level from outside the site; and
- e) outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.

Policy 15.2.4.2

Require residential activity to be at a density that reflects the existing residential character or the potential residential character (as a result of permitted residential development) of the zone.

Performance standards

15.5.2 Density

1. Residential activities must not exceed the density limits set out in Table 15.5.2.A
- ...
7. Residential activity that contravenes the performance standard for density is a non-complying activity, except....

Table 15.5.2.A

- b. General Residential 2 Zone not within an infrastructure constraint mapped area or the South Dunedin mapped area

Maximum development potential per site - 1 habitable room per 45m²

15.6.1 Building Length

New buildings and additions and alterations must not result in a building with a dimension (building length) that is greater than 20m along the boundary with a road or a residential-zoned property, except along any length where the building shares the wall with the adjacent building.

Matters of discretion

15.9.3 Assessment of land use performance standard contraventions

1. Density¹⁶
 - a. Effects on on-site amenity

15.9.4 Assessment of development performance standard contraventions

1. Building length
 - a. Effects on neighbourhood residential character and amenity

Potential circumstances that may support a consent application include:

- i) The bulk of the building is broken up by:
 - a. varying building elevations;
 - b. setting parts of the building back;
 - c. using different textures;
 - d. architectural features; or
 - e. other forms of building modulation.
- ii) The visual impact of the building length is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface for surrounding properties.
- iii) The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places.
- iv) Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places.

11. Maximum height and height in relation to boundary

- a. Effects on surrounding sites residential amenity
- b. Effects on neighbourhood residential character and amenity

Potential circumstances that may support a consent application include:

- i) The height and/or height in relation to boundary is consistent with surrounding properties.
- ii) Landscaping or fences screen or soften the visual effects of buildings.
- iii) Natural landforms or topography (e.g. cliffs, tall trees on adjacent reserves) provide a backdrop to the building.

¹⁶ Some breaches of the permitted density standard are assessed as Restricted Discretionary activities and others as Non-Complying activities.

15.10.3 Assessment of restricted discretionary development activities

1. New buildings or additions and alterations to buildings that result in a building that is greater than 300m²
 - a. Effects on streetscape amenity and character

General assessment guidance:

In assessing the effects on amenity Council will consider whether building design reflects, and is conducive with, the residential scale. The cumulative effect of buildings on the streetscape amenity will also be considered.

Conditions that may be imposed include:...

- iv. Requirements for design features to break up the bulk of the building, for example by varying building elevations, by setting parts of the building back, use of different textures, by the use of architectural features, or modulation.
- v. The visual effects of the building is screened and softened by landscaping, fencing or other screening, which provides an attractive interface with the street.
- vi. The building is set back from boundaries adequate distance to avoid shading or visual effects on adjacent residential properties or public places.
- vii. Topography of the site mitigates the effects of the building scale on the adjacent residential properties or public places.

Hamilton City Council

Plan status: Operative

Zone name: Residential Intensification Zone

Intended Density: Medium to High

Chapter 2 – Strategic directions

Urban design approach

Objective 2.2.3

Promote safe, compact, sustainable, good quality urban environments that respond positively to their local context.

Policies 2.2.3

- a) Development responds to best practice urban design and sustainable development principles, appropriate to its context.
- b) Development responds to Low Impact Urban Design and Development and Crime Prevention Through Environmental Design (CPTED) principles.
- c) Development enhances civic, natural heritage, cultural, ecology and surrounding public space networks.

Chapter 4 Residential zones

4.1 Purpose - explanatory text

4.1.2 Residential Intensification Zone

- a) The Residential Intensification Zone is applied to existing residential areas that have been identified as suitable to accommodate higher density development. The intent is to encourage site redevelopment, primarily for multi-level and attached housing. These are expected to be on larger or amalgamated sites to allow sufficient room for good urban design...

4.1.5 All Residential Zones

- a) Design and layout of residential sites and buildings are critically important. All residential development must address potential adverse environmental effects and ensure a quality urban environment is achieved through high quality urban design.
- b) Good standards of amenity create a pleasant and attractive living environment, and in doing so contribute to wider neighbourhood amenity. Residential amenity means the many qualities and attributes that allow people to enjoy living where they do – such as visual attributes, sunlight, good access, low noise levels and safety.

4.2.3 Objective

Residential development produces good on-site amenity.

Policy 4.2.3

- a. Residential design shall achieve quality on-site amenity by providing:
 - i) Private, useable outdoor living areas.
 - ii) Access to sunlight and daylight throughout the year.
 - iii) Insulation to minimise adverse noise effects.
- b. Residential sites adjacent to public space shall achieve visual and physical connectivity to these areas.
- c. Building design and location shall protect the privacy of adjoining dwellings...
- e. Development in areas identified for medium and high-density residential activities should be in general accordance with the appropriate Design Assessment Criteria.

Policy Explanation

Good design of housing is critically important to on-site and off-site amenity, especially where there is higher-density housing. The policies identify the features important for residential development, regardless of what form the dwelling may take, e.g. single, duplex or apartment. Important design features include access to sunlight, outdoor living space, storage space, space for waste and recycling, visual connectivity to public spaces such as the street, privacy and off-road parking. Incorporation of these features will ensure functional and high-quality living environments for the occupants.

Objective 4.2.4

The development contributes to good neighbourhood amenity as the area matures

Policies 4.2.4

- a. The size and scale of buildings and structures shall be compatible with the locality.
- b. Buildings should be designed so they do not physically dominate or adversely affect the residential character of the neighbourhood....

Policy Explanation

How buildings relate to a street can have a major bearing on people's perception of the safety of an area. Cumulative effects of development should contribute positively to the streetscape and amenity. The urban amenity expected by residents can be positively or negatively altered by development. It is important that any new development is sympathetic to an area's existing character and amenity

Objective 4.2.5

Protect and enhance the character values of the Hamilton East portion of the Residential Intensification Zone.

Policy 4.2.5a

Development shall:

- i) Enable redevelopment opportunities.
- ii) Ensure that the siting and design of development recognises the strong visual relationship with the streetscape.
- iii) Be provided with landscaping and planting that enhances on-site and local residential amenity.
- iv) Ensure that extensive areas of hard-surfacing are avoided, wherever practicable.
- v) Be consistent with the local context, scale and character.
- vi) Avoid significant adverse effects on the character of the Hamilton East Area.

Chapter 25: City Wide Provisions

25.15 Urban Design

25.15.1 Purpose

- a) Good quality urban design is fundamental in delivering the Council's Vision for a smart, liveable city which is attractive, well-designed and compact with a strong sense of place. The District Plan is a 'design led' plan which is 'outcome' focused. The consideration of urban design throughout the Plan chapters is required to ensure that urban design principles are applied consistently throughout all zones.
- b) Urban design applies not only to the appearance but also the function and feel of buildings and public spaces including streets. It focuses on public frontages and spaces and addresses elements such as streetscape, walkability, sustainable design, mixed-use development, 'active edges' of building frontages, and people's safety and accessibility.
- c) Quality urban design is recognised as having economic, environmental, cultural and social dimensions (The Value of Urban Design: The economic, environmental and social benefits of urban design, Ministry for the Environment, 2005). Good quality design increases economic value, producing higher returns on investment. It can also reduce management and maintenance costs, lead to more productive workplaces, and enhance image and prestige.
- d) Quality urban design assists to enhance environmental, social, cultural and economic wellbeing by establishing urban environments that...:
 - (v) Are distinctive and have a strong identity and sense of place.

- e) Within some zoning chapters outlined in this plan new buildings are to have matters such as design quality, appearance and amenity considered as controlled or restricted discretionary activities. This is combined with design led assessment criteria which combines international best practice urban design principles with factors considered to be of special importance to the City of Hamilton and its surrounding environments. The design principles identified within the plan also reflect New Zealand's national Urban Design Protocol of which Hamilton City has been a signatory since 2006.
- f) The City Design Guide VISTA further outlines Hamilton's expectations for better designed environments – describing how a well-designed place should look, feel and function. The non-regulatory guide highlights key urban design principles considered fundamental to Hamilton's development as a prosperous, memorable and sustainable city.
- g) Objectives, policies, rules and assessment matters within this District Plan, along with other methods adopted by Council, seek to facilitate and encourage subdivision and development design in a manner that will continually enhance the quality of the City's urban environments. While many urban design matters are responded to directly within the chapters of this District Plan, including specific topic and area based design guidance, this section provides the objectives and policies for those urban design matters that need to be considered throughout Hamilton regardless of the zoning that may apply.

25.15.2 Objectives and Policies: Urban Design

Objective

25.15.2.1

Urban environments that promote the retention and enhancement of urban amenity values, i.e. pleasantness, aesthetics, coherence, cultural and recreational values.

Policies 25.15.2.1

- a) Streetscape quality, public open spaces and pedestrian amenity are improved through appropriate streetscape and built-form which enhances the appearance, functionality, comfort and safety of the pedestrian environment.
- b) Built form and public amenity features, including public art, are encouraged to enhance public awareness of historic and contemporary heritage and culture.
- c) A high standard of internal and external amenity for commercial and community buildings and a high standard of external amenity for residential buildings are provided, including provision of natural ventilation, recreation space, daylight and sunlight access, and adequate living space for residential units.

Policy Explanation

The pleasantness, aesthetics, coherence, cultural and recreational values of an urban environment can assist to enhance the environmental, social, cultural and economic wellbeing of the community. Through the District Plan, for both controlled

and restricted discretionary activities, matters such as design quality, scale, appropriate streetscape, provision of active frontages, articulated facades and safe, legible pedestrian connections will be considered as part of the assessment criteria. Other methods such as area specific design guides, will also be used. Council can facilitate discussion, encourage and provide for design responses that will continually increase these values and the wellbeing of the Hamilton community.

Objective 25.15.2.2

Urban environments that promote a positive sense of place and are reflective of the characteristics of the surrounding local environment.

Policies 25.15.2.2

- a) Development within residential, business and City living areas is encouraged to promote a sense of human scale.
- b) Development will be expected to respond positively to the character of the area, the scale and proportion of buildings and spaces in which it is situated.
- c) Public and private development is encouraged to provide for attractions or focal points (including 'gateways') that assist in enhancing community identity.
- d) Sympathetic, contemporary design responses to cultural and heritage character within the surrounding local environment is encouraged.
- e) Distinctive architectural styles within identified character areas are retained.

Policy Explanation

It is important that the positive characteristics of the local urban environment are embraced in future subdivision and development so that the local environment retains its distinctiveness, and from this, its unique sense of place. Through the District Plan and other methods such as the Urban Design Panel, Council can facilitate and encourage design which reflects those positive attributes to enhance the sense of place and local identity.

4.3.1 Activity Status Table

- e) Single dwelling: first residential unit per site - Discretionary
- f) Single dwelling: second and subsequent residential unit per site – Discretionary
- h) Integrated Residential Development – Non-Complying

4.4.1 Density – General Standard

- i) Single dwellings - 350m² maximum per residential unit
- ii) Duplex dwellings - 300m² minimum and 600m² maximum per duplex

- iii) Apartment building - Average net site area of 150m² per residential unit

4.4.9 Residential Buildings – Separation and Privacy

- a) Residential buildings shall be set back at least 3m from the nearest part of any other residential building, except:

No separation is required between buildings that are attached.

Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings, separation distance is a minimum of 1.5m.

- b) A balcony at upper-floor level shall be set back at least 5m from all boundaries (see Figure 4.4.9c).

This does not apply to a boundary along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip, less than 6m wide.

Assessment criteria

B Design and Layout General

- B1 Whether the proposed building design and/or site layout is consistent with the intent of any relevant design guide in Appendix 1 Section 1.4.

Note If an activity is a Restricted Discretionary Activity in relation to Design and Layout matters and there is a relevant design guide, then the activity should seek to address the outcomes sought in the design guide as a priority over relevant criteria in this section...

- B2 Whether the external appearance, scale and design of buildings and structures:

- a) Are consistent with the purpose of the zone, and enhance the character and amenity of the surrounding area, streetscape qualities and adjoining land uses.
- b) For corner sites, where appropriate, provide active frontages along both elevations.
- c) Incorporate Crime Prevention Through Environmental Design principles.

- B3 The extent to which the proposed design provides or continues to provide for informal surveillance of public spaces within and adjacent to the development by:

- a) Locating doors, windows and other openings associated with living and working areas, so that they overlook and interact with public spaces.
- b) Locating primary entrances to buildings to face the transport corridor frontage, with the main entrance located adjacent to the frontage with the most pedestrian traffic.

- B4 The extent to which building design will add visual interest and vitality to the streetscape and avoids large, featureless façades. For example, through articulation of a façade, attention to fenestration and rooflines, the design of verandas and balconies and the careful choice of materials and colour.
- B5 The extent to which parking, manoeuvring areas, driveways and outdoor service areas have been designed and located:
- a) To protect amenity values of the streetscape and adjoining sites, including through the use of appropriate screening and landscaping.
 - b) To not be visually dominant.
 - c) To be away from the front of the site and buildings.
 - d) To integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, verandas, parking, loading areas, access to public transport and pedestrian linkages.
- B6 The extent to which the activity, including landscaping, has been designed in a manner that supports and enhances pedestrian and cyclists movements, including access to the transport network and along frontages considered important for shopping or entertainment activities.

Landscaping and Screening

- B7 The extent to which planting and landscaping is used to:
- a) Establish and maintain a well vegetated environment that is compatible with the zone and existing character.
 - b) Visually reduce the bulk of new development and mitigate adverse visual effects particularly from the front boundary and those parts of the site visible from public spaces.
 - c) Create an attractive environment that maintains safety and amenity for pedestrians.

Waste Management

- B8 The extent to which developments provide for goods handling, storage, waste and recycling areas that are:
- a) Easily accessible for collection agencies and avoid adverse visual, noise or odour effects.
 - b) Consistent with the amenity values of the site and avoid causing nuisance for neighbouring residential activities.
 - c) Suitable for the demand expected by the activity.

C Character and Amenity General

- C1 The extent to which the activity:
- a) Makes adequate provision to protect the visual and acoustic privacy of abutting residential and community uses, including through building and site design and hours of operation.
 - b) Is compatible with the location in terms of maintaining and enhancing the character and amenity of the surrounding streetscape and urban form.

- c) Is able to avoid, remedy or mitigate adverse effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation, material deposited on roads, dust, odour and lighting.

Reverse Sensitivity

- C2 The extent to which the development (including residential development) has been designed and located so that the potential for reverse sensitivity effects (including noise) are avoided, remedied or mitigated.

Hastings District Council

Plan status: Proposed Plan - Operative

Zone name: City Living Zone

Density intended: Low to Medium

Objective RO1

To enable a diverse range of housing that meets the needs of the community while offering protection to the amenity of neighbouring properties and the local environment.

Policy RP1

To provide for diversity by zoning areas of the Hastings residential environment to recognise different characters and to appropriately manage different types of residential development.

Explanation for City Living Zone

The purpose of the City Living Zone is to provide for a more compact form of residential development. Due to the compact nature of such housing it is important that the housing is located in appropriate areas and is of high quality and design.

Policy RP2

Enhance and promote the sustainability of the District's urban form by requiring new development to incorporate design elements outlined in Section D (Subdivision Design) & E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide

Policy RP3

Manage the scale and intensity of residential development to ensure that it relates positively to the quality of the collective streetscape and avoids adverse effects on neighbourhood amenity, environmental quality, community health and safety.

Objective RO2

To ensure that the amenity of the present character of the residential environment is maintained and enhanced by managing design, layout, intensity and land use activities.

Policy RP4

Maintain and enhance a high standard of amenity in the residential environment while enabling development innovation and building variety.

Policy RP5

Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.

Policy Explanation

Consultation has confirmed that people's perception of the residential amenity in their neighbourhood is largely dependent upon adequate access to daylight, sunlight, private open space and outlook. These amenity characteristics will be adversely affected by buildings which are out of character or scale with the residential environs.

Extract of Explanation for General Residential zone

In achieving the consolidation of the Hastings residential environment sought by HPUDS (Heretaunga Plains Urban Development Strategy) it is unrealistic to expect all new housing to be part of comprehensive residential development, particularly given the large site sizes that such development requires. Therefore some infill development is also necessary. There are already concerns around the quality of infill development established during the 1990s and 2000s. Any new infill must occur in accordance with quality design and site layout that is sympathetic to the surrounding environment. Higher residential density will also require certain design criteria and locations for such development will need to be carefully considered. It is not simply the environmental effects of such development that are of concern, but also the impact such development has on the wellbeing of the community and those who live in such developments. This means that new infill development will need to address the issues that have caused concern with previous developments....

7.2.3.3 *City Living Zone*

Objective CLO1

To promote housing in the City Living Zone that establishes a new compact, high amenity, sustainable urban form in providing for future residential growth in Hastings.

Policy CLP1

Enable the provision of Comprehensive Residential Development in the City Living Zone and manage the quality to ensure the site size, shape and form is able to accommodate it in a well-designed manner.

Objective CLO2

Encourage comprehensive residential development to occur in an integrated manner to ensure that developments are liveable and contribute positively to the neighbourhood.

Policy CLP3

Ensure that Comprehensive Residential Development is of a high quality through the implementation of principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2010) and by means of District Plan provisions, including design assessment criteria and the use of non-regulatory methods.

Policy Explanation

The New Zealand Urban Design Protocol provides the principles that underpin high quality development. Quality urban design can help ensure medium density developments provide attractive, liveable and affordable options, without impacting on heritage, identity, privacy, or overloading of urban infrastructure. Hastings District Council is a signatory to the Protocol and the District Plan provisions for Comprehensive Residential Development are based on these principles.

Policy CLP4

Ensure Comprehensive Residential Development creates an attractive streetscape and contributes positively to neighbourhood character.

Policy Explanation

Any new building or other development will have an impact on the surrounding area. The degree of impact will be dependent on its size, location and appearance of the building in the streetscape. It is important therefore that the multi-unit housing development is respectful of the desired neighbourhood character. The arrangement of buildings, open spaces and other features of the site need careful consideration if an attractive and functional development that relates well to its surroundings is to result. A requirement for Resource Consent and design assessment criteria are included in the District Plan to ensure that Comprehensive Residential Development developments have regard to the matters explained above.

Objective CLO3

To ensure a high standard of amenity for residents of comprehensive residential development.

Policy CLP5

Ensure that comprehensive residential development environments are enjoyable and attractive places for people to live.

Policy CLP6

Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, site coverage or loss of privacy.

Assessment Criteria for Comprehensive Residential Development

1. Site Context

Whether the development is well integrated into the existing local context. Regard will be given to the following design attributes:

- a) Sunlight
- b) Wind
- c) Views
- d) Vegetation
- e) Heritage Buildings
- f) Materials

2. Streetscape Amenity

Whether the development makes a positive contribution to the public streetscape. Specific regard will be given to the following design attributes:

- a) Street boundary treatment
- b) Public safety
- c) Appearance
- d) Legibility (how easy it is to find your way)
- e) Connection to the street

3. Relationship of the development to the Parent Site

- a) Whether the proposal relates well to the characteristics of the site on which it is to be located.
- b) Whether the size and shape of development is in proportion to the size, shape and topography of the site and located within the site to take account of existing features and aspect.
- c) Whether the proposed buildings within the parent site are sited to create attractive groupings and spaces between buildings;
- d) Whether the setting of each building respects that of any other buildings on the site;
- e) Whether stormwater runoff will be appropriately managed.

Detailed assessment criteria for Comprehensive Residential Development (Table 7.2.8F) is provided below.

7.2.8F

COMPREHENSIVE RESIDENTIAL DEVELOPMENT

Hastings District Council is a signatory to the New Zealand Urban Design Protocol. As such, the following assessment criteria are based on principles of best practice urban design. The criteria are applicable for all comprehensive residential development within the Hastings Residential Environment - including the City Living, General Residential, and Character Residential Zones and Mixed Use Development within the Hastings Suburban Commercial Zone.

In assessing Resource Consent applications for comprehensive residential or mixed use developments, the matters over which the Council will have control or will restrict the exercise of its discretion are outlined in the following assessment criteria below.

| TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT | |
|--|---|
| A) CRD ASSESSMENT CRITERIA | EXPLANATION / GUIDE |
| 1. Site Context Whether the development is well integrated into the existing local context. | a) Principal habitable rooms and outdoor living spaces are oriented to maximise access to sunlight, whilst having the ability to manage the negative aspects of the |

TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT



| A) CRD ASSESSMENT CRITERIA | EXPLANATION / GUIDE |
|---|---|
| <p>Regard will be given to the following design attributes:</p> <ul style="list-style-type: none"> a) Sunlight b) Wind c) Views d) Vegetation e) Heritage Buildings f) Materials | <p><i>sun.</i></p> <p><i>The design should include principles of passive solar design.</i></p> <p><i>b) Where relevant, the design should ensure that key outdoor living spaces are sheltered against negative effects of wind by taking into account the prevailing wind directions.</i></p> <p><i>c) Where relevant, the design should maximise opportunities for views to public and shared spaces. Opportunities include overlooking public parks or the distant hills and ranges.</i></p> <p><i>d) Where possible, existing valuable landscaping and trees should be retained and integrated into the site design.</i></p> <p><i>e) Where possible, heritage buildings that existing on the site should be retained and celebrated as features that provide character to the development. At the same time where heritage buildings are found within the immediate context of the site and in terms of bulk and location and should consider replicating the heritage building design in terms of the use of materials and other architectural elements.</i></p> <p><i>f) Where there is a predominant trend of building materials present within the proximity of the site, the development should, if possible look to follow this lead.</i></p> |
| <p>2. Streetscape Amenity</p> <p>Whether the development makes a positive contribution to the public streetscape. Specific regard will be given to the following design attributes:</p> <ul style="list-style-type: none"> a) Street boundary treatment b) Public safety c) Appearance d) Legibility (how easy it is to find your way) e) Connection to the street <div data-bbox="153 1066 778 1442"> <input checked="" type="checkbox"/>  </div> | <p><i>Physical and visual separation between the public realm (street/park) and private property should ensure the protection residents privacy.</i></p> <p><i>Streets are generally safer when they are easily visible from nearby houses and well-lit. To contribute to the safety and perceived safety of the neighbourhood in the development design should integrate the following design attributes:</i></p> <ul style="list-style-type: none"> ◦ <i>A principal living room should be located on the ground floor enable overlooking of the street (a deterrent for crime)</i> ◦ <i>Low front fences, walls and hedges which enable good views of the street from dwellings.</i> ◦ <i>At the same time, to protect residents privacy, the main garden/outdoor</i> ◦ <i>Private outdoor living space should not locate between a dwelling and the street;</i> ◦ <i>Environments that are enjoyed by pedestrians are based on land use patterns that give a good relationship between users of public and private property.</i> <p><i>The development should also enhance the streetscape. This could be done in the following ways:</i></p> <ul style="list-style-type: none"> ◦ <i>Low fences</i> ◦ <i>Avoid large garage doors (recess garages behind the main front of the dwelling).</i> ◦ <i>High quality design.</i> ◦ <i>Building entrances should be visible from the public street in order to connect are development with the street and avoid confusion about how dwellings are laid out relative to the public realm.</i> |
| <p>3. Relationship of the development to the Parent Site</p> <ul style="list-style-type: none"> (a) Whether the proposal relates well to the characteristics of the site on which it is to be located. (b) Whether the size and shape of development is in proportion to the size, shape and topography of the site and located within the site to take account of existing features and aspect. (c) Whether the proposed buildings within the parent site are sited to create attractive groupings and spaces between buildings; and (d) Whether the setting of each building respects that of any other buildings on the site; (e) Whether stormwater runoff will be appropriately managed. | <p><u>Bulk and Location</u></p> <p><i>The arrangement of buildings should consider the following:</i></p> <ul style="list-style-type: none"> ◦ <i>Minimise overshadowing of other dwellings and outdoor living spaces;</i> ◦ <i>Privacy for residents both within and adjacent to the site</i> ◦ <i>A clear distinction between public and private space for privacy, security and legibility.</i> ◦ <i>Each dwelling should have sufficient and quality private outdoor space.</i> ◦ <i>Shared outdoor spaces should have enough room to allow for landscaping, a vegie patch and trees.</i> ◦ <i>Integrated, good quality open space and landscaping is essential to support increased density and realise the full potential of the space.</i> <p><u>Private Outdoor Space & Landscaping</u></p> |

TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT

| A) CRD ASSESSMENT CRITERIA | EXPLANATION / GUIDE |
|--|---|
| <p>a) Parking and Access</p> <p>Whether the development is designed to enable safe and practical car parking and access. Pedestrian and cyclists should also be considered when designing a development.</p> <p>b) Service Areas and Utilities</p> <p>Development should consider the practical and/or discreet location of facilities including:</p> <ul style="list-style-type: none"> - Washing lines - Rubbish Bins - Visibility of utilities - Heat pump boxes etc. - Letter Boxes | <p><i>For wellbeing of residents outdoor spaces should:</i></p> <ul style="list-style-type: none"> ◦ Have a sunny, sheltered, private area and enable good indoor-outdoor flow, have wide and high openings to maximise this flow; ◦ Provide opportunities for gardening, even small areas of landscaping add value, interest enhance outlook and privacy. ◦ Balconies that maximise exposure to sunlight, whilst remembering that shade is important too for those hot Hawke's Bay days. <p><u>Stormwater</u></p> <p>Increasing housing density also increases the area of a site that is covered by hard surfaces and thus decreases the ability of the site to absorb rainwater, this then increases the rate of stormwater runoff. The Council's stormwater system is only designed to accommodate a certain rate of stormwater runoff and if this is exceeded flooding may occur in local streams or on downstream properties.</p> <p>This can be resolved with On Site Attenuation and/or Low Impact Design solutions to slow the rate of discharge to the public stormwater system and reduce the potential for flooding or ponding. Solutions include:</p> <ul style="list-style-type: none"> ◦ Minimising impervious surfaces such as concrete or asphalt, instead use pavers with open joints, pea gravel, limestone. ◦ Collect rainwater from roofs in a tank and use to water the garden, or flush toilets. ◦ Create a raingarden or a swale ◦ Stormwater Attenuation methods. <p>For more information refer to the current Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide 2010.</p> <p><u>Car Parking and Access</u></p> <ul style="list-style-type: none"> ◦ Have a clear distinction between residents and visitor parking. ◦ Locate visitor parking close to site entrances ◦ Car parking areas and garages that do not visually dominate the site. ◦ Minimise the number of vehicle access points. ◦ Vehicle crossings should be as narrow as is operationally possible and demarcate space for pedestrians and cyclists. ◦ Provide safe and secure storage for bicycles. ◦ Lane ways <p><u>Service Areas and Utilities</u></p> <p>Consider servicing needs early in the design process. We all need these services, but they are not elements that need to be seen, so locate them in places that are easily accessible, but also screened from public view where possible (letter boxes excluded). Ideas to this include the use of building recesses, fences, landscaping and side yards.</p> |
| <p>4. Building Form, Performance and Appearance</p> <p>Whether the development is an appropriate architectural quality is aesthetically pleasing and contributes positively to the surrounding area. Specific regard will be given to the following design attributes:</p> <p>a) Mass and proportions</p> <p>Whether the development can assimilate with the surroundings.</p>  | <p><u>Mass and Proportions</u></p> <p>A comprehensive residential development site within an area of single dwellings should be able to assimilate with the surroundings. Ideas to achieve this are:</p> <ul style="list-style-type: none"> ◦ The buildings need to appear as houses, not another type of building. In Hastings residential area, where most house are single storey, new comprehensive dwellings should be no higher than two storey and if building are joined, there should be no more than three in a row and appear as separate entities. ◦ Reduce the bulk of terraced housing with variations in height and roof form, have vertical breaks and recesses in the façade. ◦ A collection of smaller individual buildings is less intrusive than one large single building. ◦ Look at the height and width of the neighbouring houses and use this to guide the bulk and form of the development. ◦ To help fit in with the adjoining buildings, transition the height of the buildings |

TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT

| A) CRD ASSESSMENT CRITERIA | EXPLANATION / GUIDE |
|---|---|
| <p>b) Diversity Whether the development has a range of dwelling types and sizes for create variation and interest.</p> <p>c) Repetition Whether repeated built form is avoided. Dwellings in long rows are not part of the With Hastings vernacular; dwellings should generally be adjoined together in groups of no more than 3.</p> <p>d) Roofs Should be high quality and fitting with the rest of the dwelling and development.</p> <p>e) Windows and doors</p> <p>f) Façade detailing and materials</p> | <p>with the neighbouring ones in the following ways:</p> <ul style="list-style-type: none"> - physical separation between the new and old; - introducing boundary setbacks at the upper level/s; and - creating secondary forms with dimensions that mediate between the height/scale of new and old. <p><u>Diversity</u></p> <p>This will provide greater housing choice and provide for a more diverse population. If this is not possible minor architectural variations (e.g. form, secondary design elements, colour and materials).</p> <p><u>Repetition</u></p> <p>- This is to be avoided as it results in poor design outcomes.</p>  <p><u>Roof form</u></p> <p>Design the slope of eaves with shadowing in mind - of private outdoor space and neighbours properties. Provide quality ceiling and floor insulation - no gaps, holes or tucks visible. Damp Proof Traditional wooden floors</p> <p><u>Windows and Doors</u></p> <p>Proportions and sizes of façade openings should add to the visual character, be logical and reflective of their function. Double glazing with thermally broken timber or PVC frames</p> <p>Secure locks and catches.</p> <p><u>Façade detailing and materials</u></p> <p>Careful consideration of the materials should be given. The visual appearances and overall success of the development relies on the care and attention to building design at this level. Durable materials and simple structures should be used. Avoid complicated shapes and numerous materials which create technically challenging joins.</p> <p>Ensure access for maintenance is considered at design stage. Use materials with a long life, require minimal maintenance and contribute to energy efficiency.</p> <p>Materials like concrete and brick have high mass and absorb and store heat energy, and release it gradually.</p> |
| <p>5. Visual Quality Whether the development contributes to the visual quality of the site and neighbourhood.</p> | <p>For pedestrian and cycle travel to become viable for many users, there is a need for routes to offer stimulation and interest.</p> <p>While frontage and connection help to ensure a coherent, functional and safe environment, attention to visual quality is additionally necessary. This can be achieved with the following solutions:</p> <ul style="list-style-type: none"> ■ Respond to local character in the design and use of materials, tree species, roof form, the proportions of windows etc.; ■ Seek to use eaves and recesses to create shadow lines and more visual interest; ■ Continuation of house style to fencing and walls (not just plain timber palings that detract from a well-detailed house); ■ A variety of colours and materials in the front façade of units; ■ Consider how materials and finishes will weather over time; ■ In the context of streets, treatments such as landscaping, differentiated surface treatments; and calming measures (speed tables, chicanes etc.) not only add visual amenity but can help to prompt appropriate driver behaviour and speed. |

| TABLE 7.2.8F COMPREHENSIVE RESIDENTIAL DEVELOPMENT | |
|---|---|
| A) CRD ASSESSMENT CRITERIA | EXPLANATION / GUIDE |
| 6. Internal configuration Whether the internal arrangements of spaces and functions in the dwellings of the development is useable, efficient and pleasant. Specific regard will be given to the following design attributes: | |
| a) Internal/external relationship b) Size of rooms c) Visual and aural privacy both within the dwelling and between neighbouring dwellings. | <p><u>Internal / external flow</u> <i>For wellbeing of residents units should have good indoor-outdoor flow, wide and high openings to maximise this connection e.g. have double doors opening from a lounge to the garden. If there is a balcony, think about how this flows from the upstairs living space.</i></p> <p><u>Size of rooms</u></p> <ul style="list-style-type: none"> Design rooms for a range of uses e.g. - a bedroom could be an office, media room, playroom or library to support a range of lifestyles Open plan living areas that accommodates a range of layouts. Ensure the dwelling has sufficient storage space for the likely household. Size and proportions of rooms useable and easy to get from one part of the dwelling to another. Don't put the bathroom or toilet next to the kitchen. <p><u>Aural Privacy</u> <i>- Address noise control at the early stages of a project. In designing building layouts, the following may be considered:</i></p> <ul style="list-style-type: none"> locate noise tolerant areas (kitchens, bathrooms, storage, laundries) towards noise sources and noise sensitive areas to quiet areas; locate vehicle/pedestrian entrances and exits, roller doors and lifts as far away as possible from bedrooms; in residential spaces, locate living rooms of one apartment adjacent to the living rooms of another, and bedrooms next to bedrooms. Use specialised building methods and materials - these can help to reduce or eliminate sources of disturbance (dust, odour, noise, vibrations) e.g. Insulation and double glazing that have noise reduction properties. Locate heat pumps, extractors away from neighbours bedrooms Use storage areas and wardrobes and the like as noise buffers <p><u>Visual Privacy</u> <i>- Offset window placements by a 1 metre where dwellings face each other so they are not looking directly into each other's dwellings or private outdoor living space (e.g. the place a person sits to have a coffee or quietly read in the garden, usually close to the dwelling).</i></p> |
| 7. On-Site Car Parking Whether the development is laid out with consideration of the safety and practicality of car parking and vehicle access. This includes visibility around garages and car ports. There should also be a clear distinction between resident and visitor parking if the latter is accommodated on the site. | |
| 8. Orientation & Passive Solar Energy Whether the residential units have access to sunlight and daylight, both within the Comprehensive Residential Development and those external to the parent site. Specific regard will be given to the following design attributes: | |
| a) Sunlight and Daylight i) The design and layout of proposed buildings and additions to existing buildings enables adjoining land or buildings to be protected from significant loss of sunlight and daylight; and ii) That sufficient sunlight and daylight reaches into, between and around proposed buildings and additions to existing buildings. | |
| b) Orientation /passive solar energy - maximise the energy from the sun to warm the dwelling | |
| c) Natural ventilation - with sufficient opening windows in each dwelling | |
| d) Views - Visual Outlook - Design the dwelling so that principal living areas (lounge, kitchen) benefit from the longest outlook. (e.g. overlook the garden, open space or distant landscape features). | |

Rule Table 7.2.4.2 Hastings City Living zone

CL13 (Controlled Activity) – Comprehensive Residential Developments that comply with the Specific Standards set out in 7.2.6E

CL21 (Discretionary Activity) – Comprehensive Residential Developments that do not comply with the Specific Performance Standard and Terms 7.2.6E(2) (Density)

CL24 (Non-Complying Activity) - Infill Residential Development

7.2.5A Permitted Standard for Density

The following density limits shall apply in the:

1. Hastings General Residential Zone and City Living Zone
 - a. One residential building per 350m² net site area. Except that the following density standard shall apply under these circumstances below.....

Hutt City Council

Status of Plan: Proposed – Notified March 2018

Zone Name: Medium Density Residential Activity Area

Density intended: Medium to High

Objective 4F 2.4

Built development is in keeping with the planned medium density built character and compatible with the amenity levels associated with medium density residential development.

Objective 4F 2.5

Built development is of high quality and provides on-site amenity for residents as well as residential amenity for adjoining properties and the street.

Policy 4F 3.1

Provide for residential activities and those non-residential activities that support the community's social, economic and cultural well-being and manage any adverse effects on residential amenity.

Policy 4F 3.3

Manage the effects of built development on adjoining sites and the street by controlling height, bulk and form of development and requiring sufficient setbacks.

Policy 4F 3.4

Manage the effects of built development on adjoining sites within other Residential Areas and minimise visual dominance by controlling height, bulk and form of development and requiring sufficient setbacks.

Policy 4F 3.5

Encourage medium density built development that is in general accordance with the Medium Density Design Guide.

Policy 4F 3.6

Require built development to maintain a reasonable level of privacy and sunlight access for adjoining sites.

Policy 4F 3.8

Encourage built development to contribute to attractive and safe streets and public open spaces by providing for buildings that address the streets and public open spaces, minimise visual dominance and encourage passive surveillance.

Within rules section

Rule 4F 4.1.1 Residential Activities

- a) Residential Activities are permitted activities.

Rule 4F 4.1.7 Retirement Villages

- a) Retirement Villages are restricted discretionary activities.

Discretion is restricted to:

- i) The effects on the amenity of the surrounding residential area.
- ii) The extent to which the site layout and any proposed landscaping helps to avoid or minimise the impacts on adjacent streets and public spaces or adjacent residential sites.
- iii) Whether the site is subject to any hazards, including being within any natural hazard overlay area.
- iv) The capacity of the network infrastructure for water supply, wastewater, stormwater and land transport to service the proposed development.
- v) Consistency with the Medium Density Design Guide.

Invercargill City Council

Status of Plan: Part Operative (January 2017 appeals version)

Zone Name: Residential 1A (Medium Density) zone.

Density intended: Low to Medium

2.35.2 Objectives – all residential zones

Objective 3

A high standard of residential amenity is maintained.

Policy 4 Residential amenity:

To require a high standard of residential amenity in new development, particularly with respect to space for outdoor living.

Policy 7 Residential Amenity:

To advocate for and encourage the site layout and design of residential buildings so as to provide as far as practical sunlight access and opportunity for solar gain.

2.36.2 Residential 1 Zone

2.36.2 Objectives

Objective 1

The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.

Objective 5:

High quality urban design is incorporated into new development and redevelopment.

Objective 8

The amenity values of the Residential 1 Zone are maintained and enhanced

2.36.3 Policies

Policy 3

Urban design: To encourage good urban design in terms of:

- (A) Context.
- (B) Character.
- (C) Choice.
- (D) Connections.
- (E) Creativity.
- (F) Custodianship.
- (G) Collaboration.

Policy 8

Space around buildings: To maintain the residential scale and amenity of space around and between buildings.

Policy 21

Height and location of structures: To maintain a 1-2 storey scale for development.

2.37.2 Residential 1A (Medium Density) zone.

Objective 3

Medium density housing developments are well designed, offering a high level of amenity to the residents in the new units and maximising beneficial effects, and minimising adverse effects, on the surrounding neighbourhood.

2.37.3 Policies

Policy 1 Residential 1A (Medium Density Housing) Zone:

To provide for well-designed medium density housing as a Discretionary Activity in the Residential 1A Zone in locations...

Policy 2 Urban design:

To require that the following urban design issues be addressed in the design and planning of medium density housing:

- a. Neighbourhood character - the relationship of the development with the surrounding neighbourhood and how well the development integrates with its neighbourhood.
- b. Connectivity - how the development links to the neighbourhood and the wider community.

- c. Site layout - provision, orientation, access, layout and function of outdoor spaces.
- d. Building location - optimising amenity while making best use of the site, and also being a good neighbour.
- e. Relationship to neighbouring buildings.
- f. Visual and acoustic privacy - design to mitigate overlooking and unwanted noise.
- g. Car parking and vehicle access - convenient, adequate, safe, but not dominant.
- h. On-site outdoor space - relationship of outdoor spaces to houses with respect to privacy, outlook, sunlight and landscape treatment.
- i. Entries to buildings - visibility, shelter and security.
- j. Site facilities - provision for services and utilities.
- k. Landscape treatment - design for quality living environment

3.34.4 The maximum residential density is:

(A) One residence per 400 square metres under contiguous ownership.

3.34.5

Where the residential density is one residence on a site equal to or greater than 350 square metres but less than 400 square metres and under contiguous ownership then it is a discretionary activity.

3.34.6

Where the residential density is one residence on a site less than 350 square metres under contiguous ownership then it is a non-complying activity.

3.34.7

Applications under Rules 3.34.5 and 3.34.6 above shall address the following matters, which will be among those taken into account by the Council:

- a. Provision of private open space
- b. Incidence of daylight and sunlight
- c. Provision of on-site parking
- d. Effects of the proposal on the incidence of daylight and sunlight on adjoining properties
- e. Effects of the proposal on stormwater flows
- f. The extent to which the development achieves good urban design outcomes

3.35.1

Rules 3.34.1 - 3.34.25 which apply in the Residential 1 Zone, also apply in the Residential 1A Zone, except that Rules 3.34.4 to 3.34.7 do not apply in instances where applications are made pursuant to Rule 3.35.2.

3.35.2

Medium Density Housing developments are a discretionary activity on sites with a combined area of 2,000 square metres or more in contiguous ownership prior to development.

3.35.3 Applications under Rule 3.35.2 above shall address the following matters, which will be among those taken into account by the Council:

- a. Neighbourhood character
- b. Connectivity
- c. Site layout
- d. Building location
- e. Relationship to neighbouring buildings
- f. Visual and acoustic privacy
- g. Access to solar gain
- h. Car parking and vehicle access
- i. On-site outdoor space
- j. Entries to buildings
- k. Outdoor storage and accessory buildings
- l. Landscaping
- m. The quantum of impermeable surface and measures undertaken to address stormwater issues

.

Kapiti Coast District Council

Status of Plan: Part Operative (2018 Appeals version)

Zone name: Residential zone (Medium density housing precinct)

Density intended: Low to Medium

District wide Objectives

Objective 2.11 – Character and Amenity Values

To maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:

- a) relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;
- b) vibrant, lively town centres supported by higher density residential and mixed use areas...;

Objective 2.12 – Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing ...while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

District wide Policies

Policy DW3 – Housing Choice

An increased mix of housing forms and types will be encouraged within parts of the District where increased variety and densities of housing are able to cater for changing demographics, while maintaining high amenity values...

Policy DW4 – Managing Intensification

Residential intensification will be managed to ensure that adverse effects on local amenity and character are avoided, remedied or mitigated, including through achievement of the following principles:

- a) development will complement the existing environment in terms of retaining landforms, yard setbacks and relationship to the street and open spaces; and
- b) building bulk and scale will be managed.

Policy DW16 – Urban Design

Quality urban design outcomes will be promoted so that public and private places and spaces:

- a) are liveable and safe;
- b) enhance the local economy, environment and community;
- c) are sustainable, enduring and resilient;
- d) provide a strong sense of place reflecting cultural values and distinct community identities;
- e) are enjoyable, comfortable, welcoming and provide a diversity of experiences; and
- f) are easy to move around and through, by encouraging a well-connected and integrated transport network;

at all levels of urban design, from macro (urban structure and subdivision) to micro (building details and materials) scale.

Living Zone Policies

Policy 5.2

...Medium density housing developments will be designed and developed in a manner which:

- a) is of a suitable and compatible location, height, density, scale, and bulk relative to the context, adjacent land uses, streets and reserves;
- b) ensures high quality, high-amenity living conditions in comprehensive and coordinated medium density housing developments, including appropriate private outdoor living areas and landscaping which meet the on-site outdoor amenity needs of residents;
- c) is consistent with the principles in the Medium Density Housing Design Guide in Appendix 5.1. The Design Guide will be used as an assessment tool for applications to establish new medium density housing or to modify lawfully established medium density housing; and
- d) maintains amenity values of, and is sympathetic to, adjacent residential buildings and areas, and avoids excessive building dominance, including through building height and mass, materials and finishing.

Policy 5.12 – Residential activities

Residential activities will be recognised and provided for as the principal use in the Living Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles...:

- b) new built development will relate to local built identity, character values and the density of the surrounding residential environment;

Policy 5.13 – Residential Amenity Subdivision

Use and development in the Living Zones will be required to achieve a high level of on-site amenity for residents and neighbours in accordance with the following principles:

- a) building size and footprint will be proportional to the size of the lot;
- b) usable and easily accessible private outdoor living courts will be provided;
- c) buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the property and adjoining lots;
- d) buildings and structures will be designed and located to minimise visual impact and to ensure they are of a scale which is consistent with the area's urban form;
- e) appropriate separation distances will be maintained between buildings;
- f) yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;
- g) hard and impermeable surfaces will be offset by permeable areas on individual lots;
- h) unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;
- i) non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and
- j) service areas for non-residential activities will be screened, and planting and landscaping will be provided.

Policy 5.14 – Residential Streetscape Development

Use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Living Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline...

- d) where practicable, at least one habitable room will be orientated towards the street...

Policy 5.15 – Landscaping

Landscaping will be required for non-residential activities and intensive residential development in the Living Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments.

Landscaping will be located and designed in accordance with the following principles:

- a) the visual impact of large buildings will be reduced by appropriate screening and planting;
- b) service areas, loading areas and outdoor storage areas will be screened;
- c) on-site outdoor living areas will be defined and enhanced by landscaping;
- d) sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;
- e) public infrastructure and services will not be damaged or blocked;
- f) planting of locally indigenous vegetation will be encouraged; and
- g) permeable surfaces will be provided for the natural infiltration of surface waters.

Table 5A.1. Permitted Activities

New buildings – Maximum number of household units

2. For any lot in the Residential and Beach Residential Zones which is not in a focused infill precinct, no more than one household unit may be erected, except that:
 - a) up to four household units may be erected on site provided it can be shown that...:
 - ii. each household unit must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached household units;

Table 5A.3. Restricted Discretionary Activities

4. Medium density housing

General requirements

1. Medium density housing must :
 - a) be located in areas identified on the District Plan Maps as a Medium Density Housing Precinct;
 - b) have a minimum proposed development site area of 1,500m²;
 - c) comprise at least four household units;
 - d) have a minimum development area of 200m² per household unit and a minimum average area of 250m² per household unit across the development; and
 - e) include an assessment of the development against the Crime Prevention Through Environmental Design Guidelines (Appendix 5.5) and the Medium Density Housing Design Guide (Appendix 5.1).

Site development

2. A detailed site analysis plan must be provided with any application. The site analysis plan must.....
4. Each household unit's development area must be capable of containing an 8 metre diameter circle.
6. Each household unit must have a building area above the estimated 1% Annual Exceedence Probability flood event.

Buildings

12. A building mass plane of 6.5 metres + 45° shall apply inwards from the 4.5 metre front yard line.
13. Maximum building length is 12 metres before a recess with a minimum dimension of 3 metres x 3 metres is required. This recess shall also have a maximum height of no less than 1 metre lower than the adjoining building mass. In addition, no more than 2 units may be terraced unless the connection is via a

single storey garage, in which case an unlimited number may terrace to avoid long repetitive rows of units.

Table 5A.3 Matters of discretion for Medium Density Housing (4+ dwellings)

- 1) The imposition of conditions in accordance with Council's Best Practice Medium Density Housing Design Guide, Crime Prevention through Environmental Design Guidelines and Subdivision and Development Principles and Requirements 2012.
- 2) Design and layout.
- 3) The design, size, shape and location of reserves and esplanade reserves.
- 4) Compatibility with adjacent development
- 5) Landscaping.
- 6) The imposition of conditions to manage visual, character and amenity effects.
- 7) Materials and finishing of any buildings.
- 8) Adequacy of proposed site analysis plan and site development plan.
- 9) Energy efficiency and water conservation.
- 10) Screening of rubbish storage areas.
- 11) Solid waste management and collection.
- 12) The imposition of financial contributions...
- 13) Transport effects.
- 14) Any positive effects to be derived from the activity.
- 15) Cumulative effects.

Marlborough District Council

Status of Plan: Proposed – Notified June 2016 version¹⁷

Zone name: Urban Residential 1 zone

Intended density: Low to Medium

Residential environments

Objective 12.2

A high standard of amenity for residential development and attractive residential areas makes the urban environment a place where people want to live.

Policy 12.2.1

The character and amenity of residential areas within Marlborough's urban environments will be maintained and enhanced by....:

- d) higher standards of visual interest and amenity;
- e) ensuring people's health and wellbeing through good building design, including energy efficiency and the provision of natural light;....

Policy 12.2.2

Protect and enhance the character and amenity values of residential environments for individual allotments by:

- a) controlling the height of buildings to avoid shading of adjoining properties and to maintain privacy;
- b) ensuring that buildings located close to property boundaries do not unreasonably shade adjoining properties;
- c) requiring functional, sunny and accessible outdoor living spaces within individual allotments; and
- d) retaining adequate open space free of buildings and having adequate space available for service areas.

Policy 12.2.3

Require development to maintain or enhance streetscape amenity by ensuring:

- a) garages, carports and car parking do not dominate the street;
- b) there are adequate areas free from buildings;
- c) building height, proximity to street boundaries and scale reflect the existing or intended future residential character;
- d) shared service areas are not visible from ground level outside the site; and

¹⁷ Hearings for this plan change have commenced.

- e) outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or the creation of nuisance effects.

Within Rule section

5.2 Permitted Activities

5.2.1.1.

Within the Urban Residential 1 Zone, the construction or siting of a dwelling must be on a Computer Register with a net site area no less than 290m²

5.2.1.5.

The maximum height of a building or structure must not exceed 7.5m

5.4. Discretionary Activities

5.4.1.

Any activity provided for as a Permitted Activity that does not meet the applicable standards.

Napier City Council

Napier City Council

Status of Plan: Operative

Zone name: Marine Parade Character and Hardinge Road Residential zones

Intended density: Marine Parade Character – Low to Medium
Hardinge Road Residential – Medium to High

Residential Environments

Objective 4.2

To enable the diverse housing needs and preferences of the City's residents to be met while ensuring that the adverse effects on the environment of residential land use, development and subdivision are avoided, remedied or mitigated.

Policy 4.2.2

Ensure intensive forms of housing development such as papakainga housing and multi unit development do not adversely affect the surrounding environment. Particular regard will be given to:

- a) protecting the privacy and amenity of surrounding residential properties, residential areas and any nearby rural areas;
- b) maintaining the character of the surrounding residential areas;
- e) designing for visual and aural privacy, sunlight and daylight access, adequate outdoor space (either private or communal), safety, and on-site parking and manoeuvring in a way that is appropriate to and consistent with the more intensive settlement pattern.

Objective 4.5

To maintain and enhance those qualities and characteristics that contribute to the wellbeing of the City's residents and the amenity of the residential zones.

Policy 4.5.4

Control building height and bulk to ensure it is compatible with the height and bulk of the surrounding residential area.

Policy 4.5.5

Control buildings so they are designed and located in a manner to ensure that adequate levels of sunlight and daylight reach adjacent residential properties throughout the year.

From rules section

Hardinge Road Residential Zone

8.2 - Residential Activities – Permitted Activity

8.10 - Land Development¹⁸ (including Subdivision but excluding Multi Unit development for Commercial and Industrial Activities) – Controlled Activity

Matters of Discretion

The Council will have regard to the relevant objectives and policies of the Plan and will restrict its discretion to...:

The matters set out in Chapter 1.6.5.

The assessment criteria in Chapter 12 of this Plan where applicable.

Chapter 66 (Code of Practice for Subdivision and Land Development) of this Plan.

Conditions for Permitted and Controlled Activities

2. A “concept plan” must be submitted to the Council which shows how a single dwelling unit or multi-unit development is able to fully comply with the conditions for permitted activities if the density is greater than one unit per 150m² of net site area.

8.17 Height

1. The following maximum height conditions shall apply to all land uses, other than aerials, lines and support structures:
 - a) Any part of a building or structure must not exceed 7.5 metres in height, except that:
 - i) For that part of the zone greater than 25 metres from the Hardinge Road boundary, the height of any part of a building or structure must not exceed 11 metres.
 - ii) On a front site or corner site, any part of a building or structure may be erected up to the Streetscape Height determined in accordance with Appendix 8 of this Plan.

¹⁸ Definition of Land development includes multi-unit development (two or more households on same site).

Marine Parade Character Zone

10.2 - Residential Activities – Permitted Activity

10.10 - Land Development¹⁹ (including Subdivision but excluding Multi Unit development for Commercial and Industrial Activities) – Controlled Activity

Matters of Discretion

The Council will have regard to the relevant objectives and policies of the Plan and will restrict its discretion to...:

The matters set out in Chapter 1.6.5.

The assessment criteria in Chapter 12 of this Plan where applicable.

Chapter 66 (Code of Practice for Subdivision and Land Development) of this Plan.

10.16 Conditions for Permitted and Controlled Activities

2. A “concept plan” must be submitted to the Council which shows how a single dwelling unit or multi-unit development is able to fully comply with the conditions for permitted activities if the density is greater than one unit per 150m² of net site area.

Permitted Height Standard

10.18 Height

1. The following maximum height conditions shall apply to all land uses, other than aerials, lines and support structures:
 - a) Any part of a building or structure must not exceed 12 metres in height, except that:
 - i) On a front site or corner site, any part of a building or structure may be erected up to the Streetscape Height determined in accordance with Appendix 8 of this Plan

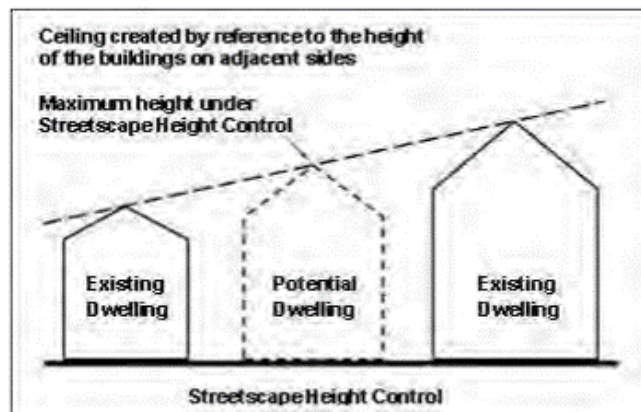
Provisions applying to both Residential Zones

Appendix 8 Streetscape Height Condition

As an alternative to the ‘default’ height condition within the respective residential environment and Rural Settlement Zone condition tables, the maximum height requirement can be determined in accordance with the following:

¹⁹ Definition of Land development includes multi-unit development (two or more households on same site).

1. Any part of a building or structure must not project through a ceiling created by reference to the height of dwelling units on adjacent sites in the zone. The ceiling must follow the contours of the front boundary of the subject site and must be measured using the rolling height method.
2. Adjacent sites in this context means the front site and/or corner site on each side of the subject site.
3. Where there is no dwelling unit on:
 - a) One of the adjacent sites, that adjacent site must be disregarded.
 - b) Any of the adjacent sites, the height condition in the respective zone's condition table will apply.
4. Where relying upon the streetscape height condition, applicants must produce a letter or report from a registered surveyor certifying that the streetscape height shown on the plans accompanying the application are correct.



12.3 Assessment Criteria for Particular Land Uses

1. Multi-Unit Developments

The Council will have regard to the relevant objectives and Policies of this Plan and in addition will consider:

Design and External Appearance

- a) Whether the proposed buildings have regard to the aesthetic qualities of the surrounding built form, particularly where the surrounding area is identified as a character zone or an advocacy area on the planning maps.
- b) Whether the bulk, or unrelieved or repetitive nature of building form will detract from the visual amenity of the residential neighbourhood.
- c) Whether the internal dimensions of apartments provide an adequate level of living space and amenity for their intended use.
- d) Whether the appearance of dwellings at the road frontage, and in particular entrances and/or the provision of screening; maintains an acceptable level of privacy for adjacent neighbours.
- e) Whether garages, garage doors or carparking on the site dominate the appearance of a dwelling when viewed from the road. In general, they should

be sited behind dwellings, recessed behind the front building line or integrated in the building design in a way that does not dominate the road frontage.

- f) Whether carparking is safe and convenient while still maintaining an acceptable aesthetic quality as viewed from the road, in particular whether hard-paved areas associated with parking and garaging dominates the streetscape.

Nelson City Council

Status of Plan: Operative

Zone name: Residential zone – Higher density area

Density intended: Low to Medium

District wide objectives and policies

Objective DO13A.1 recognising the local context

Subdivision and development that reflects, and creates positive relationships with, our local environment, heritage and urban context.

Policy DO13A.1.1 local context and environment

Subdivision and development should relate to local topography, climate, heritage, culture, locally distinctive materials and vegetation, and valued development patterns.

Policy DO13A.3.3 prominent and public buildings and spaces

Prominent spaces and places should be defined by the Council. Urban buildings and spaces located on prominent sites, or buildings and spaces that are intended for public use, should represent outstanding architectural and landscape design, and be socially, culturally and environmentally responsive. Design should consider the needs of present and future generations.

Objective DO13A.6 urban design process

Sustainable management of Nelson's urban resources achieved through quality urban design processes. These processes holistically manage urban systems and interconnections rather than focusing on the effects of individual activities.

Objective DO14.1 city layout and design

Subdivision and development that recognises and is appropriate to the natural characteristics of the City and is consistent with principles of high quality urban design and the orderly and efficient use of land.

Objective DO14.2 amenity values

The amenity values of the built environment shall be maintained or enhanced through the subdivision and development processes.

Objective DO15.1 urban form

An urban form in which intensive development is not detached from existing urban boundaries and which avoids or mitigates adverse effects on ecological, recreational, cultural, community and amenity values.

Policy DO15.1.1 encouragement of infill

To encourage infill developments provided the adverse effects on character and amenity values of existing areas are avoided, remedied or mitigated.

Policy DO16.1.1 zones (and areas)

The District should be divided into zones (and areas), for the purposes of resource management, as follows:

1. Residential Zone - A quality residential environment that provides a choice of living styles, a high level of amenity, and a minimal occurrence of nuisances...

Residential zone policies and objectives

Policy RE1.2 flexibility in development

Flexibility in density, building form, and site development below that specified in the rules should be allowed, provided that the development:

- b) presents a high standard of on-site and off-site amenity, and
- c) does not diminish the amenity of neighbouring sites, and
- d) is designed with regard to the character of the area, and
- e) does not significantly affect the views or outlook from adjacent properties, and
- f) the cumulative effects of such developments do not significantly change the density of the area or detrimentally affect its character, and
- g) does not diminish the streetscape of adjacent roads, and
- h) represents quality urban design (refer to section DO13A District Wide Objectives and Policies) in particular a diversity of building forms and co-location of activities.

Policy RE1.2.A comprehensive housing

Encourage and promote higher density developments where such developments incorporate quality urban design principles (refer section DO13A District Wide Objectives and Policies), and where they are located in close proximity to services, shops, transport routes, open space and other urban amenities.

Policy RE2.3 daylight and sunlight

Buildings and structures should be designed and sited so that adjoining sites are not unduly shaded, and there is reasonable access to daylight.

Policy RE2.4 privacy and outlook

The location and design of buildings should not unduly compromise outlook and privacy of adjoining development, having regard to the character of the area and the reasonable expectations for development

Policy RE3.5 streetscape

Sites, buildings, fences and landscaping fronting onto roads should present an appearance which enhances the overall streetscape, and maintains the open, landscaped character of front yards that is typical of Nelson. Hard landscaping including car parking, should be minimised. The design of buildings, structures (including fences), roads and parking spaces (in front yards and on the street) should assist in making streets safer environments by enhancing informal surveillance, enabling community interaction, and being people-orientated.

Within rule section

Activity status

REr.22 Comprehensive Housing Development

Permitted activity - if complies with all conditions

Restricted Discretionary activity - if does not comply with minimum site area or maximum site coverage.

Matters of Discretion

Discretion is restricted to the following matters in Appendix 22 'Comprehensive Housing Development'.

- i) on site amenity, and
- ii) off site amenity, and
- iii) access, parking and services.

Assessment Criteria

REr.22.4

- a) the degree the development achieves the outcomes in Appendix 22 'Comprehensive Housing Development'.
- b) any beneficial effects of the development in terms of:
 - i) degree to which the design is sympathetic to the character of the neighbourhood and streetscape.
 - ii) connectivity within and between streets and houses.
 - iii) range of housing and section types.
 - iv) extent to which energy efficiency is incorporated within the building design.
 - v) efficient use of services and land.

- vi) promotion of public transport and reduction in total number of vehicle trips.
 - vii) use of Crime Prevention Through Environmental Design (CPTED) techniques.
- c) any cumulative effects such that they significantly adversely affect the character and amenity of the zone (or density overlay area), having regard to such things as impressions of spaciousness, outlook, streetscape and presence of open space.

Explanation

“REr.22.5 A Comprehensive Housing Development is three or more residential units, where the buildings and any subdivision are designed together (see Chapter 2 for full definition). It is not desirable to write permitted standards to cater for Comprehensive Housing Developments as they are generally tailored to a particular site, and need to be considered on their merits on a case by case basis. A ‘one size fits all’ approach of a permitted activity rule can often deliver a poor quality result.

Assessing such developments by the consent process is considered, in the end, to give the best outcomes, both to the developer and the environment. It allows the opportunity for innovation and flexibility, provided the development provides a high standard of on-site and offsite amenity. It also provides the opportunity to decline developments which do not achieve the standards sought in Appendix 22.”

REr.23.1 Permitted standard for density

- a) The net area of a site exclusively allocated to each residential unit from the total area of the site must be not less than...

Higher Density Area: 300m²...

REr.24.1 Permitted standard for site coverage

Building coverage of the net area of any site must not exceed...:

Remainder of Zone (including Higher Density Area): 40%

Explanation of alternative daylight around rule

AP15.9.i

Place a 110° angle 35° from the boundary (as shown in Figure 4 of Appendix 15). A complying building will fit within the arms of this angle and may be up to or average 7.5m high.

Parts of the building or detached outbuildings may be outside the angle but only up to a certain height. To find out how high a building outside the arms may be, use the following steps:

- i) Apply the daylight around angle (Figure 5) as outlined in Ap15.9.i. To find out how high intrusions may be start at 2m above ground level at the boundary

immediately adjacent to the point of consideration of the building. The maximum height then increases 0.5m for each 2m distance from the boundary. This is a recession plane of 14° inclined into the site, measured from a point 2m above ground level at all points along the relevant boundary.

REr.35.5

The daylight/sunlight controls are set to allow, except where prevented by topography or other natural features, at least 1.5 hours of direct sunlight to every site around midday in mid-winter, or alternatively 2.75 hours of direct sunlight during the periods before 11am and after 1.45pm at mid-winter.

Appendix 22 Comprehensive Residential Development

AP22.5 off-site amenity outcomes

AP22.5.i

The development should be designed to visually integrate with neighbouring sites, the streetscape, and the character of the area.

Matters to be considered include, but are not limited to, the following:

- a) setback from the street, including placement or off-setting of buildings to maintain or complement the character of the street.
- b) providing for compatible height relationships with the surrounding neighbourhood, taking into account both present development and what could be developed to a permitted standard on the development site and adjoining sites.
- c) detailing and modulating large building facades to read as several buildings as appropriate to the character of the area.
- d) design and siting of garages, carports and parking areas to ensure they do not dominate the street or accessway frontage.
- e) compatibility in building materials, scale and proportion of elements, details and roof pitch.
- f) density as an aspect of amenity or character of the neighbourhood while recognising that good design principles can mitigate the effect of a development's increased density on the wider neighbourhood.
- g) compatibility of landscaping, walls and boundary fencing.
- h) the use of landscaping techniques and design to ensure the development improves, or is not detrimental to, the character of the surrounding neighbourhood.

AP22.5.ii

The development should be designed to maintain a reasonable standard of amenity for the residents of neighbouring properties, having regard to, but not being limited to the following:

- a) visual privacy of the main internal and associated external living areas of neighbouring dwellings.

- b) access of sunlight and daylight to neighbouring sites (using Rule REr.35 'Daylight Admission' and the provisions of Appendix 15 – daylight admission (residential)).
- c) maintenance of reasonable levels of outlook for neighbours outside of the subject site.
- d) minimisation of the opportunities for crime by application of Crime Prevention Through Environmental Design (CPTED) principles, including passive surveillance of streets and other public places.
- e) acoustic privacy.

AP22.9 special considerations for apartment buildings

AP22.9.ii

Apartment developments have particular impacts which need special consideration, such as:

- a) visual impacts on the neighbourhood (because of the bulk and height of buildings)
- b) impacts on views from adjacent sites and public places
- c) effects on privacy (proximity of other balconies within the apartment overlooking adjacent properties).

AP22.9.iii

It is anticipated that the majority of sites in the Residential Zone would be unsuitable for apartment developments.

Apartments may be acceptable in situations where:

- a) the size and location of the site permits adequate separation from existing developments. **Note: compliance with the daylight admission controls in Appendix 15 is not necessarily sufficient to achieve this separation.** This is because of the bulk of apartment buildings and the way the "daylight around" provisions operate. Greater separation may be necessary to achieve privacy, avoid overshadowing and to maintain the overall density of the neighbourhood, or
- b) the topography of the site (e.g. where it allows layering-back into a hill, or neighbouring dwellings are otherwise located above) or existing vegetation will diminish the impact of the development, or
- c) development on adjacent sites is similar in size and scale, or
- d) the development will enhance the amenity of the neighbourhood.

AP22.9.1 articulation and detailing

AP22.9.1.i

Consideration should be given to articulation and detailing to help break up the façade of large buildings so that it looks like several buildings, as appropriate to the character of the area. Modulation between floors is also important, having regard to patterns in neighbouring buildings.

New Plymouth District Plan

Status: Draft District Plan – Notified February 2018

Zone name: Mixed Housing Residential zone

Density intended: Low to Medium

Strategic Objective – Urban form and connectivity

SO-11

Urban form comprises good quality design and achieves sustainable development outcomes.

SO-12

Urban environments provide liveable, connected, accessible and safe urban spaces for the district's community to live, work and play.

Strategic Policies

SP-6

Ensure activities achieve good quality design and sustainable development outcomes by:..

2. recognising the local context and character of an area...;

Residential zones

Objectives

RZ-O4

Residential buildings provide occupants and neighbours with high amenity living environments.

RZ-O5

Adverse effects of activities are managed to maintain residential amenity.

RZ-O6

Streetscapes, natural features, residential character and/or amenity are not compromised by adverse changes to landform and incompatible built form.

Policies

RZ-P5

Only allow multi-unit developments where:

1. high quality on-site amenity can be achieved;
2. the proportions or topography of the site mean that it is possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area; and
3. the development can be adequately serviced and/or infrastructure upgraded to meet the needs of the development.

RZ-P10

Require that buildings reinforce the spacious qualities of the residential setting and maintain amenity for surrounding properties and public places by:

1. ensuring that the siting, scale and intensity of the building is compatible with surrounding development patterns and neighbourhood character;
2. ensuring that the building appearance is compatible with the residential setting;
3. protecting visual amenity by maintaining a relatively low building height;
4. ensuring space between buildings by requiring private outdoor space and controlling building site coverage;
5. protecting visual amenity by controlling the placement of accessory buildings in front yards;
6. increasing the opportunities for landscaping and permeable surface areas by controlling the amount of hard surfacing used; and
7. where possible, retaining visually prominent trees, bush and established landscaping that contribute to the amenity of the site and/or neighbourhood.

RZ-P11

Require buildings to achieve high quality on-site amenity by:

1. ensuring a reasonable level of sunlight access and privacy is provided for;
2. providing sufficient separation distances between buildings to avoid adverse enclosure and dominance effects;
3. creating private, usable outdoor spaces of a sufficient size to maintain amenity for residents; and
4. ensuring buildings are in general accordance with the Residential Design Guide.

RZ-P12

In addition to policy RZ-P11, require new multi-unit developments achieve high quality on-site amenity as well as maintaining the amenity of surrounding properties and public places by:

1. ensuring the development is in general accordance with the Residential Design Guide;

2. requiring that buildings are designed, orientated and landscaped to mitigate against dominance, privacy and amenity impacts;
3. requiring that unarticulated, large blank facades are broken down into smaller elements through variations in facades, materials, roof form, building separation and/or other design elements;
4. providing adequate storage space and utility and/or refuse areas to accommodate typical residential living requirements; and
5. providing insulation to minimise adverse noise effects between residential units (if attached) and road noise (if located next to state highways and arterial roads).

RZ-R15 Multi-Unit Developments – Restricted Discretionary Activity

Matters of Discretion for Multi-Unit Developments

Matters over which discretion is restricted:

1. Extent to which building design, siting and external appearance is in accordance with the Residential Design Guide.
2. Effects on amenity values of nearby residential properties and public places, including loss of mature trees and landscaping.
3. On-site amenity values.
4. Parking and access; safety, efficiency and impacts to on street parking and neighbours.
5. Extent of impervious surfaces and landscaping

RZ-S1

Matters of consideration for height above 9m (permitted height limit)

1. The extent to which the extra height is consistent with any relevant height guidance in the Residential Design Guide.
2. Effect on streetscape and low density character of the zone.
3. Topography, site orientation and planting.
4. Effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure.

RZ-S4

Maximum building length

30m within 10m of a side boundary of a residentially zoned property

RZ-S7

Minimum privacy separation setbacks between residential buildings

From the nearest part of any other residential building: 3m.

Except where:

2. windows are located and designed (including glazing) to avoid views between rooms in different buildings, in which case the minimum separation distance is 1.5m; or
3. decks, balconies and terraces are more than 1.5m above ground level and located along any side or rear boundary, in which case the minimum separation distance is 5m from those boundaries.

Palmerston North District Council

Status of Plan: Plan Changes 20A and 20B (Residential Zone) Part Operative.

Zone name: Residential – Multi-Unit Residential Housing Areas

Density intended: Low to Medium

City View Objectives

5. A variety of high quality residential living environments are provided to satisfy the needs of all residents.
10. The visual appeal of the City is enhanced.
11. The principles of good urban design are given effect to for all new subdivisions, urban intensification and major building developments, particularly those located within the City Centre or fronting key transportation routes

Residential zones

Objective 2

To secure and enhance the amenity and character of the Residential Zone as a safe, attractive, social and healthy environment in which to live.

Policy 2.1

To ensure that the design of housing development is complementary to neighbourhood and street character by;

- Controlling the bulk and density of buildings;
- Establishing minimum section sizes;
- Encouraging buildings to be orientated to the street;
- Establishing building setback standards;
- Restricting the placement of accessory buildings and garages that dominate the streetscape.

Policy 2.2

To ensure that the design of housing development does not result in adverse effects on adjacent property by:

- Managing the intrusion of privacy on adjoining dwellings;
- Managing the degree of overshadowing or obstruction of the daylight and sunlight penetration to any adjoining site or dwelling;

Policy 2.3

To ensure that the design of housing development results in a high quality of on-site amenity by:

- Adopting standards for private on-site open space,
- Ensuring main living areas are orientated to the sun, and good daylight and sunlight access is provided to the dwelling;...

Objective 10

To encourage an environment within the Whakarongo Residential Area that is an attractive, healthy and safe place in which to live with a diverse range of residential housing types and densities.

Policy 10.1

To control the height and scale of buildings to minimise adverse visual effects on adjoining residential properties and the scale and intensity of the surrounding residential environment.

Policy 10.4

To encourage the design of building frontages that relate to the street and enhance perceptions of safety.

Policy 10.5

To encourage development that results in a distinctive, memorable and valued sense of place.

Within rules section

Permitted standards for overlooking and separation distances

R10.7.1.1.

B - Overlooking

Any part of a building that is outside the building envelope formed by the height recession planes and the maximum height limit, shall not contain a window. Skylights shall be excluded from this provision.

C – Separation Distances

(iii) Where two dwellings (or one dwelling and one minor dwelling) are built on the same site;

- a. Any part of the façade of a dwelling shall be located at least 3 metres from any other dwelling on the same site.

- b. Where two dwellings are joined by their respective garages, the separation distance provisions of (a) shall not apply.
- c. Any part of a dwelling shall be located at least 1.5 metres from the edge of any driveway or right-of-way serving another dwelling on the same site.

D - Site Area, Site Coverage and Number of Buildings

i) Site Area

- a) A minimum net site area of 350m² for each dwelling unit unless subject to the standards of (b)-(d) below...

iii) Number of buildings used for residential living per site

The number of buildings per lot shall be no more than:

- a) Two dwelling units...

Multi-Unit Residential Development

R 10.6.3.3 Multi-unit residential development in the multi-unit housing areas identified on Maps 10.6.3.3 (a)-(fe) is a Restricted Discretionary Activity with regard to:

- Effects on the surrounding residential environment and streetscape
- Design, scale and appearance
- Site layout
- On-site landscaping
- Privacy across boundary and within the development
- The safe and efficient operation of the roading network, and internal circulation and manoeuvring areas
- Natural hazards

Assessment criteria

1.0 Character

The extent to which:

- (b) new development relates to common and defining patterns of the height and width of primary building forms, and predominant roof types and pitches.
- (d) new development relates to common and defining patterns of façade composition and articulation, and qualities of materials and landscaping.

2.0 Site Planning

The extent to which:

- (a) buildings and related open spaces and landscaping are planned and designed together to deliver high levels of amenity within dwellings and well-located, good quality open spaces.

- (d) new buildings retain reasonable visual privacy and daylighting for all adjacent residential units and properties.
- (e) garages and parking are located and designed to avoid monotony and domination of any street frontage or spaces within the development.
- (f) driveways and entrance courts are designed and landscaped to give visual interest and create an attractive entrance to the development

3.0 Building Design

The extent to which:

- (b) modelling of building form, and secondary forms and detail gives visual interest and a sense of human scale at the occupied and/or publicly visible edges of buildings.
- (c) windows are provided to optimise both daylighting and views while providing for privacy, and large blank walls are avoided.
- (f) new buildings retain reasonable visual privacy and daylighting for adjacent residential properties...

Rotorua District Council

Status of Plan: Operative

Zone name: Residential 2 – Medium Density Living

Density intended: Low to Medium

Residential zone

Objective 4.3.1

A level of amenity that provides residents with:

- A northerly outlook
- Side and rear yards that provide aural and visual amenity....

Policy 4.3.1.1

Require yards and protection of daylight planes to provide for privacy and outlook to reduce the adverse effects of noise between household units and the character of the streetscape.

Policy 4.3.1.2

Manage the siting of household units on adjoining land to protect the privacy, outlook and amenity of residents.

Objective 4.3.2

The character and amenity values of the residential zones are maintained and enhanced.

Policy 4.3.2.2

Maintain the following qualities and characteristics of the Residential 2 zone:

- Medium density residential areas
- A mix of single storey and two-storey buildings
- Smaller household units and apartment style living
- Limited outdoor space
- Built elements dominate the environment
- Much of the space around buildings is taken up by hard surfacing for car parking and turning
- Reliance on street trees to soften the built environment

Objective 4.3.6

Residential site design and development in a sustainable manner that promotes and maintains the character of the zone, residential amenity and community safety.

Policy 4.3.6.4

Provide for residential development to occur in a manner that:

- Does not detract from the surrounding residential amenity....

Objective 4.3.8

Infill housing that maintains the environmental quality, character and amenity values of the zone for existing and future residents.

Policy 4.3.8.1

Infill housing development is designed to maintain the privacy, outlook and amenity values for residents

4.5 Activity Table

4. Household unit, one per site - Permitted Activity
9. Additional household units - Controlled Activity
10. Approval of a comprehensive residential development for three or more household units on one site – Restricted Discretionary Activity

4.6 Performance Standards

3. Site Coverage

- b. The maximum site coverage for buildings shall be:
Residential 2: There is no maximum site coverage for this zone.
- c. The maximum site coverage for impermeable surfaces shall be:
Residential 2 : 100% of the site area

4. Household Unit Density

b. Residential 2

- i) The minimum permitted net site area for any one household shall be 350m² without an approved comprehensive residential development plan.

4.8.2.5 Assessment criteria for Comprehensive Residential Development Plans

- a) The design and layout and any innovative components.
- b) Potential adverse effects on the environment.

Queenstown Lakes District Council

Status of Plan: Part Operative²⁰ (May 2018 Decision version)

Zone Names: Medium Density Residential Zone and High Density Residential Zone

Density intended: Medium Density Residential – Low to Medium

High Density Residential – Medium to High

Strategic Objectives

3.2.2 - Urban growth is managed in a strategic and integrated manner.

Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play...;

Urban Development

4.2.2B Objective

Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity...

Policy 4.2.2.3

Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.

Policy 4.2.2.7

Explore and encourage innovative approaches to design to assist provision of quality affordable housing.

²⁰ Decisions on Stage 1 of the plan review (covering residential zones) was notified May 2018. The Council has signalled that Stage 3 and 4 reviews of the District Plan may effect residential and commercial development and are anticipated to be notified in 2019.

Medium Density Residential Zone

8.2.2 Objective

Developments contribute to the environment through quality urban design solutions which positively responds to the site, neighbourhood and wider context.

Policy 8.2.2.1

Ensure buildings address streets with limited presentation of unarticulated blank walls or facades to the street.

Policy 8.2.2.2

Require visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping.

Policy 8.2.2.3

Ensure street frontages are not dominated by garaging through consideration of their width, design and proximity to the street boundary

Policy 8.2.2.4

Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques.

Policy 8.2.2.5

Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s).

8.2.3 Objective

Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites taking into account the changed future character intended within the zone.

Policy 8.2.3.1

Apply recession plane, building height, setbacks and site coverage as the primary means of ensuring reasonable protection of neighbours' access to sunlight, privacy and amenity values.

Policy 8.2.3.2

Where a resource consent is required for new development, reasonably minimise the adverse effects of the new development on the amenity values enjoyed by occupants of adjoining sites, and have particular regard to the maintenance of privacy for occupants of the development site and neighbouring sites through the application of setbacks, offsetting of habitable room windows from one another, screening or other means.

Table 1 – Activity Table

Residential Unit

8.4.6.2 For all locations outside of Arrowtown, three (3) or less per site – Permitted Activity

Matters of Discretion

8.4.10.3 Matters of discretion for 4+ Residential Units (outside of Arrowtown)

Discretion is restricted to:

- a. location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;
- b. building dominance relative to neighbouring properties and public spaces including roads;
- c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function;
- d. privacy for occupants of the subject site and neighbouring sites;...
- h. design and integration of landscaping;...

Permitted Standards

8.5.5 Density

The maximum site density shall be one residential unit per 250m² net site area.

8.5.9 Building Length

The length of any building facade above the ground floor level shall not exceed 24m

High Density Residential Zone

9.2.2 Objective

High density residential development provides a positive contribution to the environment through quality urban design.

Policy 9.2.2.1

Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes:

- a. achieving high levels of visual interest and avoiding blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass, including roof forms;
- d. use landscaped areas to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public.

Policy 9.2.2.2

Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability.

9.2.3 Objective

High density residential development maintains a minimum of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.

Policy 9.2.3.1

Apply recession plane, building height, yard setback and site coverage controls as the primary means of ensuring a minimum level of neighbours' outlook, sunshine and light access, and privacy will be maintained, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified.

Policy 9.2.3.2

Ensure the amenity values of neighbours are adequately maintained.

Policy 9.2.3.3

Ensure built form achieves privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building

setbacks, offsetting habitable windows from one another, screening, or other means.

Matters of Discretion

9.4.5 Matters of Discretion for 4+ Dwellings per site – Restricted Discretionary

Discretion is restricted to:

1. location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;
2. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;
3. how the design advances housing diversity and promotes sustainability either through construction methods, design or function;
4. privacy for occupants of the subject site and neighbouring sites;
5. street activation;
6. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;
7. design and integration of landscaping;
8. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area....

Permitted Standards

9.5.7 Building Length

The length of any building facade above the ground floor level shall not exceed 30m.

Tauranga City Council

Status of Plan: Operative

Zone names: City Living Residential, City Living Mixed Use and High Density Residential

Intended density: City Living Residential – Medium to High Density
 City Living Mixed Use – Medium to High Density
 High Density Residential – High Density

City Living Zone - Residential and Mixed Use Areas

14D.1.1 Objective: Bulk and Scale of Buildings and Structures in the City Living Zone

Buildings and structures are of a bulk and scale that:

- a. enables medium density residential development balanced with the urban landscape character... consistent with the anticipated amenity for the zone;...

14D.1.1.1 Policy: Bulk and Scale of Buildings and Structures in the City Living Zone

- e) Minimise the impacts of building bulk and overshadowing on surrounding dwellings, including their outdoor living areas;
- g) Complement rather than dominate the urban landscape character of the local neighbourhoods, including established trees and reserves.

14D.1.2 Objective: Site Layout and Building Design in the City Living Zone

Development within the City Living Zone contributes to an urban landscape character, which is characterised by comprehensively designed, multi level, multi unit, urban housing and some mixed use activity within buildings on a landscaped site....

14D.1.2.1 Policy: Site Layout and Building Design in the City Living Zone - Comprehensively Designed Development

By ensuring that the layout and design of comprehensively designed development (City Living Zone) in the zone:

- d) Locates on-site vehicular parking, manoeuvring and access at the side and/or rear of the site or beneath a building;
- e) Ensures that space associated with vehicle parking and movement does not dominate the site design and layout, and leaves a minimum amount of useable site area for outdoor site landscaping;

- f) Visually screens on-site car parking areas so they are not seen directly from the street;
- g) Balances building bulk and scale with on-site open space so that building coverage does not dominate the site;
- h) Is comprehensively designed so that it:
 - i. Integrates well with the immediate locality;
 - ii. Addresses the street and the immediate streetscape with its building design and front yard landscaping, has obvious ground floor access to the building from the street, and provides opportunities for passive surveillance of the street from activity within the building;
 - iii. Is of a high standard of architectural design with well articulated frontages;
 - iv. Provides the occupants of each independent dwelling unit with a visual outlook space and direct access to an outdoor living areas which adjoins the unit;
 - v. Provides for the aural and visual privacy of occupants of the building;
 - vi. Provides for adequate levels of sunlight and daylight to reach the main living areas of independent dwelling units throughout the year, including mid-winter;
 - vii. Incorporates existing vegetation into on-site landscaping where possible;
 - viii. Safely caters for on-site traffic, parking and servicing needs;
 - ix. Avoids or mitigates any reverse sensitivity effects from mixed use development on residential activities on the site;
 - x. Incorporates on-site low impact stormwater design methods within site design and operation wherever possible;
 - xi. Has due regard to opportunities for promoting sustainability through building materials, layout of activity and construction techniques;
 - xii. Can be effectively serviced by local water, wastewater, stormwater and road infrastructure.

14D.1.2.2 Policy: Site Layout and Building Design in the City Living Zone – Suburban Residential Development Provision

By ensuring that the layout and design of suburban residential style development provided for on existing sites (legally established and vacant or partially vacant at the date the plan was notified being 17 October 2009) in the zone as a transitional development opportunity:

- a) Is consistent with a suburban residential character that is characterised by space around buildings, onsite open space, provision of sunlight and privacy.

Permitted Standards within rules section

14D.3.3 - Suburban Residential Development of Vacant and Partially Vacant Sites (legally established and vacant or partially vacant at 17 October 2009)

- d) The maximum number of independent dwelling units per site shall be two, including any existing independent dwelling unit on the site;
- e) The minimum site area required for each independent dwelling unit contained within the site shall be 325m² nett site area per independent dwelling unit;
- f) Each independent dwelling unit shall meet the following Permitted Activity Rules ... [generally standards applying to the Suburban Residential zone]

Table 14D.1: City Living Zone Activity Status

14D.4 Comprehensively designed development (City Living Zone) with residential activities on any level within the building – Restricted Discretionary

Matters of Discretion

14D.4.2.14 Restricted Discretionary Activities – Matters of Discretion and Conditions

The Council restricts the exercise of its discretion to the following matters:

- a) General Matters...
- b) Bulk and scale of buildings and structures:
 - i. The objectives and policies relating to bulk and scale of buildings and structures;
 - ii. The extent to which the development visually dominates its site or surrounding sites through excessive building bulk, scale or height;
 - iii. The extent to which the development can avoid or mitigate more than minor overshadowing of neighbouring sites by buildings.
- c) Site Layout and Building Design:
 - i. The objectives and policies relating to site layout and building design;
 - ii. The extent to which the building is designed to break up vertical and horizontal mass through its façade and avoidance of large, blank walls;
 - iii. A residential development is designed to allow sunlight into main living areas, bedrooms and studios;
 - iv. A residential development is designed to create on-site amenity and visual privacy between units with the design and location of outdoor living areas, outdoor space or outdoor communal areas, and on-site landscaping....;

Note: The Development Guide of Tauranga City Council will also be used as a reference guide in consideration of these matters.

14D.4.2 Restricted Discretionary Activity – Standards and Terms

14D.4.2.2 Development Density

- a) The minimum site area required for each independent dwelling unit contained within the site shall be:
 - i) Comprehensively designed development (City Living Zone) - 200m² per independent dwelling
 - ii) Comprehensively designed development (City Living Zone) – when site density bonus criteria are met (see Rule 14D.4.2.2 b) - No density limit applies
- b) The site density bonus shall be available to apply to an activity only when:
 - i) The site area is at least 1050m²;

- ii) The site can wholly contain a circle with at least a 25 metre diameter

14D.4.2.8 Sunlight Admission to Independent Dwelling Units

- a) The main living area of each independent dwelling unit shall be provided with at least one north facing window or doorway/accessway of at least 4m² in area that can admit north facing sunlight directly on to the main living area floor for at **least 2 hours continuous on 21 June**. (Refer Appendix 14F: City Living Zone Sunlight Admission to Independent Dwelling Units).

14D.4.2.11 Visual Outlook, Admission of Natural Light and Ventilation

- a) Each independent dwelling unit shall be provided with outlook space free of buildings and structures (other than those structures required for human safety when using a required outdoor living area) adjoining a main living area, studio or bedroom;
- b) The minimum dimension of an outlook space from the main living area or studio shall be 6 metres, and from a bedroom shall be 3 metres;
- f) Each main living area, studio area and bedroom of an independent dwelling unit shall be provided with at least one exterior opening window that provides natural light and ventilation to that room.

High Density Residential Zone

14E.1.1.1 Policy – Bulk and Scale of Buildings in the High Density Residential Zone – Height

By defining areas of permitted height through:

- a) A High Rise Plan Area where an absolute maximum height is identified that provides an appropriate relationship of high density residential development to the outstanding natural features and landscapes and historic heritage values of Mauao and Hopukioire, and the natural landscape features of the coastal and harbour edges, while limiting the potential adverse effects of accelerated wind speed and overshadowing on adjacent residential development;
- b) Limiting the height of buildings within the zone and adjacent to the High Rise Plan Area to a scale compatible with the Suburban Residential Zone, and ensuring development is subservient to the landscape values...

14E.1.1.2 Policy – Bulk and Scale of Buildings in the High Density Residential Zone - Overshadowing

By defining a permitted building envelope to ensure that:

- a) There is an adequate supply of daylight for sites adjacent to, but outside, the High Rise Plan Area;
- b) All other sites in the zone (i.e. outside the High Rise Plan Area) receive an adequate supply of daylight.

14E.1.2 Objective – Site Layout and Building Design in the High Density Residential Zone

Buildings within the zone provide a residential amenity characterised by open space between sites and a streetscape comprised of consistent building setbacks and opportunities for frontage landscape planting.

14E.1.2.1 Policy - Site Layout and Building Design in the High Density Residential Zone

By ensuring that the layout and design of development within the zone:

- a) Provides building setbacks between sites that ensure a physical separation of buildings between sites, access for building maintenance, and contributes to the visual and aural privacy of adjoining sites;
- b) Ensures that buildings are setback from the road boundary to provide a streetscape with opportunities for landscape planting, that encourages passive surveillance of the street, and contributes to a high level of amenity at the public-private interface....;

Table 14E.1: High Density Residential Zone Activity Status Use

14E.3 - Independent dwelling unit – Permitted

14E.3.1 Residential and Visitor Accommodation Density – Permitted Standard

The minimum site area required for each independent dwelling unit or visitor accommodation unit contained within the site shall be:

- i) Independent dwelling units - 1 Independent dwelling unit per 100m² of gross site area.

14E.4.1 Controlled Activity Standards and Terms – High Rise Building on a specified High Rise Site within the High Rise Plan Area

14E.4.1.1 Development Density and Scale – High Rise Plan Area

- a) The maximum density of activities in a high rise building on a specified high rise site within the High Rise Plan Area shall be:
 - i) Residential activities: 1 independent dwelling unit per 60m² of nett site area;
- b) No part of any building on a specified site within the High Rise Plan Area shall exceed the maximum height plane shown in Appendix 14A: Reduced Levels of Maximum Height Plane Relative to Boundaries, Mount Maunganui High Rise Plan Area.
- c) Every high rise building shall be contained wholly within the specified High Rise Plan Area boundary and setback from site boundaries or the High Rise Plan Area boundary at least:

- i) Front (road) boundary: 5 metres;
- ii) Rear boundary: 5 metres up to 9 metres height and 7.5 metres above 9 metres height;
- iii) Side boundary: 3 metres up to 9 metres height and 7.5 metres above 9 metres height;

Provided that:

- iv) Every part of any high rise building is also within a building envelope formed by two lines intersecting at the mid-point on each development site boundary or High Rise Plan Area boundary, whichever is applicable, and any road boundary that lies adjacent to the building to be erected, such that each line forms an angle of 35 degrees with that site boundary. (Refer Appendix 14B: Bulk and Location Controls for High Rise Plan Area Sites, Maunganui Road).
- d) No more than one high rise building shall be permitted per specified high rise site

Matters of Discretion

14E.4.3 Controlled Land Use - Matters of Control and Conditions

14E.4.3.1 High Rise Buildings in the High Rise Plan Area

The Council reserves control over density and scale, and wind effects.

Wellington City Council

Status of Plan: Operative²¹

Zone name – Medium Density Residential Areas and Inner Residential Areas

Density intended: Medium Density Residential - Low to Medium
Inner Residential Areas - Medium to High

4.2.1.5 Policy Inner and Outer Residential Areas

Enable residential intensification within the Inner and Outer Residential Areas provided it does not detract from the character and amenity of the neighbourhood in which it is located.

4.2.2 Objective – Character and Sense of Place

To recognise and enhance those characteristics, features and areas of the Residential Area that contribute positively to the City's distinctive physical character and sense of place.

Policy 4.2.2.1

Maintain the character of Wellington's inner city suburbs.

4.2.3 Objective – Urban Form

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.

Policy 4.2.3.1

Ensure that new developments in the Inner and Outer Residential Areas acknowledge and respect the character of the area in which they are located.

Policy 4.2.3.2

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

²¹ The Council has signalled that future plan changes regarding residential development are anticipated within the next 2 years.

Policy 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

4.2.4 Objective – Residential Amenity

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

Policy 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

Policy 4.2.4.2

Manage the design and layout of new infill and multi-unit developments to ensure that they provide high quality living environments and avoid or mitigate any adverse effects on neighbouring properties.

Activity status

5.3.7 - Multi-unit residential development – 2 or more household units on any site in a Medium Density Residential Area, the Inner Residential Area ...– Restricted Discretionary

Matters of Discretion for Multi-unit Developments

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 a Medium Density Residential Area ...

Restricted Discretionary standards for non-compliance with permitted building standards

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, Roseneath (OR 3) and Mitchelltown (OR 4).

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...

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...

Permitted standards

5.6.2.5.5 – Building Height

In Residential Areas (excluding the Oriental Bay Height Area) an additional 1m can be added to the maximum height (stated in standards 5.6.2.5.1, 5.6.2.5.4 and 5.6.2.7) of any building with a roof slope of 15 degrees or greater (rising to a central ridge) as illustrated....

5.6.2.8(a) *Building orientation and separation*

5.6.2.8(a).1

Within the 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.

5.6.2.8(a).2

Within the Medium Density Residential Area 2 - Johnsonville, physical separation of at least 7 metres must be maintained between the first unit back from the street frontage (or units when multiple units are proposed along the site frontage) and any buildings located to the rear.

Whangarei District Council

Status of Plan: Draft Provisions notified June 2018

Zone Name: Urban Residential Environment – Medium density areas

Density intended: Medium

Extract of Urban Environments Description & Expectations (Explanatory text)

...Good quality urban design is fundamental to achieving a safe, convenient, walkable and attractive Urban Area. Quality design has the potential to increase economic value, reduce management and maintenance costs and lead to more productive workplaces. Urban design aspects such as building design and orientation, building frontage and subdivision design are managed within the Urban Area. Additionally, urban design based assessment criteria are implemented which combine best practice urban design principles with factors considered to be of special importance to Whangarei. Whangarei's Urban Design Guidelines 2018 have been prepared to provide information on best practice urban design for the Whangarei context to developers and applicants.

UA.1.2 Urban Area Objectives

7. Recognise the range of amenity values and characteristics in the Urban Area.
8. Promote safe, compact, sustainable and good quality urban design that responds positively to the local context.

UA.1.3 Urban Area Policies

1. To manage effects on urban character and amenity values, by providing for a range of urban Environments with differing expectations.
4. To encourage development that responds to best practice urban design and sustainable development principles, appropriate to the surrounding context.
5. To improve streetscape, pedestrian amenity and on-site amenity by managing the urban design of development and subdivision.
13. To improve the amenity adjacent to the City Centre and protect the amenity within Residential Environments and provide opportunities for residential activities while minimising potential reverse sensitivity conflicts....

Extract of Urban Residential Environments Description & Expectations (Explanatory text)

...While it is recognised that more intensive residential development has the potential to generate adverse effects on established residential environments, it can and should be well designed so the layout and scale of housing complements

established neighbourhoods. All development will be required to adhere to good standards of urban design...

It is expected that any changes to existing amenity levels resulting from further residential intensification will be gradual. Negative impacts will be mitigated by controls that limit building dominance and impacts on privacy. Such changes will be off-set by advantages gained from increased neighbourhood activity and vitality, better population support for commercial centres, an emphasis on good quality urban design, a greater range of housing options and better utilisation of existing public facilities and infrastructure...

URE.1.2 Objectives

2. Development is consistent with the planned low to medium density built environment and is compatible with the amenity levels of low to medium density residential development.
3. Increase housing capacity and variety, especially within the Medium Density areas, while acknowledging the potential for reduced on-site amenity due to increased building scale and density.
5. Enable development that provides:
 - a) Good levels of amenity for occupants.
 - b) Good connections and presentation to the street.
 - c) Variety in the built form (including variation in style, type and scale of buildings) and in household type (1, 2, 3, and 3+ bedroom units).
 - d) Appropriate levels of protection for neighbouring properties' amenity, while considering that greater levels of development intensity are anticipated within the Medium Density areas.
6. Ensure that subdivision and development:
 - d) Is designed to acceptable urban design standards.

URE.1.3 Policies

2. To recognise and provide for the diverse accommodation needs of the community within the Medium Density areas by:
 - a) Allowing for slightly increased height, bulk and form of development.
 - b) Allowing for decreased on-site open space and landscaped areas provided that public open space is conveniently accessible.
 - c) Enabling a variety of higher density housing types including terrace housing, semi-detached townhouses, compact detached townhouses and multi unit developments.
3. To ensure that the physical scale and design of development is sympathetic to the form and scale of existing housing, so that urban change is managed and adverse effects in terms of dominance, intrusion of privacy and shading are minimised.

4. To require residential design to achieve good levels of on-site amenity by providing:
 - a) Useable private outdoor living courts.
 - b) Good access to sunlight throughout the year.
 - c) Adequate space to accommodate typical residential living requirements.
5. To provide for development that infringes minimum outdoor living court and sunlight access requirements only where the design of the development minimises the impacts of any infringement in terms of on-site amenity, including the use of communal open space.
6. To mitigate adverse amenity effects on adjacent properties by sensitively designing residential development to:
 - a) Manage the intrusion of privacy and the extent of building dominance on adjoining residential units and areas of outdoor amenity.
 - b) Minimise the degree of overshadowing or obstruction of sunlight penetration to any adjoining site or residential unit.
7. To manage adverse effects on residential amenity and character values by requiring new developments to contribute to a good quality, and intensive but low rise residential environment, paying particular attention to the way the development:
 - a) Provides street activation through connection between front doors and the street.
 - b) Provides landscaping and planting that enhances on-site and local residential amenity, with particular regard to street frontage.
 - c) Avoids large continuous building facades or walls that are not articulated or broken down into smaller elements.
 - d) Limits extensive areas of hard-surfacing.
 - e) Relates to neighbouring properties by employing setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts.
 - f) Provides an active interface to open space on to which it fronts, and the detail of the facade is sympathetic to other buildings in the vicinity, having regard to:
 - i. Building materials and external appearance.
 - ii. Glazing treatment.
 - iii. Building bulk, scale and symmetry.
11. To promote good design and layout of subdivision, which achieves the following:
 - a) Lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy.
 - b) Subdivision layout is safe, efficient, convenient and accessible.
 - c) Where possible, locate lots so that they overlook and front roads and open spaces.
 - d) Strongly limit the creation of multiple rear sites.
 - e) A permeable street network where the use of cul-de-sacs is limited.
 - f) Encourages site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood.

- g) Maximises connections within a development, and between developments and the public realm.
- h) Identifies and creates opportunities for connections to public open space, services and facilities in the neighbourhood.

Within Rules Section

URE.2.3 Restricted Discretionary Activities

1. Any multi unit development that meets all of the standards at URE.2.4.13 – 16, excluding the maximum density at URE.2.4.15(a-b).
3. Within the URE and inside the Medium Density areas:
 - a. *Any residential unit:*
 - iv. *Which provides a window in a habitable room with a direct line of sight to a window of a habitable room in a separate residential unit (excluding any associated minor residential unit) where the distance between the respective windows is less than 6m.*
 - b. *Any residential unit that provides less than the following minimum internal areas (excluding garages):*
 - i) *1 bedroom – 60m²*
 - ii) *2 bedrooms – 80m²*
 - iii) *3 bedrooms – 110m²*
 - iv) *More than 3 bedrooms – 120m² plus 15m² for each additional bedroom*
4. *Any outdoor living court that is unable to receive **direct sunlight for at least 5 hours on 22 March or 22 September** over at least 50% of the minimum space required under Rules URE.2.3.2 – 3.*
5. *Any residential unit that does not provide a living area that can receive direct sunlight for at **least 3 hours on 22 March or 22 September**.*

URE.2.4.16 Discretionary Activities - Building Length

- c. Any part of a building that is greater than 3.5m in height and is not confined within the arms of a single 150° angle formed by two lines intersecting at a common point on any side or rear boundary such that each line forms an angle of 15° with that boundary. This does not apply where a common wall between two buildings on adjacent sites is proposed.

Assessment Criteria

URE.2.5 Assessment Criteria and Information Requirements

1. Applications for resource consent pursuant to URE.2.3 shall consider the following assessment criteria:
 - a) The privacy and amenity of the occupants on-site.

- b) Sunlight access to outdoor areas and habitable rooms within the site.
- c) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.
- d) The suitability of the particular area for increased residential density...,

URE 2.5.2

All applications for resource consent pursuant to URE.2.3.1 or URE.2.4.15(a)-(b) shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:

- a) Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.
- b) How the proposal is consistent with best practice urban design, the relevant objectives and policies and the building bulk and location standards contained in URE.2.3 – 4.
- c) The effects on the neighbourhood character, residential amenity, safety and the surrounding residential area, with particular regard to building bulk, location and design and parking and transport.
- d) Consideration of potential effects on adjacent neighbours.
- e) The extent to which the site layout and any proposed landscaping helps to avoid or minimise the impacts on adjacent streets and public spaces or adjacent residential sites

Note: Acceptable means of compliance and best practice urban design guidance is contained within Whangarei District Council's Urban Design Guidelines 2018.

Policies for Mixed Use Areas

Auckland Unitary Council

Status of plan: Operative

Zone name: Business Mixed Use zone

Zone description

New development within the zone requires resource consent in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

H13.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

1. A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
2. Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
3. Development positively contributes towards planned future form and quality, creating a sense of place.
4. Business activity is distributed in locations, and is of a scale and form, that:
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
9. Mixed Use Zone zoned areas have a high level of amenity.

H13.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

3. Require development to be of a quality and design that positively contributes to:
 - a) planning and design outcomes identified in this Plan for the relevant zone;
 - b) the visual quality and interest of streets and other public open spaces; ...
5. Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.

19. Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
20. Promote and manage development to a standard that:...
 - c) avoids significant adverse effects on residents

Permitted standards

H13.6.9. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
1. This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
 2. An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
 3. The minimum dimensions for a required outlook space are as follows:
 - a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - b) all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.
10. Outlook spaces must:
- a) be clear and unobstructed by buildings;
 - b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H13.6.9(7) above; and
 - c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Matters of Discretion for new buildings

- a. the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people.

This includes:

- i) the contribution that such buildings make to the attractiveness, pleasantness and enclosure of the public space;
 - ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - v) the effectiveness of screening of car parking and service areas from the view of people using the public space;
2. the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time.
3. the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - ii) the degree of visibility that it provides between the public space and the building interior; and
 - iii) the opportunities for passive surveillance of the street from the ground floor of buildings;
4. the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
5. the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
6. the effects of creation of new roads and/or service lanes on the matters listed above;
7. the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
8. taking an integrated stormwater management approach; and
9. all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;...

Additional considerations apply for specific activities e.g. supermarkets, drive-throughs and service stations.

Matters of discretion for buildings which do not comply with permitted standards

- a) any policy which is relevant to the standard;
- b) the purpose of the standard;
- c) the effects of the infringement of the standard;

- d) the effects on the amenity of neighbouring sites;
- e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- f) the characteristics of the development;
- g) any other matters specifically listed for the standard; and
- h) where more than one standard will be infringed, the effects of all infringements.

Status of plan: Operative

Zone name: Commercial Mixed Use Zone

15.2.4 Objective - Urban form, scale and design outcomes

- a) A scale, form and design of development that is consistent with the role of a centre, and which...:
 - ii) contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to local character and context;
 - iii) recognises the functional and operational requirements of activities and the existing built form;
 - iv) manages adverse effects on the surrounding environment; and
 - v) recognises Ngāi Tahu/ mana whenua values through landscaping and the use of low impact urban design, where appropriate.

15.2.4.1 Policy - Scale and form of development

- b) The scale and form of development in centres shall:
 - i) reflect the context, character and the anticipated scale of the zone and centre's function;
 - ii) increase the prominence of buildings on street corners;
 - iii) for Local Centres, maintain a low rise built form to respect and integrate with their suburban residential context;
 - iv) for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre; and
 - v) manage adverse effects on the surrounding environment...

15.2.4.2 Policy - Design of new development

- a) Require new development to be well-designed and laid out by:
 - i) encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the road;
 - ii) providing a principal street facing façade of visual interest that contributes to the character and coherence of a centre;
 - iv) enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;
 - v) promoting a safe environment for people and reflecting principles of Crime Prevention through Environmental Design (CPTED);
 - vi) enabling the re-use of buildings and sites while recognising the use for which the building is designed;
 - vii) incorporating principles of low impact design...

- viii) achieving a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; and
 - ix) providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity values.
- b) Recognise the scale, form and design of the existing built form within a site and the immediately surrounding area and the functional and operational requirements of activities.
- c) Require residential development to be well-designed and laid out by ensuring a high quality healthy living environment through:
 - i) the provision of sufficient and conveniently located internal and outdoor living spaces;
 - ii) good accessibility within a development and with adjoining areas; and
 - iii) minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).

15.2.8 Objective - Built form and amenity in the Central City Mixed Use Zone

- a) Ensure a form of built development that contributes positively to the amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.

15.2.8.1 Policy - Usability and adaptability

- a) Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:
 - i) enabling moderately tall buildings;
 - ii) setting minimum ground floor height and depth; and
 - iii) prescribing minimum residential unit sizes and noise attenuation requirements.

15.2.8.2 Policy - Amenity and effects

- a) Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the amenity values of the Central City, by:
 - i) requiring minimum areas of landscaping and of site frontages not occupied by buildings;
 - ii) setting fencing and screening requirements;
 - iii) prescribing setback requirements at the boundary with any adjoining residential zone...

15.2.8.3 Policy - Residential development

- a) Provide for residential development within the Commercial Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City, and provide for a level of amenity for residents consistent with the intended built form and mix of activities within that environment, by including:
 - i) provision of outdoor living space and service area;
 - ii) screening of outdoor storage areas and outdoor service space;
 - iii) separation of balconies or habitable spaces from internal site boundaries;
 - iv) prescribed minimum unit sizes; and
 - v) internal noise protection standards.

15.9.1 Activity status tables - Commercial Mixed Use Zone

P1 - Any new building or addition to a building for any permitted activity listed in Rule 15.9.1.1 P3 to P8 and P11 to P27 – Permitted Activity

Plan Status: Proposed Plan (Notification 2015 version)²²

Zone name: Harbourside Edge Zone

Section 18 – Commercial and Mixed Use zones

18.1.1 Zone description

18.1.1.6 Harbourside Edge Zone (HE)

The Harbourside Edge Zone encompasses an area adjoining Birch Street and Kitchener Street and extends to the waterfront. The zone provides for the continuation of the existing industrial activity, while allowing for a transition toward a more mixed-use environment by also providing for conference, meeting and function, entertainment and exhibition, restaurant, training and education, visual accommodation and residential activities. In order to ensure an attractive place to live work, and visit, new buildings within the HE zone will be required, through a restricted discretionary resource consent process, to be designed and located to provide a high level of amenity....

Objective 18.2.1

Dunedin has a well-structured and economically and socially successful range of commercial and mixed use environments based on....:

- g) An area around Birch and Kitchener Streets and the coast (HE Zone) which provides for the continuation of the existing environment characterised by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation, training and education and residential activities.

Objective 18.2.3

Land use and development maintains or enhances the amenity of the streetscape, including the visual and environmental amenity for pedestrians along identified pedestrian street frontages.

Policy 18.2.3.1

Require development to maintain or enhance streetscape amenity in all commercial and mixed-use zones, by ensuring:

- a) an attractive street interface is maintained, through landscaping where buildings are not built to the street frontage;

²² Decisions on the Proposed 2nd generation Dunedin District Plan are anticipated in September 2018.

- b) large parking areas, which are visible from the street, are visually broken up with internal landscaping, which also provides for rainwater absorption;
- c) service areas and outdoor storage areas associated with industrial or other activities are not visible from ground level of a public place;
- d) building height reflects the general heights of the block; and
- e) an architecturally interesting façade through building modulation and use of glazing.

Policy 18.2.3.4

Require new buildings and additions and alterations to buildings in the Harbourside Edge Zone to be designed and located to provide a high level of amenity by:

- a) being built to the street frontage along the entire length of Birch Street, and for no less than 60% of the street frontage on Kitchener Street, except for:
 - i) any setbacks required to allow pedestrian entrances; and
 - ii) the provision of amenity space for customers or residents at the front of buildings.
- b) including appropriate building modulation, window alignment, use of glazing, floor height, colour, architectural detail to provide visual interest and a human-scale design;
- c) being of a design that is coherent, appropriate to the setting and history of the area, and provides a positive relationship to both the street and the harbour, provides a positive relationship to both the street and the harbour; and
- d) having active edges with strong visual and physical connections from the street to the inside of buildings.

8.3.6 Activity status table - development activities

- 4. New buildings and additions and alternations to buildings **not** visible from an adjoining public place or the harbour – Permitted Activity
- 5. New buildings and additions and alterations to buildings that are visible from an adjoining public place, or the harbour – Restricted Discretionary

18.10.3 Matters of Consideration

- a) Effects on streetscape amenity

18.6.18 Standards Harbourside Edge

- a) Buildings must be built to within 400mm of the road boundary along Birch and Kitchener streets, except for any setbacks required to allow pedestrian entrances.
- b) Buildings must:
 - i) along Birch Street have a minimum height of 6m and maximum height of 20m

- ii) along Kitchener Street have a minimum height of 6m and a maximum height of 16m.
- iii) Buildings must be designed to provide free and unfettered public access (via pedestrian accessways) through sites from Birch and Kitchener streets to the public walkway required in Rule 18.6.18.5....

Hamilton City Council

Plan status: Operative

Zone name: Rototuna Town Centre

13.1 Purpose

- a) The Rototuna Town Centre will provide the community with access to a range of goods and services in their local area. It is a mixed-use Centre comprising residential, retail, community, recreational and employment activities to provide everyday goods and services for the community. The District Plan provisions seek to achieve a comprehensively developed and well designed Centre, with high levels of amenity and quality living, working and playing environments. The zone provisions have been designed to enable the Centre to function as a local commercial and community focal point...
- b) The Centre is a component of the Rototuna Structure Plan, which guides development in the Structure Plan area. Development in the Centre must be in general accordance with the Rototuna Town Centre Concept Plan, with Comprehensive Development Plans being used to ensure a comprehensive approach to development is taken in this area.
- c) The Concept Plan identifies activity precincts, proposed roads, pedestrian and cycle networks, public open space, water courses, drainage reserves and other key features. The design, layout, scale, integration, connectivity and form of buildings and sites will contribute to the amenity and successful functioning of the Centre.

Policy 13.2.1

- a) Ensure development contributes to the overall form and function of the Rototuna Town Centre by being in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and Rototuna Town Centre Design Guide.
- c) Create a vibrant heart for the Town Centre through the development of community and commercial facilities of a high design standard, focused on the Main Street and Public Square.
- e) Promote a street-based, pedestrian-orientated shopping environment with a range of small shops in the Retail 1 Precinct by limiting retail floor areas.

Objective 13.2.3

Ensure development incorporates quality urban design to achieve a functional, attractive, safe and vibrant Town Centre.

Policy 13.2.3

- a) Require land use activities and subdivisions to be designed and developed in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and Rototuna Town Centre Design Guide.
- d) Ensure that activities establishing at ground floor level within any defined primary and secondary frontage have customer entrances facing the street or Public Square.
- e) Ensure that off-street car parking does not dominate the street frontage, in particular ensure that any defined primary or secondary frontages are edged by built development rather than large parking, loading and service areas.

Explanation of 13.2.3

“...The urban design component of the District Plan seeks to ensure that these centres develop as attractive employment, living and community nodes. These outcomes are important in creating successful and sustainable centres that are vibrant and distinctive and in creating an environment that is high quality, safe and accessible to the surrounding community...”

Objective 13.2.5

Development shall avoid adverse effects resulting from differing activities in the Town Centre and surrounding area.

Policy 13.2.5

- d) Ensure buildings intended for mixed-use activities are designed to protect residents from the adverse effects of noise.
- g) Require the provision of landscaping or landscape screening to mitigate potential adverse effects of activities and to contribute to the overall amenity of the Town Centre.

Objective 13.2.6

Development of compact, well designed, and functional residential developments with high levels of amenity.

Policy 13.2.6

- b) Use the Rototuna Town Centre Design Guide to implement quality residential design and living environments
- d) Ensure each residential unit is provided with adequate storage space and service areas to accommodate typical residential living requirements.
- e) Ensure development is designed to avoid adverse noise effects occurring between residential units or from non-residential activities.
- f) Ensure development that is adjacent to public space achieves visual and physical connectivity to these areas.
- g) Ensure that buildings and activities associated with communal or care facilities do not overly dominate the amenity values of any residential precinct.

- h) Encourage the siting of buildings to take advantage of aspect, topography and site conditions.
- i) Require the provision of landscaping to mitigate potential adverse effects of activities and to contribute to the overall amenity of residential areas.

13.4 Rules – Activities Subject to a Comprehensive Development Plan

- b) Apart from the exceptions set out in 13.4(c) and (d) below, development of any land cannot be commenced unless it is in accordance with a consented CDP.
- e) Applications for a CDP must be for a whole area, as identified in Volume 2, Appendix 7, Figure 7-2. Development within the Area may proceed in stages if stages have been defined as part of the consent granted for the CDP.
- f) Unless otherwise stated, a CDP (required in respect of the areas identified in Volume 2, Appendix 7, Figure 7-2) requires an application for resource consent as a discretionary activity.

13.3.b.i - For the Residential Medium Density, Residential High Density and Residential Mixed-Use Precincts the provisions relating to the Residential Zone apply.

13.7 Rules – Activity Status Table for Activities Proposed Within an Area with an Implemented Comprehensive Development Plan

- a) The erection of any new building associated with activities listed in this Table, or external alteration or addition to an existing building – [Discretionary activity in most precincts]
- ee) Single dwellings – [Non-Complying activity in most precincts, including two of the three residential precincts].

13.9 Rules – Standards for Discretionary Activities

Development Yield Applications for Comprehensive Development Plans must demonstrate that the yield achieves the Residential Unit total identified below.

[Varies between 25 and 223 minimum units per Comprehensive Plan Area]

Hastings District Council

Status of Plan – Proposed Plan - Part Operative

Zone name: Central Commercial zone

Policy CCP7

Enhance and promote the sustainability of the District's urban form by requiring new development to incorporate design elements outlined in Section D (Subdivision Design) & E (Road Design) of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.

Objective CCO2

To maintain and enhance urban amenity values and character across the Central Commercial Zone through the promotion and application of good urban design principles to guide both public and private developments and public spaces, so that people will find the City an attractive place to live, work and play.

Policy CCP9

Across the Central Commercial Zone promote high quality developments that are compatible with the character of the Hastings commercial environment through the use of urban design and site-specific design assessment criteria.

Policy CCP12

Maintaining the character of the main shopping streets with active frontage building design to strengthen street edge definition.

Policy CCP13

Encourage new buildings on corner sites to acknowledge their unique position on the street and emphasise the shape of the street corner with a building of appropriate scale, form and design.

Objective CCO3

To ensure that all new buildings and additions or alterations to existing buildings in the Hastings business environment are characterised by quality design outcomes in accordance with the principles of the New Zealand Urban Design Protocol.

Policy CCP14

Ensure that new buildings in the wider Central Commercial Zone contribute to a continuity of good development design quality throughout the City Centre.

Policy CCP15

To promote high quality developments that avoid large blank walls and other adverse effects on visual character and amenity, except where large blank walls are unavoidable due to the operational and functional requirements of certain activities, in which case those effects shall be mitigated.

Rule Table 7.3.4.1 – Central Commercial Zone

CCR17 - The construction of new buildings within the Central Character Precinct – Restricted Discretionary

CRR18 - The construction of new buildings within the Central Commercial Zone – Restricted Discretionary

Permitted Standards

7.3.5A – Sunlight admission to Streets

1. Central Commercial Zone

Buildings on sites having Designated Retail Frontage (see Appendix 30) shall be contained within the Recession Planes constructed in accordance with Appendix 61.

In respect of the Central Commercial Zone, a Recession Plane is commencing at a set point above the pavement and inclined at an angle toward the interior of a site through which no part of a building may protrude except: spires, masts, poles, ventilator shafts or similar structures.

Purpose of Recession Planes

Recession Planes are intended to maximise sunlight admission to key streets within the Central Retail Core, while providing for a reasonable minimum building height. They are designed to ensure adequate sunlight admission extends to at least the normal pavement width of such streets between 11.00am and 1.30pm (New Zealand Standard Time) at the Autumn and Spring Equinoxes (21st March and 21st September).

Shading Frontages

The orientation of streets within the Central Retail Core means that building shadows during these periods are cast in predominantly south-easterly and south-westerly direction. Accordingly, Recession Planes are constructed from the north-western and north-eastern frontages of the key streets. These frontages are defined as 'Shading Frontages' and are delineated in Figure 1 of Appendix 61.

Construction of Recession Planes

Recession Planes shall be constructed by including a plane toward the interior of the site at an angle of 42° commencing from points 15m above the pavement on the Shading Frontages. The Recession Planes are identified in Figure 2 of Appendix 61.

7.3.5B – Sunlight and Setback Distances

Outcome

Buildings will not unduly affect the sunlight and outlook of Existing Residential Activities.

Buildings on sites that adjoin an existing residential activity established prior to notification of this Plan (9 November 2013) shall be contained within a building envelope constructed by recession planes from points 2.75m above ground level at the residential land use boundaries. The angle of such recession planes shall be determined for each site by use of the recession plane indicator information outlined in Appendix 60, Figure 1.

7.3.5D – Active Retail Frontage

1. Buildings at ground floor level, on sites having Designated Retail Frontage (see Appendix 30), shall be designed in a manner to ensure a continuous retail frontage appearance, by:
 - i) building to the front boundary;
 - ii) the provision of display windows fronting the street (at least 75% of the street frontage shall have a clear, glazed window display space);
 - iii) under verandah lighting; and
 - iv) having pedestrian entrances to buildings at ground level on the street frontage.

7.3.5E – Building Frontage Treatment

1. Central Character Precinct & Suburban Commercial Zone
 - a) No building shall create a featureless façade or blank wall at ground floor level wider than 3 metres.
2. Central Commercial Zone (Outside Central Character Precinct)
 - a) No building shall create a featureless façade or blank wall wider than 6 metres, except where a blank wall faces any Residential Zone in which case, no building shall create a featureless facade or blank wider than 5 metres....

7.3.5L Stormwater Management

Outcome

The potential negative environmental effects associated with the increase in stormwater runoff created by the development activity will be avoided, remedied or mitigated.

- a) Peak stormwater runoff from a site shall meet the following standards:
5 and 50 year runoff coefficient – 0.8

7.3.6I – Comprehensive Residential or Mixed-Use Developments in Central Commercial, Central Residential Commercial and Suburban Commercial Zones

2. Building Scale

- b) Comprehensive residential or mixed-use developments shall not include more than 3 residential units or commercial activities in a terraced or row configuration.
- c) On any side or rear boundary of the parent site buildings shall be contained within a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all boundaries facing the southern half of a compass and 55° for all boundaries facing the northern half of the compass....

A range of other permitted standards apply.

Matters of Discretion for Restricted Discretionary activities

7.3.7.2G – Construction of New Buildings, except Supermarkets within the Central Commercial Zone, but outside the Central Character Precinct

- a) The extent to which any proposed work is generally compatible with or is a well-designed contrast to the style of surrounding buildings. Consideration should be given to form, building materials, building design, glazing and openings for example;
- b) The extent to which the proposed work adversely affects the existing character of the area and what measures have been taken to avoid, remedy or mitigate any potential adverse effects. Specific regard will be given to all of the following:
 - i) Location and form of new construction relative to existing nearby buildings in terms of scale, balance and proportion;
 - ii) Architectural style and quality of new construction;
 - iii) Construction materials and detailing, including the proposed colour scheme;
 - iv) Design elements such as parapets, roofs, verandas, roofs, walls, columns, windows, shop fronts and decorative elements;
 - v) Location and design of signage, services access and storage arrangements and visible building services such as air conditioning and utility access points; and
 - vi) The extent to which plant and services (e.g. air conditioning and rubbish storage) and its enclosure is integrated into the building design and otherwise treated to enhance the appearance of the building;
 - vii) The location of service delivery/loading areas and their proximity to residential zones.
- c. Whether the activity promotes good urban design principles for human interaction between public and private land and between existing and proposed pedestrian areas. This includes the extent to which the development maintains or enhances the quality of environment for pedestrians at the street edge;

- d. Whether the building setback from the street frontage creates positive open spaces with a high usability and aesthetic quality, which also contributes positively to the public space system of the city;
- e. The extent to which, where a development adjoins or faces a residential zone, or creates an entrance to a residential street, then large blank walls are avoided or appropriately screened or architecturally treated;
- f. Whether the proposal is consistent with the Central Commercial Zone objectives, policies and desired environmental outcomes for buildings located within the relevant Hastings CBD Commercial Precincts (refer to Appendix 31);
- g. The extent to which alternative site and building configurations have been considered to take into account location or operational specific needs;
- h. The extent to which the activity meets any relevant General Performance Standards and Terms;
- i. The extent to which on-site landscaping establishes an attractive appearance and complements public landscaping at or near the street edge and establishes conditions of visual interest and amenity within the development;
- j. The extent to which growing conditions are provided for, that will ensure the successful establishment, growth and on-going viability of planting; and
- k. Avoiding, remedying or mitigating any adverse effects associated with the scale and bulk of the buildings through the use of colour finishes (generally natural and recessive colours).

7.3.7.2I – Building Frontage Treatment

- a. The extent to which extensive continuous blank walls with no visual relief are avoided, through the use of architectural features including form, building materials, building design, glazing and openings for example; and
- b. Whether the activity promotes good urban design principles for human interaction between public and private land and between existing and proposed pedestrian areas.

7.3.7.2J – Corner Sites

The extent to which corner buildings reinforce street corner with both building orientation, architectural features and built form.

7.3.7.2S – Comprehensive Residential and Mixed Use Development

In the Central Residential Commercial and Central Commercial Zones and Mixed Use Development in the Suburban Commercial Zone Areas

A. Comprehensive Residential and Mixed Use Development

The extent to which the development creates a comprehensive layout for the entire site through the integrated planning of buildings, activities, vehicles access, public open space areas, private outdoor living areas and landscaping.

B. General Design and External Appearance

1. Relationship to Surroundings

The extent to which the development enhances the quality of its surroundings and contributes to the quality of the collective streetscape.

Comprehensive developments shall be designed in accordance with CPTED safety principles.

2. Building Location

The extent to which the development defines the street edge and creates positive public spaces and appropriately enhances important street corners.

The extent to which the location of buildings optimises sun exposure for residential units.

The extent to which the location of buildings respects the privacy of future occupiers of the site.

3. Height, Bulk, Form & Scale

The extent to which the bulk and/or height of new development, particularly on larger and/or amalgamated sites, is compatible with the surrounding suburban commercial environment. For example:

- a) Provide variation in height/width of buildings and roof form and height;
- b) Setback upper levels of buildings from the front boundary of the site;
- c) Break the building up into smaller facade modules by using different roof forms and material details to reduce the visual impact of building bulk.

4. Building Design and Façade Treatment

- a) The extent to which the development has an architectural style that integrates well into the streetscape and contributes to its quality.
- b) Design attention should be given to the architectural quality of building facades such that large portions of featureless or plain wall surfaces ('blank walls') are minimised.
- c) Use readily maintained materials and detail so that over time building maintenance is easy to keep up.

5. Relationship to the Street & Building Frontages

The extent to which the development has 'active street edges' that supports pedestrian activity, adds visual interest and enhances the safety of the Suburban Centre.

6. Access, Car parking and Storage Areas

- a) The extent to which the development provides adequate and safe access to both vehicles and pedestrians and whether the vehicle access dominates the street frontage.
- b) Whether on-site car parking areas are located to the rear of the site so as not to dominate the street frontage.
- c) The extent to which garages dominate the street frontage.
- d) Whether suitable access is provided for service vehicles such as rubbish collection.
- e) Whether rubbish collection and storage areas are conveniently located and screened from public areas.

7. Compatibility of Uses for Mixed Use Development

- a) The extent to which the mixed-use development is compatible and limits the effects of any disturbance producing activities.
- b) Whether appropriate acoustic treatment is incorporated into the design of noise sensitive activities. Refer Section 25.1.7C (Noise).

8. Sustainable Low Impact Design and Development

The extent to which appropriate sustainable stormwater design methods have been adopted for all stormwater runoff from all impermeable surfaces, prior to entering the public stormwater system.

Rule table 7.3.4.2 Central Residential Commercial Zone

CRR17 – The demolition or relocation of any dwelling constructed prior to 1 January 1950 – Discretionary Activity

Status of plan and Zone Names

Suburban Mixed Use Activity Area – Proposed – Notified March 2018

Central Activity Area – Operative

Petone West Mixed Use Activity Area – Operative

Suburban Mixed Use Activity Area

Objective 5E 2.3

Built development is of a scale and quality that is compatible with the amenity level of medium density mixed use development and contributes towards creating a sense of place.

Policy 5E 3.5

Enable the efficient use of land through medium density built development while managing any adverse effects on the environment, including effects on infrastructure and residential amenity.

Policy 5E 3.6

Encourage medium density built development to be in general accordance with the Medium Density Design Guide.

Policy 5E 3.8

Encourage high quality built development that positively contributes to the visual quality and interest of streets and public open space through active street frontages and buildings right on the road boundary

Within Rules Section

Rule 5E 4.1.1 Offices, Commercial Services, Retail and Entertainment Facilities

- a) Offices, Commercial Services, Retail and Entertainment Facilities are permitted activities if:
 - i) The gross floor area of the activity does not exceed 500m².
- b) Offices, Commercial Services, Retail and Entertainment Facilities that do not meet the above permitted activity standards are restricted discretionary activities. For non-compliance with (a)(i) above discretion is restricted to:

- i) The effects arising from the scale and intensity of the activity.
- ii) The need to provide for the functional requirements of the activity.

Rule 5E 4.1.4 Residential Activities

- a) Residential Activities are permitted activities if
 - i) The dwelling is located above the ground floor; or

Rule 5E 4.2.5 Building Frontage, Verandahs and Display Windows

- a) Construction or alteration of a building is a permitted activity if the following requirements are being met:
 - i) All buildings are built to the front boundary of the site.
 - ii) Any parts of a building fronting a pedestrian footpath have a verandah.
 - iii) At least 50% of the ground floor frontage of a building are display windows.

Rule 5E 4.2.6 Parking

- (a) Provision for car parking on a site is permitted if:
 - i) Any parking areas are located within, under, at the rear or at the side of buildings.
 - ii) No parking areas are located between the frontage of buildings and the street.
 - iii) For sites abutting a Residential Activity Area all parking areas must be screened so they are not visible from the abutting residential site(s).

Central Commercial Activity Area

Policy 5A.1.1.1

- d) Provide for taller buildings in the Central Commercial Activity Area to accommodate a wide range of activities, while ensuring taller buildings do not detract from the character, qualities and amenity values of the central area and adjoining residential and recreational areas.

Policy 5A.1.1.2

- a) Provide for and encourage a wide range of activities within the Central Commercial Activity Area, provided their adverse effects are compatible with other activities and the character and amenity values for the area.
- b) Ensure that activities are managed to avoid, remedy or mitigate adverse effects (including reverse sensitivity effects) in the Central Commercial Activity Area or on properties in nearby residential areas.

Policy 5A.1.1.3

- c) Ensure activities and developments contribute to an attractive and public focused core, and are compatible with the qualities and amenity values of the Central Commercial Activity Area, while remaining viable propositions for commercial investment.

Policy 5A.1.1.4

- b) Ensure residential activities and development are designed and constructed to provide an attractive and liveable environment for occupants, and meet the service needs of this type of activity.

5A.1.2.1 Objective

To maintain and enhance the built character in the Central Commercial Activity Area by ensuring development addresses the attributes of the anticipated character for the area, while being consistent with the goal of encouraging investment and growth.

5A 1.2.1 Policy

- a) Provide for alterations and minor additions to existing buildings, subject to minimum standards, and encourage high quality urban and built form design for these building modifications.
- b) Manage new buildings and developments and larger additions to existing buildings, to be well designed and to contribute to the creation or maintenance of an integrated, safe and attractive Central Commercial Activity Area with a high standard of streetscape and pedestrian amenity.
- c) Manage new buildings and developments and larger additions to existing buildings, to achieve a high quality urban and built form design, to integrate with the surrounding streetscape and buildings and to contribute to the anticipated character for the precincts within the Central Commercial Activity Area.
- e) Manage prominent sites to promote identity, visual reference and orientation, and act as gateways by managing the design and appearance of new buildings and developments, including additions and alterations.
- f) Encourage all new buildings to provide appropriate levels of natural light to occupied spaces within the building.
- g) Encourage the quality and amenity of residential buildings by guiding their design to ensure current and future occupants have adequate private outdoor space, ongoing access to daylight, and an external aspect.

5A.1.2.2 Objective

To ensure development maintains and enhances the amenity and safety of the Central Commercial Activity Area, in particular, maximising pedestrian comfort and safety.

5A 1.2.2 Policy

- a) Ensure that buildings are designed and located in a manner that maintains or enhances the safety, convenience, accessibility and amenity of pedestrian spaces and linkages within the Central Commercial Activity Area.
- b) Require new buildings to provide an active, transparent and continual frontage (except for vehicle and service access), as well as shelter along identified streets, to provide a pedestrian focused central core to the Central Commercial Activity Area.
- d) Encourage high quality urban design directed at enhancing the relationship of buildings with public open space and having regard to the significant heritage elements and built form of existing scheduled heritage buildings as well as the commercial and practical constraints that affect new developments.
- e) Encourage buildings to be well designed to manage the adverse effects on amenity values, including visual, wind and glare.

Within rules section

5A 2.2 Restricted Discretionary Activities

- b) The construction, alteration of, and addition to buildings and structures, except for those works permitted under Rules 5A 2.1(b) and (c).

5A.2.2.1 Matters of Discretion for the construction, alteration of and addition to buildings and structures....

- i) Design, external appearance and siting of the building or structure.
- ii) Matters in the Central Commercial Activity Area Design Guide

Petone West Mixed Use Activity Area

5B 1.1.2.A Objective

To provide for a mixed use activity area within Petone which caters for a range of complementary commercial, small-scale or low intensity light-industrial, business and service activities, residential and large format retail activities, increasing the number of residents and workers in Petone, and avoiding or mitigating adverse effects so that amenity values and character of the area, neighbouring areas and the overall environment are maintained or enhanced.

5B 1.1.2A Policy

- a) Provide for a range of residential, commercial, small-scale or low intensity light industrial, business and service activities, and large format retail activities, provided their effects are compatible with each other and the character and amenity values of the area.
- b) Manage larger scale retail activities to ...create an attractive and public focused environment.
- d) Provide for residential activities which have quality living spaces for residents, meet the service needs of this type of activity, and adopt on-site measures to mitigate potential incompatibility issues with other activities.

5B1.1.3 Objective

To recognise and enhance the image and visual appearance of the main entrances and gateways of the City where they pass through Area 2 – Petone Mixed Use.

5B 1.1.3 Policy

- a) Ensure that the design, external appearance, and orientation of structures and buildings maintain and enhance the image and visual appearance of the main entrances and gateways to the City.
- b) Ensure that buildings are designed in a manner that maintains and enhances the safety, convenience, accessibility, amenity and linkages within Area 2 - Petone Mixed Use.
- c) Manage prominent sites to maximise sense of identity, act as gateways, provide visual interest and provide a visual point of reference in the landscape/streetscape. To be achieved by managing the design and appearance of new buildings and developments, including additions and alterations.
- d) Ensure the use of quality urban design directed at enhancing the relationship of buildings with public open space within streets having regard to the role, character and values of each main entrance and gateway route.

5B 1.2.3 Area 2 Character and Building Form and Quality

...In order for the area to attract and support the mixture of activities, any buildings, structures and associated areas need to be functional, attractive and contribute to the quality of the environment....

To ensure that the form and quality of buildings, structures, open space and development overall within the Petone Mixed Use Area maintain and enhance the character, amenity values and quality of the environment, whilst recognising and protecting the values and features of adjoining areas.

- a) Provide for alterations and minor additions to existing buildings, subject to minimum standards, and encourage a high quality urban and built form design for these building modifications.
- b) Manage new buildings and developments and larger additions to existing buildings to be well designed and to contribute to the creation of an integrated, safe and attractive mixed-use environment with a high standard of streetscape and amenity.
- c) For Jackson Street, require buildings to provide and maintain an active, transparent and continual frontage, as well as shelter, to provide a pedestrian focused environment along this main gateway route.
- g) Require a minimum level of amenity for future occupiers of residential buildings through the use of a permitted activity standard regarding outdoor space. In addition to encouraging good quality and amenity by guiding their design to ensure current and future occupants have useable internal space, ongoing access to daylight, and an external aspect.
- h) Manage new buildings to be designed to manage adverse effects on amenity values, including visual, wind and glare.

Within rules section

5B 2.2.2 Restricted Discretionary Activities

- a) The construction, alteration of, addition to buildings and structures, except for those works permitted under Rule 5B 2.2.1 (l) and (m).

5B 2.2.2.1 Matters of Consideration for the construction, alteration of, addition to buildings and structures...

- i) Design, external appearance and siting of the building or structures
- ii) Matters in the Petone West Mixed Use Area Design Guide
 - 1. A Design Statement will be required which demonstrates how the proposed development responds to the design guidelines...
- iii) Amenity values
 - 2. Effects upon the amenity values both within the site concerned and upon surrounding buildings, structures and use of outdoor areas.
- iv) Landscaping
 - 3. The extent to which landscaping is incorporated to achieve high quality urban design or enhances the image and visual appearance of the mixed-use area.
 - 4. A landscape plan will be required. This plan should include landscaping of any outside areas.
- v) Natural hazards...
- vi) Capacity of infrastructure...
- vii) Impact on Historic Heritage...

Status of plan: Part Operative (January 2017 appeals version)

Zone name: Business 1

2.22.2 Objective 3

Identification, maintenance and enhancement of the amenity values of the Business 1 Zone.

Policy 3 Urban design:

To encourage the incorporation of the following urban design principles into the design of buildings and open space:

- a) Buildings and land uses respect their context.
- b) Buildings and land uses reflect and enhance the character of Invercargill.
- c) Building and land uses offer diversity and choice for people.
- d) Building and land uses are clearly linked by appropriate connections.
- e) Buildings and land uses demonstrate creativity, encouraging innovative and imaginative solutions.
- f) Custodianship - Buildings and land uses should be environmentally sustainable, safe and healthy.
- g) Collaboration – stakeholders collaborate to achieve good urban design outcomes.

Policy 4 Pedestrian-friendly frontages:

To create an environment along the identified frontages that will offer safety, comfort and a stimulating and enjoyable pedestrian experience within the recognised retail area.

Policy 16 Height of structures:

- a) To control the height of structures in order to create aesthetic coherence along frontages, avoid the creation of adverse microclimate effects, and promote availability of sunlight to the public street.
- b) To require that replacement buildings within the Central Business District that are required to have a Pedestrian-Friendly frontage have a two-storey frontage to the public street or streets.
- c) To require new buildings within the Priority Redevelopment Precinct and also on a street corner to be an appropriate form and scale to address and articulate the street corner.

Policy 19 Crime Prevention Through Environmental Design (CPTED):

To encourage the incorporation of the following CPTED principles into the design of buildings and public spaces:

- a) Awareness of the environment.
- b) Visibility by others.
- c) Finding help.

Policy 23 Concept plan:

To include in the District Plan as Appendix X a Concept Plan for the City Centre and encourage its implementation.

Within rules section

3.23.1 Permitted Activities:

The following are permitted activities within the Business 1 Zone:

- j) Residential activity, except within the Entertainment Precinct.
- l) Retail sales
- m) Shopping mall activity
- s) Office Activity

Pedestrian friendly frontages:

3.23.4 The ground floor façade of all buildings within the Pedestrian Friendly Frontages Precinct is required to have at least:

- a) 40% devoted to display windows.
- b) One public entrance with glazing comprising at least 40% of the doors.

3.23.5 Any new building within the Pedestrian Friendly Frontages Precinct is required to:

- a) Be set back from the street boundary by no more than three metres.
- b) Occupy at least 70% of the street frontage.
- c) Make provision for any car parking or vehicle servicing to the side or rear of the building.

Street frontage and building height – Pedestrian-Friendly Frontages Precinct

3.23.14 Except as provided for in Rule 3.23.19, all new buildings within the Pedestrian-Friendly Frontages Precinct are required to be two storeys high along the street frontage.

3.23.15 The actual height of the two storeys is to be sufficient to match the first two storeys of the buildings on either side where the buildings are directly adjoining each other.

3.23.16 Where the proposed building is to be single storey only, the additional height along the frontage is to be provided by a parapet.

Corner sites and building height – Priority Redevelopment Precinct

3.23.19 New buildings within the Priority Redevelopment Precinct which are on the corner of two formed roads are to be three storeys over at least 50% of the footprint of the building and the higher part of the building shall face the public streets.

Kapiti Coast District Council

Status of Plan: Part Operative. 2018 Appeals version.

Zone name: District Centre Zone

Objective 2.16 – Centres

To have vibrant, safe and economically sustainable centres.... that:

- b) support community cohesion and a sense of place;
- c) reinforce a compact, well designed and sustainable District and regional form...
- d) encourage economic opportunities and business activities in a manner which promotes:
 - i. the Paraparaumu Sub-Regional Centre as the principal commercial, retail, cultural, civic and tourist centre for the District, to be developed in a manner that:
 - a. achieves an integrated and compact district centre zone, linking all Precincts through ...a quality built environment;

Policies for Working zones

Policy 6.3 – Activities in the Working Zones

Business activities are the primary land use and function of the Working Zones. The location, scale, size and design of subdivision, use and development in the Working Zones will be undertaken with regard to the following principles:

- a) local and on-site amenity values are maintained and enhanced;
- b) local built identity and character values are retained;...
- e) built form is compatible with the surrounding environment;...

Policy 6.4 – Intensification of Centres

The growth and development of centres will be provided for in a manner which contributes to their vibrancy, vitality, efficiency and amenity values. Subdivision, use and development which increases the concentration of business activities within a centre will be provided for where it:...

- e) contributes to a high amenity environment and provides a strong sense of place...

Policy 6.5 – Mixed Use

Activities in Centres Mixed use development, including residential activities, will be enabled in centres to enhance the viability and vitality of the centre where a high level of amenity for residents, businesses and visitors is achieved in accordance with the principles in Appendix 6.9 Centres Design Principles.

Policy 6.6 – Urban form and design of centres

Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary infrastructure, reinforces the District's consolidated urban form and sense of place, and provides for a high-quality interface between built form and public space. To achieve this, the principles in the Centres Design Principles in Appendix 6.9 will be applied.

Policy 6.7 – Paraparaumu Sub-Regional Centre

Subdivision, use and development will contribute to a vibrant, well-connected and safe sub-regional centre at Paraparaumu which includes a wide mix of activities and has a high level of amenity....

Policy 6.9 – District Centre Zone Precincts

Subdivision, use and development in the District Centre Zone will be undertaken in accordance with the District Centre Zone Structure Plan in Appendix 6.7 and the principles in the Centres Design Principles in Appendix 6.9, in a manner that reinforces the following specific management principles for each precinct:

a) Precinct A

Manage Precinct A to maintain and reinforce its purpose as the primary retail and commercial core within the District and to improve amenity values and functional diversity....

Precinct A will be developed in the following manner:....

- vii. building development adjoining Rimu Road will have active frontages and avoid blank facades.

Policy 6.10 – Civic and Community Zone and Precinct B of the District Centre Zone

...Subdivision, use and development in the Civic and Community Zone and Precinct B of the District Centre Zone will be undertaken in accordance with the following principles:...

- c) design will be high quality and contribute to a high level of amenity;
- d) development and landmarks will be appropriate to and reflect the natural, cultural and historical identity of the District;...
- g) buildings will have active frontages, including frequent entrances and windows and architectural details, which are appropriate to the use of the building;
- l) universal design principles will be adopted in buildings, infrastructure and streets.

Appendix 6.9 Centres Design Principles

The purpose of these design principles is to achieve high-quality buildings, places and spaces in centres. Council will require high standards of urban design for new buildings and significant additions and alterations in centres through design

guidance assessment. These design principles provides criteria against which the discretionary elements of development proposals will be assessed.... A collaborative design-based approach, rather than conforming to quantitative standards, provides greater opportunities to find a solution that works for both the applicant and the public realm and achieve quality urban design...

Design principles:

1. Mixed use activities in centres
 - a) a streetscape character with active ground-floor business activities will be developed and maintained;
 - b) residential activities in mixed use developments will be designed to:
 - i. be located above or behind business activities;
 - ii. provide a high level of on-site amenity for residents and adequate private outdoor space;
 - iii. minimise nuisance effects from business activities;
 - iv. have good access to public transport and support the safety, accessibility and efficiency of the transport network;
 - c) commercial and residential entrances will be clearly separated and distinguished with residential entries provided directly from the public street; and
 - d) on-site parking, loading and access will be provided away from the street.
2. Urban form and integration with infrastructure....
3. Built form, streetscape and sense of place
 - a) built form will be responsive to and reflect the unique identity, heritage and sense of place of the centre in which it is located and the immediate and surrounding environment, including natural features and landforms;
 - b) the location, scale and size of large format retail (including supermarkets) will be appropriate to the role and function of the centre;
 - c) building design will be attractive and, where practicable, demonstrate innovative and sustainable building design;
 - d) built form will promote the integration of public spaces, reserves and streets with developments to add visual interest and diversity to the appearance of the centres;
 - e) development of both public and private areas will support the valued characteristics and, wherever possible, add to the visual interest and uniqueness of centres;
 - f) built form will recognise and provide for existing local character values including those associated with identified character areas and precincts;
 - g) a positive relationship between development and the street will be achieved in accordance with the Streetscape Strategy and Guidelines set out in the Council's Subdivision and Development Principles and Requirements 2012, the Crime Prevention Through Environmental Design Guidelines set out in Appendix 5.5, and the following principles:
 - i. buildings will provide well-defined, active edges to all streets, public spaces and frontages to public carparking;

- ii. buildings located at key street intersections will have a strong presentation to the intersection;
- vii. trees and landscaping will be designed to provide relief from the built form...

Within rules section

Table 6A.1. Permitted Activities

- 3) Retail, commercial and residential activities in Precincts A1 and A2
- 5) Commercial and residential activities in Precinct C.

Standards – residential activities in Precinct C (Area shown in Structure Plan Appendix 6.7)

- i) comprise at least one household unit;
- ii) have a minimum development area of 200m² per household unit and a minimum average area of 250m² per household unit across the development;
- iii) each household unit's development area must be capable of containing an 8 metre diameter circle;
- iv) a ground floor habitable room must face the street in any residential building that fronts the street;
- v) residential buildings that front a street must have a main pedestrian 'front door' accessed from the street;
- vi) garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a residential buildings...;
- vii) a height envelope control of 2.1 metres + 45° shall apply from all boundaries facing the southern half of a compass including north-south faces, and one of 3 metres + 45° shall apply to all boundaries facing the northern half. This standard shall not apply from the road frontage boundary;
- viii) maximum building length is 12 metres before a recess with a minimum dimension of 3 metres x 3 metres is required. This recess must also have a maximum height of no less than 1 metre lower than the adjacent building mass. In addition, no more than 2 units may be terraced unless the connection is via a single storey garage, in which case an unlimited number may terrace to avoid - long repetitive rows of units;
- ix) the maximum height of a front boundary fence, or any fence within the front yard, shall be 0.8 metres;
- x) each unit must provide a private outdoor living court of at least 30m², with a minimum dimension of 2.5 metres and the ability to accommodate a circle with a 4 metre diameter. This space must be directly accessible from a habitable room; however it must not be located between a residential building's front and a street; and
- xi) coverage must not exceed 50%.

Standards for new buildings and alterations and extensions to existing buildings

- 1) The maximum height of any building from original ground level shall be 12 metres and no building shall be more than 3 storeys above the original ground level, except in Precinct A1 where the maximum height of any building shall be

15 metres and no building shall be more than 4 storeys above original ground level.

- 2) In Precinct A, where a building adjoins, or is within 2 metres of the front boundary of a property, or a main internal pedestrian route, the building must contain at least 75% of the ground level road boundary façade and façades on main internal pedestrian routes as active retail frontages, including pedestrian entrances and clear glass for the display of goods. This standard excludes buildings only used for residential activities in Precinct A2.
- 3) In Precinct A, buildings must be located within 10 metres of any existing retail activities on the site or adjoining sites, and provide links via footpaths to the pedestrian entrances of adjoining premises.
- 4) In Precinct A, buildings must contain a minimum of one pedestrian entrance/exit per 15 metres of frontage to legal roads, main internal pedestrian routes and public open spaces, or have smaller retail and commercial activities fronting the legal road, vehicular circulation route, right of way or public open space.
- 5) In Precinct B, buildings must contain at least 50% of the ground level road boundary façade and facades on desired connector roads as active frontages, including pedestrian entrances and clear glass with views to activities in the building.
- 6). In Precinct C, buildings for commercial uses must contain at least 50% of the ground level road boundary façade and facades on desired connector roads as active frontages, including pedestrian entrances and clear glass with views to activities in the building....

Status of Plan: Proposed - Notified June 2016 version²³

Zone name: Business 1

Business environments

Objective 12.6

The maintenance and enhancement of the character and amenities of business and industrial areas make these environments places where people want to work, visit and invest.

Policy 12.6.1

Require development to maintain or enhance streetscape amenity in business zones by ensuring:

- a) an attractive street interface is maintained through landscaping where buildings are not built to the street frontage;
- b) service and outdoor storage areas are not visible from ground level of a public place;
- c) architecturally-interesting façades are presented through variation in building design, scale and the use of glazing;
- d) a continual frontage of buildings is provided along the street, apart from pedestrian alleyways;
- e) clear and direct visual connection is provided between the street and the building interior;
- g) shelter is provided for pedestrians on footpaths in the form of a veranda; and
- h) buildings are designed to have commercial activities at the ground floor, with an adequate ground floor to ceiling height to accommodate these activities.

Policy 12.6.2

Development of activities in business or industrial zones will provide good amenity outcomes through the following:

- a) ensuring people's health and wellbeing are maintained and enhanced through good building design;
- b) requiring a high standard of visual interest and amenity qualities (noise levels, minimal dust and odour, privacy, overall volumes of traffic movements, building bulk and density and access to daylight);
- c) providing planting on road reserve; and
- d) requiring integration of landscaping on individual allotments to soften the appearance of buildings fronting the road in areas outside of the streets identified in Appendix 18.

²³ Hearings for this plan change have commenced.

Policy 12.6.3

Ensure buildings are located within individual allotments to provide good amenity outcomes by:

- a) controlling the height of buildings to avoid, remedy or mitigate shading of adjoining properties and to maximise opportunities for views to important landscape features;
- b) ensuring that buildings located close to property boundaries do not shade adjoining properties, have intrusive height in relation to the property boundary or have cross-boundary nuisance effects in terms of dust, odour and noise; and
- c) controlling noise levels.

Within rules section

9.1. Permitted Activities

Unless expressly limited elsewhere by a rule on the Marlborough Environment Plan (the Plan), the following activities shall be permitted without resource consent where they comply with the applicable standards in 9.2 and 9.3:

9.1.1. Commercial activity.

9.1.7. Residential activity.

9.2. Standards that apply to all permitted activities

9.2.1. *Construction and siting of a building or structure.*

- 1. A building must be located on the front boundary of the site with no setback from the street edge except that a recess of up to 0.5m within the façade of the building is permitted.
- 2. The primary customer entrance must be located on, or adjoin, the front boundary of the site....
- 6. A building must only differ by one storey in height from immediately neighbouring buildings, unless additional storeys are set back from the front boundary by at least 3m.
- 7. Car parking or garaging relating to residential activity occurring on the land must be located away from the building frontage.
- 9. At least 50% of the ground floor walls of a building that fronts a public street, public land or public reserve must be glazed.
- 11. A building or structure in the Business 1 Zone in Blenheim must landscape 10% of the site with permanent plantings of grasses (except lawn grasses), shrubs and trees or any combination thereof, unless the land adjoins a Landscape Exclusion Street in Appendix 18.
- 14. A dwelling associated with a permitted activity can be constructed or sited where the siting and construction is designed to reduce the exposure of the occupants to external noise, as follows:
 - (a) a dwelling must be constructed to achieve an indoor design sound level of 53 dBA Lmax in a habitable space based on a designed sound level of 75 dBA Lmax at the boundary of the site or 10m from the dwelling, whichever

is the closer to the dwelling. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation means is provided.

Nelson City Council

Status of Plan: Operative

Zone name: Inner City and Suburban Commercial Zones

District wide objectives and policies

Objective DO13A.1 recognising the local context

Subdivision and development that reflects, and creates positive relationships with, our local environment, heritage and urban context.

Policy DO13A.1.1 local context and environment

Subdivision and development should relate to local topography, climate, heritage, culture, locally distinctive materials and vegetation, and valued development patterns

Policy DO13A.3.3 prominent and public buildings and spaces

Prominent spaces and places should be defined by the Council. Urban buildings and spaces located on prominent sites, or buildings and spaces that are intended for public use, should represent outstanding architectural and landscape design, and be socially, culturally and environmentally responsive. Design should consider the needs of present and future generations.

Objective DO13A.6 urban design process

Sustainable management of Nelson's urban resources achieved through quality urban design processes...

Objective DO14.1 city layout and design

Subdivision and development that recognises and is appropriate to the natural characteristics of the City and is consistent with principles of high quality urban design and the orderly and efficient use of land.

Objective DO14.2 amenity values

The amenity values of the built environment shall be maintained or enhanced through the subdivision and development processes.

Objective DO15.1 urban form

An urban form in which intensive development is not detached from existing urban boundaries and which avoids or mitigates adverse effects on ecological, recreational, cultural, community and amenity values.

Inner City zone

Objective IC2 street and public amenity

Streets and public areas which are pleasant and attractive for people to visit and use.

Policy IC2.2 sunlight and daylight - other areas

The levels of access of sunlight and daylight to other areas within Inner City should take account of what is reasonable given the use, density of development and character of those areas.

Policy IC2.4 views

Buildings and structures should not interrupt or otherwise compromise significant views within the Inner City and from other parts of the City across the Zone.

Policy IC2.6 street enhancement and public facilities

Enhance the attractiveness of the City Centre and the public facilities available to the public.

Objective IC3 site amenity

Site development which:

- a) is appropriate to the streetscape of the area, and
- b) is sympathetic to the form and function of the locality, and
- c) is sympathetic to the character of the heritage buildings in the Inner City

Policy IC3.1 street wall - Trafalgar, Hardy and Bridge Streets

The overall appearance of Trafalgar, Hardy and Bridge Streets within the City Centre should be of:

- a) strong enclosure by buildings, and
- b) visually pleasing coherence, and
- c) reasonable continuity of facade height, and line of the street wall, with respect to the street boundary.

Exceptions will be provided for where...[benefits mitigate or remedy adverse effects]

Policy IC3.2 street appearance - remainder of zone

Sites should present an attractive frontage to the street which is appropriate to the function of the site and should remedy or mitigate any adverse visual impacts readily visible from public areas.

Policy IC3.3 style and form - city centre

New buildings and alterations to existing buildings within the City Centre should be of a form and style which:

- a) is sympathetic to, and compatible with the design of the significant buildings in the vicinity, and
- b) in particular, has regard to and draws on the significant architectural features of historic buildings in the vicinity, while not necessarily imitating them.

Policy IC4.3 residential amenity

The Inner City, and sites used for residential activity, should provide a reasonable standard of residential amenity, but recognising that the fundamental character of the area is non-residential.

Within rules section

ICr.20 Location of buildings - Road frontage

Permitted standard ICr.20.1

Any building (when it is erected, or substantially altered), must be built to the road boundary, except:

- a) any Group A or B Heritage Building listed in Appendix 1, or
- b) any building on the boundary with the ring road, or Montgomery, Buxton or Wakatu Square.

Controlled Activity Cr.20.2

The set back of any building from a frontage with the ring road, or Montgomery, Buxton or Wakatu Square is controlled.

ICr.22 Continuity – Permitted standard

Cr.22.1 Any building must occupy the full frontage of the site, except:

- a) any Group A or B Heritage Building listed in Appendix 1, or
- b) any building on the boundary with the ring road, or Montgomery, Buxton or Wakatu Square, or
- c) where land is set aside for public pedestrian access.

ICr.23 Minimum facade height

Cr.23.1 No part of the crest of the facade of any building where it fronts Trafalgar, Bridge or Hardy Streets (within the ring road) may be less than 8m high.

ICr.25 Daylight admission Trafalgar, Hardy or Bridge Streets (within the ring road)

ICr.25.1 Except for an aerial, no part of a building may penetrate any recession plane specified below and shown in Appendix 17 (daylight admission):

- a) a recession plane originating from the road boundary at ground level on the south side of Bridge Street inclined at 24° towards the north, and
- b) a recession plane originating from the road boundary at ground level on the south side of Hardy Street inclined at 24° towards the north, and
- c) a recession plane originating from the road boundary at ground level on the east side of Trafalgar Street inclined at 24° towards the west, and
- d) a recession plane originating from the road boundary at ground level on the west side of Trafalgar Street inclined at 24° towards the east.

Explanation of ICr.25.5

The rule establishes minimum access requirements for midwinter sunlight and daylight to the southern footpaths of Bridge and Hardy Streets. The angle is set to ensure buildings allow entry of **2 hours sunlight** on the shortest day (21 June) (from approximately 11.30am - 1.30pm). The recession plane would allow a 9.4m facade at the road edge. This height also fits well with the scale of existing and heritage buildings.

For Trafalgar Street, the rule aims to ensure reasonable access of sunlight to the main pedestrian road in the city. The recession planes apply to both sides of the road. They set a midwinter benchmark with access of sunlight to the western footpath at about 9.50 am on the shortest day (21 June), leaving the eastern footpath at about 3.20 pm. The recession planes would allow 11m facades at the road edge. This height also fits well with the scale of existing and heritage buildings.

ICr.26 Daylight admission - Parking squares

ICr.26.1 Except for an aerial, no part of any building may cast a shadow on the ground in Montgomery, Buxton or Wakatu Square between the hours of 10.10 am and 2.50 pm beyond the lines AB, BC and CD as shown in Appendix 17 (daylight admission).

(Note: the angle of recession is 29 degrees in the east/west planes, and 21° in the north/south plane.)

Explanation for ICr.26.5

This rule is to preserve a degree of sunlight and daylight amenity to the public parking squares. This recognises the increasing trend for the squares to have multiple functions, and the Council's intention to further enhance the amenity of these areas. The lines allow a facade height at the perimeter of the squares of about 12m...

ICr.27 Buildings in Montgomery, Buxton and Wakatu Squares

ICr.27.2 Buildings in Montgomery, Buxton, and Wakatu Squares are controlled if:

- a) the total gross floor area of all buildings within any square does not exceed 200m², and
- b) the height of any building does not exceed 4m.

Control reserved over:

- i) design and external appearance, and
- ii) landscaping

ICr.28 External design and appearance - Trafalgar, Hardy and Bridge Streets

ICr.28.2 ...Erection of any new building is controlled, if:

- a) the building is not a Group A or B Heritage Building (listed in Appendix 1), or
- b) the building is not in a Heritage Precinct shown on the Planning Maps.

Control reserved over design and external appearance

Explanation of ICr.28.5

The City Centre is the heart of the city. Buildings fronting the main pedestrian roads, although mostly in private ownership, present a very public face and have a major influence on the appearance of the city. The rule aims to promote quality building design and appearance, by assessing the external appearance of buildings against a design guide for the City Centre. The activity will be controlled, meaning the application must be granted, but that conditions can be put on with respect to design and appearance.... The City Centre Design Guide seeks to control the height, scale, and modulation of buildings overall, and the appearance above verandah level.

Permitted standard regarding acoustic insulation

ICr.43A.1 Construction of any new Bedroom is permitted if:

- a) the new Bedroom is acoustically insulated in accordance with Appendix 19 (AP19.3 Inner City Zone, Table 3), or
- b) the new Bedroom is acoustically insulated to achieve a facade sound level difference of not less than 30dB D2m,nT+Ctr, and has either ventilating windows open or minimum ventilation requirements as set down in Appendix 19 (AP19.3 Inner City Zone), and
- c) If option b) is used then prior to commencement of any construction or site works a certificate is obtained from a suitably qualified acoustic engineer to demonstrate that the building design complies with option b) above. For the purposes of this rule, the 'construction of any new Bedroom' shall also include the conversion of any existing room to a Bedroom.

ICr.73 External appearance - Large buildings

Cr.73.2 The erection or substantial alteration of a building where the proposed gross floor area of the building is in excess of 2,500m² is controlled.

Control reserved over:

- i) the visual appearance of the site and buildings (including advertising and landscaping), and
- ii) the layout of the site.

Explanation for ICr.73.5

Large buildings can detract from amenity values. The rule allows control over the visual aspects of the site where the 'footprint' of the building exceeds 2500m².

ICr.73A Design and External Appearance - Area bounded by Collingwood St, Riverside, Malthouse Lane, Harley St and Hardy St

Cr.73A.2 The erection or substantial exterior alteration of a building in [the above area] is a controlled activity if:

- a) the building is, or when altered will be, setback no more than 3m from the road boundary, and
- b) no car parking or loading is located between the road boundary and building frontage (or a line extended from the building frontage to the side boundaries of the site).

Control reserved over:

- i) the design and external appearance of the building, and
- ii) the width and location of access to and from the site, and the direction of traffic flow (including the control of reverse manoeuvring onto roads), and
- iii) landscaping and maintenance of the site.

Explanation for ICr.73A.5

...In the past rules required significant levels of parking to be provided in this area (see ICr.76.5). This, coupled with a lack of control over building location and design, was resulting in buildings that often did not contribute positively to the streetscape, and that would affect this area long term....

Sch.J Vanguard Street, St Vincent Street and Haven Road

There are no permitted activities on the site.

J.3 Controlled activities

- 2. A single supermarket and associated concessionaires, and a single bulk retail shop, are controlled activities on the site, if...

Control reserved over:

- i) landscaping and site layout, and
- ii) the design and external appearance of buildings and other structures, and
- iii) provision for the disposal of stormwater...,and
- iv) the location and design of vehicular and pedestrian access to and from the site, and
- v) a financial contribution...

Suburban Commercial Zone

Objective SC2 amenity and adverse effects

Suburban commercial centres which have a high level of on-site amenity, and which do not have significant adverse effects on neighbouring areas or on the safe and efficient operation of the road network.

Objective SC3 Marsden Valley Suburban Commercial Zone

To recognise and provide for a vibrant Marsden Valley Suburban Commercial centre, which through its central location, provision of an area of publicly accessible open space central to the Zone, mix of suitable activities, and high-quality building design, allows for the creation of a quality urban environment.

Policy SC3.1 building and outdoor space design

Promotion of variety, modulation, active frontages, and creativity in building and outdoor space design which is at a human scale, and contributes to high quality, coordinated public outdoor areas.

Policy SC3.2 mixed use

To enable a mix of activities (primarily commercial (retail and office) and residential) within the zone which supports the creation of a quality urban environment, adds vibrancy, and provides a wide choice of places to live, work and play.

Within rules section

SCr.21 Floor Space Maximum and External Appearance - Large Buildings

SCr.21.1 Permitted activity

No building on any site may exceed a gross floor area of 800m², except for the Stoke Centre, west of Main Road Stoke, where a gross floor area of 1600m² is permitted.

SCr.21.2 Controlled Activity

The erection or substantial alteration of a building in the Stoke Centre, west of Main Rd Stoke, where the gross floor area of the building is in excess of 1600m², is controlled:

Control reserved over:

- i) the visual appearance of the site and buildings (including advertising and landscaping), and
- ii) the layout of, and access to, the site.

Explanation for SCr.21.5

Larger buildings can detract from amenity values. This can be particularly the case with large buildings in Suburban Commercial areas which are in close proximity to residential areas. The rule allows control over visual and other aspects of the development to address some of these concerns...

New Plymouth District Council

Status of plan: Draft District Plan. Notified February 2018

Name of Zone: City Centre zone

Strategic Objectives - Urban Form and Connectivity – SO-11

Urban form comprises good quality design and achieves sustainable development outcomes.

Strategic Policy SP-6

Ensure activities achieve good quality design and sustainable development outcomes by:..

2. recognising the local context and character of an area;...

City Centre zone

Objectives

CCZ-O5

The buildings in the city centre are well designed and contribute positively to the Streetscape.

CCZ-O6

The city centre is an attractive and safe environment for people to work, live and visit.

CCZ-O7

The city centre's historic and cultural heritage is maintained and enhanced and contributes to a unique sense of place and identity.

CCZ-O8

The role and function of the city centre is not compromised by incompatible activities and/or built form.

Policies

CCZ-P4

Enable living activities in buildings of a quality and design that:

1. incorporate adequate sound attenuation to ensure noise levels within the building are reduced to appropriate levels;
2. provide a reasonable level of daylight/sunlight access and privacy; and
3. provide adequate storage space and utility and/or refuse areas.

CCZ-P5

Only allow activities that are potentially incompatible with the role, function and predominant character of the City Centre Zone if they are located appropriately having regard to the effects of the activity and:

2. the scale, design and layout of the activity and its compatibility with the character and amenity of the surrounding area;...

CCZ-P7

Maintain the role, function and predominant character of the City Centre Zone by controlling the effects of:

1. inactive frontages;
3. the erection of new buildings;
4. alterations and additions to the exteriors of buildings;
6. noise and light..

CCZ-P8

Require activities on pedestrian streets to maintain an active frontage and to contribute to a vibrant retail area by:

1. providing a verandah and/or other forms of shelter for pedestrians;
2. providing adequate transparent glazing so that goods and services are visible to create engaging retail focused spaces;
3. providing an obvious public entrance;
4. locating parking and servicing areas within or to the rear of buildings; and
5. ensuring pedestrians can move safely and efficiently along the street and within public places.

CCZ-P10

Require new buildings and/or additions and alterations to the exterior of existing buildings to be compatible with the character and amenity of the relevant area by:

1. ensuring an interesting and engaging frontage with variations in form, materials and colour;

2. providing clearly visible and accessible entranceways and connections to pedestrian networks....
3. ensuring utilities and service areas are not visible from public areas and are screened or incorporated into the overall building form;...

CCZ-P12

Require that buildings proposing to exceed permitted height limits ensure the building and/or the effects of additional height are appropriate having regard to:

2. the prominence of the site's location, the extent of the building's visibility to the public and its compatibility with the character and amenity of the area;
3. the overall scale, form, composition and design of the building and the ability to minimise visual effects by breaking up dominant and/or monotonous facades;
4. the proximity of the building to the coastal environment and its impact on coastal values;
5. the proximity of the building to the Huatoki Stream...;
6. the site's size, topography and the orientation of the building on the site and whether the building will result in adverse shading effects;
7. the extent to which the building encroaches into the core part of the view and the focal elements that will be affected within any viewshaft;
8. the impact on any adjacent heritage building and/or the heritage character precinct, ensuring similarity of frontage alignment, height and overall bulk, form and scale.

CCZ-P13

Require that activities ensure any effects generated are of a type, scale and level that are appropriate for the City Centre Zone and that will maintain city centre amenity by:

- f. ensuring adequate access to daylight;
- g. managing noise and light emissions to an acceptable, reasonable level; and
- h. controlling the size, design and type of signage.

Within rules section

CCZ-R9 – Erection of new buildings and structures

Activity status – Restricted Discretionary

Matters over which discretion is restricted:

1. Any relevant matters in (policies) CCZ-P10, CCZ-P11, CCZ-P12, CCZ-P13 and CCZ-P14.
2. Impact on streetscape amenity values and/or heritage values.
3. Impact on the heritage character precinct.
4. The extent to which the activity is consistent with the City Centre Design Guide.

Palmerston North District Council

Status of Plan: Operative for Commercial Chapters

Zone name: Outer Business Zone

Policy 1.3

To enable good quality residential activities in the Outer Business Zone while ensuring that appropriate on-site measures are taken to protect residential development from any intrusive noise effects.

Policy 1.4

To enhance the quality and amenity of residential buildings in the Outer Business Zone by ensuring occupants have adequate access to daylight and sunlight.

Objective 2

The Outer Business Zone has a high level of functional amenity.

Objective 3

The Outer Business Zone has a high level of visual amenity.

Policy 3.1

To ensure that development fronting the Primary Road Network is of a high quality and enhances the main entrances into the City.

Policy 3.2

To mitigate the visual effects of large unbroken areas of asphalt by ensuring car parking is visually attractive when viewed from both the private and public realms.

Policy 3.3

To ensure the visual effects of development are managed by requiring skilled landscape design to contribute to the quality and attractiveness of the wider street environment.

Policy 3.4

To maintain and enhance the identified character of particular retail areas in the Outer Business Zone.

Objective 5

Large buildings in the Outer Business Zone are designed to ensure their impacts on surrounding buildings, streetscape and public areas maintain or enhance the zone's visual character and amenity.

Policy 5.1

To manage the impacts of large buildings on the visual character and amenity of surrounding buildings, public areas and the streetscape.

Policy 5.2

To require large building development to provide design treatment at or facing the street edge and façade articulation that contributes to the quality and attractiveness of the wider street environment.

Policy 5.3

To maintain and enhance the amenity of the Outer Business Zone by controlling the bulk, location, external design and landscaping of large buildings.

Policy 5.4

Require all development to provide frontages including entrances and openings facing the edge of the Primary Road Network.

Policy 5.5

To promote large building development that maintains a high quality public environment while being safe, attractive and convenient for a diverse range of uses.

Policy 5.6

To avoid building development that is characterised by lengthy featureless blank walls, particularly buildings with frontage to the street.

Policy 5.7

To avoid blank secondary frontages and service areas at the street edge.

Policy 5.8

To ensure service and loading areas are not in prominent view of the street edge, particularly sites fronting the Primary Road Network.

Within rules section

Permitted Standards

- a) Maximum Number of Retail Activities Below 300m² of Merchandising Area
 - i) Not more than one retail activity having a Merchandising Area below 300m² is permitted per site or development. [exceptions apply to specified activities]

R11.9.1.2 Construction, External Alteration or Addition to a Building

The Construction, External Alteration or Addition to a Building is a Permitted Activity provided the following Performance Standards are complied with.

- a) Maximum Floor Area
 - i) The construction of all buildings with a total gross floor area of up to 500m² are permitted.
- f) Building frontages
 - i) All buildings on sites fronting a Major or Minor Arterial Road...will be built to the street boundary.
 - ii) On all other roads, all buildings will be built to the front boundary along no less than 50% of the street boundary.
 - iii) No building will create a featureless façade or blank wall at the ground level street frontage wider than 6 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings or glazing.
 - iv) All buildings will provide clear glazing for at least 75% of its height for at least 50% of the ground floor building frontage.

Queenstown Lakes District Council

Status of Plan: Part Operative²⁴ (May 2018 Decision version)

Zone name: Business Mixed Use Zone

Strategic Objectives and Policies

Objective 3.2.2.1

Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;...

Policy 3.3.2

Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.

Objective 4.2.2B

Urban development within Urban Growth Boundaries that maintains and enhances the environment...

Policy 4.2.2.3

Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.

Policy 4.2.2.7

Explore and encourage innovative approaches to design to assist provision of quality affordable housing.

²⁴ Decisions on Stage 1 of the plan review (covering residential zones) was notified May 2018. The Council has signalled that Stage 3 and 4 reviews of the District Plan may effect residential and commercial development and are anticipated to be notified in 2019.

Policy 4.2.2.8

In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.

Business Mixed Use Zone

Policy 16.2.1.2

Enable a range and mix of compatible business, residential and other complementary activities to achieve an urban environment that is desirable to work and live in.

Policy 16.2.1.5

Provide appropriate noise limits to minimise adverse noise effects received within the Business Mixed Use Zone and by nearby properties.

Policy 16.2.1.6

Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the Building Code to limit the potential for reverse sensitivity effects.

Policy 16.2.1.7

Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places and...provide a safe and well-lit environment for pedestrians.

Policy 16.2.1.8

Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects on public places and adjoining residential zones.

Objective 16.2.2

New development achieves high quality building and urban design outcomes that minimises adverse effects on adjoining residential areas and public spaces.

Policy 16.2.2.1

Require the design of buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.

Policy 16.2.2.2

Require development close to residential zones to provide suitable screening to mitigate adverse visual effects, loss of privacy, and minimise overlooking and shading effects to residential neighbours.

Policy 16.2.2.3

Require a high standard of amenity, and manage compatibility issues of activities within and between developments through site layout, landscaping and design measures.

Policy 16.2.2.5

Incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.

Policy 16.2.2.6

Where large format retail is proposed, it should be developed in association with a variety of integrated, outward facing uses to provide reasonable activation of building facades.

Policy 16.2.2.7

Allow buildings between 12m and 20m heights in the Queenstown Business Mixed Use Zone in situations when:

- a. the outcome is of high quality design;
- b. the additional height would not result in shading that would adversely impact on adjoining Residential zoned land and/or public space; and
- c. the increase in height would facilitate the provision of residential activity.

Policy 16.2.2.8

Apply consideration of the operational and functional requirements of non-residential activities as part of achieving high quality building and urban design outcomes.

Within rules section

16.4.4 Matters of Discretion for new buildings – Restricted Discretionary activity

Buildings Discretion is restricted to:

- a. building materials;
- b. glazing treatment;
- c. symmetry;
- d. vertical and horizontal emphasis;
- e. location of storage;

- f. signage platforms;
- g. landscaping;
- h. where residential units are proposed as part of a development, provision made for open space on site whether private or communal;
- i. where applicable, integration of the development with Horne Creek, including site layout and landscaping; and
- j. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area.....:

Assessment matters relating to buildings:

- a. the impact of the building on the streetscape including whether it contributes positively to the visual quality, vitality, safety and interest of streets and public places by providing active and articulated street frontages and avoids large expanses of blank walls fronting public spaces;
- b. whether the design of the building blends well with and contributes to an integrated built form and is sympathetic to the surrounding natural environment.

16.5.5 Acoustic insulation standard

Acoustic insulation

For all residential development and visitor accommodation the following shall apply:

- 1. A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36; and
- 2. All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB R_w+C_{tr} determined in accordance with ISO 10140 and ISO 717-1.

16.5.7 Discretionary Building Height (Queenstown Only)

In Queenstown the discretionary maximum building height shall be 12m.

Matters of discretion for building heights above 12m in Queenstown

Discretion is restricted to:

- a. the design and quality of the building, including the use of articulated facades, active street frontages and the treatment of corner sites;
- b. modulated roof forms, including screening of plant and services;
- c. material use and quality;
- d. the avoidance of large monolithic buildings;
- e. the impact on the street scene;
- f. privacy and outlook for residential uses;
- g. sunlight access to adjoining Residential zoned land and/or public space;
- h. Crime Prevention Through Environmental Design (CPTED) considerations;
- i. where appropriate, the integration of Horne Creek into the development and landscaping; and
- j. facilitation of the provision of residential activities.

16.5.8 Maximum building height

16.5.8.1 The absolute maximum building height shall be:

- a) Queenstown - 20m
- b) Wanaka - 12m

16.5.8.2 Any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage.

16.5.9 Noise standard within zone

16.5.9.1 Sound* from activities shall not exceed the following noise limits at any point within any other site in this zone:

- a. Daytime (0800 to 2200hrs) 60 d B LAeq(15 min)
- b. Night-time (2200 to 0800hrs) 50 d B LAeq(15 min)
- c. Night-time (2200 to 0800hrs) 75 d B LAFmax

*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008

Exemptions: a. the noise limits in rule 16.5.8.1 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.

Rotorua District Council

Status of Plan: Operative

Zone name: City Centre 1 – Mid City

Design and Appearance of Buildings

Objective 5.3.5

Building design that increases the amenity, safety, functionality and vibrancy of the city centre for people.

Policy 5.3.5.1

The application of urban design principles within building design to promote a vibrant, active and safe pedestrian focussed environment.

Policy 5.3.5.2

Seek innovative building design that provides visual interest and diversity to the streetscape and enhances the walkability of the city centre through the use of prominent entrances and different building elements.

Within rules section

Table 5.5.1: Activities in the City Centre 1-2 Zones

- 6. Construction of new buildings – Controlled Activity
- 17. Supermarkets – Restricted Discretionary
- 20. Convention centres on Tutanekai Street – Restricted Discretionary
- 24. Household units – Permitted Activity

5.6.1.13. Acoustic Treatment for Residential and Tourist Accommodation, and Noise Sensitive Activities – Permitted Standard

Any residential, tourist accommodation and noise sensitive activities shall be provided with the following acoustic treatment:

- a) All new residential and tourist accommodation shall be designed and constructed to ensure noise from activities on adjacent sites during night time hours will not exceed 35 dBA L10 in bedrooms and 40 dBA L10 in other habitable areas (e.g. living and dining rooms).
- b) Under this rule habitable areas do not include transit and utility areas such as corridors, kitchens, bathrooms and storage areas.
- c) If the internal noise criteria cannot be achieved with windows and doors open, then a forced-air ventilation or air conditioning system which complies with the NZ Building Code shall be provided so that the acoustic and ventilation criteria

can be achieved simultaneously with windows and doors closed. Noise from any ventilation system shall not cause the internal noise criteria to be exceeded.

- d) At time of application for building consent, an acoustic design certificate from a suitably qualified and experienced acoustic engineer will be required demonstrating how the internal noise criteria will be achieved....

5.7.2.3 Matters of control for Construction of New Buildings and Modification of a Building Façade within City Centre 1 and 3

Council reserves its control over the following matters:

- a) Compliance with the performance standards of the zone.
- b) How the building façade of each tenancy or lot is visually different through the use of different materials and architectural design features.
- c) The provision of separate pedestrian entranceways for each tenancy or lot.
- d) How all buildings greater than one floor in height are designed to ensure a clear visual horizontal division between the ground floor of a building, the middle portion and the roof line.
- e) How vehicle access for servicing purposes is provided to the rear of buildings that have street frontage.
- f) Where the roof line of any portion of a building adjoining the front boundary (excluding corner sites) is highlighted through the use or incorporation of:
 - i) materials different to that used on the building façade; or
 - ii) architectural design features.

5.8.2.2 2 Assessment Criteria for Offices, Supermarkets, Convention Centres, Tourism Accommodation, Medical Centres, Community and Educational Facilities on the Ground Floor Level on Tutanekai Street

Council shall restrict its discretion to the following matters:

- a) How the building façade is designed to provide an active street frontage through the use of different materials and architectural design features.
- b) How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage.

Tauranga City Council

Status of Plan: Operative

Zone name: City Centre and Wairakei Town Centre Zones

City Centre zone

17A.6.1.1 Policy – City Centre Role and Function

By providing for the role and function of the principal commercial centre through:....

- c) Creating a physical environment by applying urban design principles to guide public and private sector development so people find the City Centre an attractive place to live, work and play;

17A.6.3 Objective – Site Layout and Building Design in the City Centre Zone

Development maintains and enhances the landscape character and amenity values of the City Centre Zone with well-designed public and private buildings, structures and spaces.

17A.6.3.1 Policy – Site Layout and Building Design in the City Centre Zone

By ensuring that the layout and design of development in the City Centre contributes to, and creates a pleasant and attractive place for people to live, work and play through:

- a) Ensuring that building development is designed and located so that an active frontage is provided at ground floor level that supports human interaction between use of the street and the activity within the building adjacent to the street;...
- d) Providing public leadership in the design, location and use of public spaces, community and civic facilities through applying good design principles to public projects and to the development of strategic sites within the City Centre;
- e) Encouraging the private sector to apply good design principles to site and building layout and design so the relationship with public spaces, streetscape, local topography and other use and development in the vicinity is enhanced;
- f) Ensuring that activities undertaken in the City Centre avoid, remedy or mitigate adverse effects including visual impact, noise and lighting...;

Within rules section

17A.11.3 Streetscape – Permitted standard for buildings

17A.11.3.1 Commercial Zone and City Centre Zone Streetscape

- a) All buildings and activities on a site within the Commercial Zone or City Centre Zone ...where the land opposite is used primarily as a business activity, shall either:
 - i) Provide an active frontage as described in Rule 17A.11.2 – Pedestrian Environment Streets; or
 - ii) In accordance with Appendix 17D: Commercial Streetscape Rule Option, where the frontage is primary street frontage, provide frontage developed landscape areas to a width of at least 2 metres as measured from the road frontage boundary, exclusive of vehicle accessways, in conjunction with a 15% proportion of the active frontage described in Rule 17A.11.2 – Pedestrian Environment Streets;
 - iii) In accordance with Appendix 17D: Commercial Streetscape Rule Option, where the frontage is secondary street frontage, provide frontage landscape planting comprised of trees, shrubs and groundcovers to a width of at least 2 metres as measured from the road frontage boundary, exclusive of vehicle accessways.

17A.12.1 City Centre Zone Special Permitted Activity Rules

17A.12.1.1 Sunlight Admission to Public Places

- a) All buildings or structures shall be designed, and constructed to no greater than a height that will maintain direct daylight access to the following City Centre public places at noon on 21 June, as indicated in Appendix 17C: City Centre Zone – Sunlight Admission to Public Places... [applies to Spring and Wharf Streets and the Masonic Park site].
- b) A certificate prepared and signed by a registered surveyor or other appropriately qualified person shall be supplied to demonstrate compliance with this rule where the proposed height of the building or structure is within 2 metres of the maximum permitted for the site when this rule is applied.

17A.12.1.2 Buildings, Activities and Structures in the City Centre Waterfront Sub-Zone

- a) Waterfront Sub-Zone A: All permanent buildings, excluding lighting structures and minor public recreational facilities and activities shall:
 - v) Have a maximum cumulative footprint area for all enclosed buildings north of the Hamilton Street View Corridor not exceeding 300m²;
 - vi) Have a maximum cumulative footprint area for all enclosed buildings south of the Hamilton Street View Corridor not exceeding 450m².

Wairakei Town Centre Zone

17A.7.1 Objective – Bulk and Scale of Buildings in the Commercial, Wairakei Town Centre Zone and Wairakei Neighbourhood Centre Zone

Buildings are sufficient to provide and adapt to the needs of business and mixed use activities while positively contributing to the surrounding landscape character, and that do not compromise the amenity of the surrounding environment.

17A.7.1.1 Policy – Bulk and Scale of Buildings in the Commercial, Wairakei Town Centre and Wairakei Neighbourhood Centre Zones

By providing a building envelope sufficient to provide for business and mixed-use activities that:

- a) Ensures the maintenance and enhancement of the surrounding urban amenity values...

17A.7.2 Objective – Site Layout and Building Design in the Commercial, Wairakei Town Centre Zone and Wairakei Neighbourhood Centre Zone

Buildings and structures within the zones provide for a safe, accessible and pleasant commercial environment that has regard to the interface with public spaces, the amenity of adjacent zones and the protection of the natural character of the City.

Within rules section

17A.12.4 Wairakei Town Centre Zone and Wairakei Neighbourhood Centre Zone - Permitted Activities

No activity within the Wairakei Town Centre Zone and the Wairakei Neighbourhood Centre Zone shall be considered a Permitted Activity unless it is in accordance with a comprehensive development consent (Wairakei Urban Growth Area) granted under Rule 17A.14 e) – Restricted Discretionary Activity Rules and provided for under Rule 17A.14.10.1 - Comprehensive Development Consent.

Note: Any activity that does not comply with Rule 17A.12.4 - Wairakei Town Centre Zone and Wairakei Neighbourhood Centre Zone – Permitted Activities shall be considered a Non-Complying Activity.

17A.14.10 Restricted Discretionary Activities - Standards and Terms in the Wairakei Town Centre Zone and Wairakei Neighbourhood Centre Zone

17A.14.10.1 Comprehensive Development Consent

- a. No land within this zone of the Wairakei Urban Growth Area shall be developed for any permanent land use activity or associated buildings until a comprehensive development consent (Wairakei Urban Growth Area)

application has been submitted and granted by Council under this Rule for that part of the Wairakei Urban Growth Area in which the land is situated...

- b. An outline development plan and written environmental assessment including a design report written by an independent person suitably qualified and/or experienced in the field of urban design, building design or landscape design shall be submitted as part of the comprehensive development consent...

17A.14.11 Restricted Discretionary Activities - Matters of Discretion and Conditions in the Wairakei Town Centre Zones and Wairakei Neighbourhood Centre Zone

In considering any development in the Wairakei Town Centre Zones and Wairakei Neighbourhood Zone as a Restricted Discretionary Activity the Council restricts the exercise of its discretion to:

- a) General Matters:
 - i) An assessment of a comprehensive development consent (Wairakei Urban Growth Area) outline plan and design report to be submitted with the application which demonstrates how the proposal meets the standards and terms...;
 - ii) Imposition of conditions related to compliance with an approved comprehensive development consent (Wairakei Urban Growth Area) plan, and compliance with relevant standards and terms...
- b) Objectives and Policies:
 - i) Whether the proposal meets the Objectives and Policies...
- c) Character and Amenity:
 - i) The extent to which the proposed development will contribute to establishing and maintaining a vibrant and attractive urban commercial centre, either in the Wairakei town centre or neighbourhood centres;
 - ii) Activities at the ground floor of buildings adjoining pedestrian environment streets are designed to support a pedestrian orientated street character;
 - iii) Vehicle and pedestrian access is designed and located to ensure safe and efficient movement on-site and to and from the street;....

Status of Plan: Operative

Zone names: Suburban Area – Centres - Sub-regional Centres

Central Area

Suburban Area – Centres – Sub-regional Centres

Objective 6.2.3 – Built Development, Urban Form and Public Space

To ensure that activities and developments maintain and enhance the safety and amenity values of Centres and any adjoining or nearby Residential or Open Space Areas, and actively encourage characteristics, features and areas of Centres that contribute positively to the City's distinctive physical character and sense of place.

Policy 6.2.3.1

Ensure that buildings, structures and spaces are designed to:

- acknowledge, respect and reinforce the form and scale of the surrounding environment in which they are located;
- respect the context, setting and streetscape values of adjacent listed heritage items and Heritage Areas;
- promote a strong sense of place and identity within Centres;
- establish positive visual effects;
- provide good quality living and working environments;
- integrate environmental sustainability principles; and
- provide conditions of safety and accessibility, including for people with restricted mobility.

Policy 6.2.3.2

Encourage developments to create an attractive, comfortable and legible street environment including aspects such as shelter/ verandahs, lighting, street furniture and landscaping.

Policy 6.2.3.3

Maintain or enhance the street edge along identified primary and secondary street frontages.

Policy 6.2.3.6

Enable residential development in all Centres, where it:...

- provides a secure and pleasant environment for the occupiers....;

Policy 6.2.3.7

Enhance the quality and amenity of buildings incorporating a residential component by guiding their design to ensure current and future occupants have an adequate standard of amenity and access to daylight and an awareness of the outside environment.

Policy 6.2.3.9

Manage the height, bulk and location of buildings and developments so that they avoid, remedy or mitigate the adverse effects of shading, loss of daylight, privacy, scale and dominance and any other adverse effects on amenity values within Centres and on adjoining Residential and Open Space Areas.

Policy 6.2.4.2

Ensure all new buildings provide appropriate levels of natural light to occupied spaces within the building.

Within rules section

Chapter 7. Centres Rules

7.3.4 - Integrated retail developments in Centres with a gross floor area exceeding 20,000m² - Restricted Discretionary activity

Building and Structures – Permitted Standards

7.1.4.2 – Maximum floorspace and site coverage

The construction of any building or structure, on sites with frontages other than primary or secondary street frontages, with a gross floor area of less than 100m² and resulting in a total coverage (together with other buildings) of no more than 20 percent of the site.

Matters of discretion for buildings and structures

7.3.6 The construction, alteration of, or addition to buildings and structures that are not a Permitted or Controlled Activity are Discretionary Activities (Restricted) in respect of:

1. design, external appearance and siting of buildings and structures
2. site layout
3. site access, pedestrian and vehicular access
4. site landscaping
5. the provision of amenity for any residential activities located on-site
6. the placement of building mass (in Johnsonville and Kilbirnie and Mt Cook Town Centre only)...

7.6.2.2 Minimum building height

7.6.2.2.1

New buildings or structures or additions to the frontages of buildings and structures along any primary or secondary street frontages in centres, as identified on maps 46 to 49D, shall have a minimum height of 7m. This standard does not apply where Standard 7.6.2.3.1 applies.

7.6.2.2.2

The ground floor to floor (stud) height of all new buildings along primary and secondary street frontages in Centres, as identified on maps 46 to 49D, shall be at least one-third higher than the upper storey(s) of the building.

7.6.2.4 Building Mass in Johnsonville Sub-Regional Centres and Mt Cook Town Centre only (as listed in Appendix 1)

7.6.2.4.1

No building (or buildings) within Zone 2 of the Johnsonville Sub-Regional Centre or Zone 2 of the Mt Cook Town Centre shall have a mass in excess of the total building mass (volume) for the site.

Total building mass (volume) is calculated using the following formula:

- a. In areas where building heights are measured above ground level:
Total mass = site area x height x 0.75
- b. For freehold sites in strata (or portions of a site subdivided by strata):
Total mass = strata area x (upper height – lower height) x 0.75

'Active' building edges

7.6.2.7.8

...No ground floor wall shall be continuously featureless for greater than 3 metres in width on primary street frontages identified on District Plan Maps 46 to 49D.

7.6.2.7.9

New buildings built at the front of a site identified as having a primary street frontage (as identified on planning maps 46 to 49D), must be built up to the street edge along the primary frontage.

7.6.2.7.10

Any addition to, alteration or modification of a building or structure where the works are confined to the area below verandah level must not create a featureless façade more than 4 metres wide on any wall that faces a public space, and extends from a height of 1m above ground level up to a maximum height of 2.5m. A featureless façade will be considered to be one that lacks windows, doors, columns, recesses, stairs, niches or other architectural detailing.

Restricted Discretionary height standard for Buildings

7.3.7.10

In Zone 1 of the Johnsonville Sub-Regional Centre and the Mt Cook Town Centre, the maximum building height assessed under standard 7.6.2.1.1 must not be exceeded by more than 50 percent. In Zone 2 of the Johnsonville Sub-Regional Centre and the Mt Cook Town Centre, maximum building height must not be exceeded by more than 33 percent.

7.3.7.11

In the Kilbirnie Sub-Regional Centre... the maximum building height assessed under standard 7.6.2.1.1 must not be exceeded by more than 50 percent...

Central Area

Principles for future development (Explanatory text)

12.1.1 Enhance 'sense of place'

12.1.4 Enhance the Central Area as a location for high quality inner city living

12.1.5 Enhance the built form of the Central Area

Objective 12.2.3 - Urban form and sense of place

To recognise and enhance those characteristics, features and areas of the Central Area that contribute positively to the City's distinctive physical character and sense of place.

Policy 12.2.3.2

Promote a strong sense of place and identity within different parts of the Central Area.

Policy 12.2.5.3

Manage building mass in conjunction with building height to ensure quality design outcomes.

Policy 12.2.5.4

To allow building height above the specified height standards in situations where building height and bulk have been reduced elsewhere on the site to:

- provide an urban design outcome that is beneficial to the public environment...

Policy 12.2.5.5

Require design excellence for any building that is higher than the height standard specified for the Central Area.

Policy 12.2.5.10

Provide for consideration of 'permitted baseline' scenarios relating to building height and building bulk when considering the effect of new building work on the amenity of other Central Area properties.

Explanatory text

The Central Area is the most intensely developed area of the City. The height and mass standards in the District Plan anticipate further buildings of significant scale across the Central Area. The scale of buildings and their proximity to each other mean that it is impractical to require that all of the potential adverse effects of new buildings be restricted to the site.

It is inevitable that new building works will impact to some degree on surrounding properties in terms of daylight, outlook and privacy. For this reason 'permitted baseline' scenarios (informed by the building height and mass standards in the Plan) are appropriate when considering the impact of the height and mass of new buildings in the Central Area on the amenity of surrounding properties. Occupiers of adjoining properties should be aware that the emphasis on protection of amenity in the Central Area is significantly less than applies in the city's Residential Areas. The number of residential units in the Central Area is forecast to increase over the life of the District Plan. When new residential developments are proposed they will be expected to be self-sufficient in the provision of on-site amenity, so that they are not reliant on neighbouring properties for sunlight, daylight, outlook and privacy. This will help to mitigate the impact of new buildings on the amenity of adjoining properties.

Objective 12.2.6 – Buildings and Public Amenity

To ensure that new building works maintain and enhance the amenity and safety of the public environment in the Central Area, and the general amenity of any nearby Residential Areas.

Policy 12.2.6.1

Enhance the public environment of the Central Area by guiding the design of new building development, and enhancing the accessibility and usability of buildings.

Policy 12.2.6.2

Require high quality building design within the Central Area that acknowledges, and responds to, the context of the site and the surrounding environment.

Policy 12.2.6.12

Maintain and enhance the visual quality and design of ground floor level developments fronting on to streets, parks and pedestrian thoroughfares throughout the Central Area.

Policy 12.2.6.13

Maintain and enhance the commercial character and visual interface of ground floor level developments facing the public space along identified frontages within the Central Area.

Policy 12.2.7.2

Ensure all new buildings provide appropriate levels of natural light to occupied spaces within the building.

Policy 12.2.7.3

Enhance the quality and amenity of residential buildings in the Central Area by guiding their design to ensure current and future occupants have adequate ongoing access to daylight and an awareness of the outside environment.

Extract of explanatory text

There has been a significant growth in apartment buildings within the Central Area. Some of these buildings currently rely on adjacent sites (either vacant or with low height buildings) to provide suitable amenity for occupants (e.g. natural light, awareness of the outside environment and sunlight access where practicable). Over time, adjacent sites may be developed, leading to a significant reduction in basic amenity requirements for occupants of the residential building. Design guidance and rules are included to ensure that new residential buildings provide residential amenities on-site, and that these will not be adversely affected by development on adjacent sites....

Within rules section

Activity table

13.1.2

The construction, alteration of, and addition to buildings and structures provided for in this rule are Permitted Activities in all parts of the Central Area, provided they comply with the standards specified in sections 13.6.1 (activities, buildings and structures) and 13.6.3 (buildings and structures).

13.4.7

The construction, alteration of and addition to buildings and structures in the Lambton Harbour Area, that do not meet the requirements of rules 13.2.2 or 13.3.5 – Fully Discretionary

13.4.8

The construction, alteration of and addition to buildings and structures for retail or office activities in the Pipitea Precinct – Fully Discretionary

13.4.11

Buildings and structure located above the street that exceed 25 percent of the width of the road at any point – Fully Discretionary

13.1.2.4 Permitted standard for floor area and site coverage

Any building or structure with a gross floor area of less than 100m² and (collectively) covering no more than 20 percent of the site, except....

Controlled Activities

13.2.2.A

Buildings for operational port activities that exceed 100m² gross floor area and which are located in that part of the Operational Port Area which is within the southern end of the Port Redevelopment Precinct are a Controlled Activity in respect of:

- 1) external appearance
- 2) duration of consent

13.2.3

The construction or alteration of, and addition to buildings and structures, and creation of associated open space within the Port Redevelopment Precinct (shown in Appendix 2) that are not Permitted Activities, are a Controlled Activity in respect of:

- 1) design, external appearance and siting
- 2) public space structure and public space design

13.3.4 Restricted Discretionary activities

The construction or alteration of, and addition to buildings and structures in the Central Area that are not Permitted or Controlled Activities, except...are Discretionary Activities (Restricted) in respect of:

- 1) design, external appearance and siting
- 2) the placement of building mass....

Restricted Discretionary standard

13.3.8.14 – Building height and building mass

Maximum building height assessed under 13.3.8.4.A and 13.3.8.4.B must not be exceeded by more than 35 percent, and the building mass standard must not be exceeded, or;

maximum building height must not be exceeded by more than 15 percent, and the building mass standard must not be exceeded by more than 15 percent.

Whangarei District Council

Status of Plan – Draft provisions notified June 2018

Zone name: City Centre Environment
 City Fringe Environment
 Waterfront Environment

Extract of Urban Environments Description & Expectations (Explanatory text)

...Good quality urban design is fundamental to achieving a safe, convenient, walkable and attractive Urban Area. Quality design has the potential to increase economic value, reduce management and maintenance costs and lead to more productive workplaces. Urban design aspects such as building design and orientation, building frontage and subdivision design are managed within the Urban Area. Additionally, urban design based assessment criteria are implemented which combine best practice urban design principles with factors considered to be of special importance to Whangarei....

UA.1.2 Urban Area Objectives

7. Recognise the range of amenity values and characteristics in the Urban Area.
8. Promote safe, compact, sustainable and good quality urban design that responds positively to the local context.

UA.1.3 Urban Area Policies

1. To manage effects on urban character and amenity values, by providing for a range of urban Environments with differing expectations.
4. To encourage development that responds to best practice urban design and sustainable development principles, appropriate to the surrounding context.
5. To improve streetscape, pedestrian amenity and on-site amenity by managing the urban design of development and subdivision.
13. To improve the amenity adjacent to the City Centre and protect the amenity within Residential Environments and provide opportunities for residential activities while minimising potential reverse sensitivity conflicts by providing for the CFE (City Fringe Environment)...

City Centre Environment

CCE.1.2 Objectives

1. Encourage the development of the City Centre as an attractive and vibrant place to live, work and visit.
5. Require high quality urban design outcomes through development design, and incentivise exemplary design by enabling higher density development.
6. Prioritise pedestrians and enhance active frontages at ground floor.

CCE.1.3 Policies

1. To recognise the character and amenity values of the CCE (City Centre Environment) including but not limited to:
 - a) An active urban environment.
 - b) Medium to high intensity development.
 - c) The retail, commercial and business heart of the District with a range of activities.
 - d) High levels of noise and lighting.
 - e) Moderate access to daylight.
 - f) Presence of street trees.
 - g) Active building frontages, particularly at ground floor...
2. To enable a range of activities that will enhance the vibrancy, economic performance and amenity of the City Centre for residents and visitors....
3. To require active frontage in building design at ground floor to strengthen the interrelationship between buildings and the public realm.
4. To promote residential activities by enabling and encouraging residential units above ground floor while acknowledging that there may be a reduced level of residential amenity due to a mix of uses and late night activities.
5. To require residential units at ground floor to be designed and constructed in a manner which protects residential amenity and active frontages.
6. To protect residential amenity by requiring residential units to provide sufficient internal space, outdoor living courts and noise insulation.
7. To mitigate adverse effects on residential amenity by providing communal living areas where individual outdoor living courts cannot be provided for residential units.
8. To manage building scale and design to promote flexible and adaptable buildings that efficiently utilise the development potential of the site and are suitable for a range of uses.
9. To maintain moderate sunlight access in public spaces by controlling the scale of buildings.
10. To create a pedestrian-centric environment...

Within rules section

CCE.2.1 Eligibility Rules

- 1) The following activities are prohibited:
 - c) Any drive through facility.
 - d) Any service station.
 - f) Any car parking space located between the building frontage and any road boundary of a site.
- 2) The following are non-complying activities:
 - f) Any retail activity greater than 600m² GFA.
- 3) Activities not requiring consent as a discretionary or non-complying activity shall be a permitted activity.

CCE 2.3. The following building features are a Discretionary activity

2.3.2 Any building:

- a) Where any part of the building that exceeds 20m in height is within 6m of any site boundary
- b) With a height less than three stories.
- c) With a continuous blank wall longer than 5m horizontally that is visible from site frontage.
- d) With less than 65% of the ground floor building frontage in clear glazing.
- e) With the principal entrance to the building not situated to face the road where the building is on a front site.
- f) With a roller door along site frontage (security grills which allow views from the street into the premises are not classed as roller doors).
- h) That is not built within 500mm of any road boundary for the entire length of the site frontage, except....
- i) That exceeds a floor area ratio of 6:1, except a floor area ratio up to 8:1 is permitted where at least one of the following is provided on site:
 - i. A pedestrian arcade.
 - ii. A through site link.
 - iii. 3 or more residential units.
- j) That exceeds a floor area ratio of 6:1, except a floor area ratio up to 6.5:1 is permitted where at least one of the following is provided on site:
 - i. A green roof covering at least 50% of the total roof area.
 - ii. Public art appraised at a value that is at least 0.5% of the value of building construction.

2.3.6 Restricted Discretionary Activity

Any community activity that exceeds 800m² gross floor area.

UA.4.2.1 Assessment of Discretionary Activities for Discretionary Land Use Activities (applies to all Urban zones)

Assessment shall include (but is not limited to) the following matters (where relevant):

- a) The nature and location of the activity, the type and frequency of use and hours of operation.
- b) Effects on amenity values, existing residences, visual amenity, outlook and privacy, availability of daylight, and shading.
- c) Effects of dust, odour and other nuisance.
- e) The implementation of best practice urban design principles to achieve safe, well connected, pleasant and attractive urban environments for the Whangarei context.

Note: Refer to Whangarei's Urban Design Guidelines 2018 for additional details and guidance on best practice urban design principles in Whangarei.

- f) Visibility from the road, road frontage domination, location of buildings, scale and bulk in relation to the site, built characteristic of the locality, colour and design of buildings and landscaping.
- h) The effects of land use and subdivision on the relationship of tangata whenua with their ancestral lands, sites, water, waahi tapu and other taonga.

City Fringe Environment

Extract of Description and Explanation (Explanatory Text)

...Landuse controls and urban design standards have historically been permissive within the City Fringe area. This has diminished the amenity for residents and visitors and has reduced the land supply available for commercial and residential activities. Various strategic documents have determined that the historical patterns of development are undesirable and have identified the CFE (City Fringe Environment) as an area of change...

CFE.1.2 Objectives

- 3. Development is achieved which demonstrates high quality urban form that positively interacts with the public realm and is sympathetic to the surrounding environment.

CFE.1.3 Policies

- 1. To recognise the character and amenity values of the CFE (City Fringe Environment) including, but not limited to:
 - a) An active urban environment.
 - b) A medium to high intensity and scale of built development.

- c) Moderate levels of noise during the daytime associated with traffic and commercial and activities.
 - d) Moderate access to daylight.
 - e) Active building frontages at ground floor.
 - f) On-street parking with limited off-street parking.
 - g) Presence of landscaping to break up impervious areas.
 - h) Moderate to high presence of pedestrians and cyclists.
4. To encourage residential uses and protect residential amenity by:
- c. Limiting built form to protect sunlight access and residential amenity.
5. To require residential units at ground floor to be designed and constructed in a manner which protects residential amenity and active frontages.
8. To maintain and enhance environmental outcomes and amenity by restricting impervious areas.
10. To enhance walkability and street amenity and create a pedestrian-centric environment by:
- a) Restricting activities which cater to private motor vehicles, such as large scale retail activities and drive-through facilities.
 - b) Limiting new vehicle crossings.
 - c) Requiring standalone car parking facilities to be sleeved at ground floor by commercial or community activities.
 - d) Enhancing accessibility and active frontages through subdivision and building design.
 - e) Requiring sufficient site frontages to avoid rear sites and activate corner sites while maintaining smaller site and block sizes to maintain a moderately fine grain character within the CFE.

Within rules section

CEE.2.1 Eligibility Rules

3. Activities not requiring consent as a discretionary or non-complying activity shall be a permitted activity.

CFE 2.3. The following building features are a Discretionary activity

2.3.2 Any building

- a) That exceeds a height of 15m, except a height of 21m may be provided where 2 or more residential units are provided on site.
- d) That is not within 1m of the road boundary for at least 75% of the street frontage for any front site, except...
- e) That does not provide landscaping along the street frontage for a depth of 2m in areas not occupied by buildings or access points.
- f) With a continuous blank wall longer than 8m horizontally that is visible from site frontage.
- g) With less than 55% of the ground floor building frontage in clear glazing.

- h) With the principal entrance to the building not situated to face the road where the building is a front site.
- i) With a roller door along site frontage (security grills which allow views from the street into the premises are not classed as roller doors).

2.3 Discretionary Activities

- 9) Any standalone car park facility.
- 10) Any residential unit at ground floor.
- 11) Any retail activity, excluding dairies, less than 250 or greater than 600m² GFA.
- 12) Any dairy greater than 150m² GFA.
- 13) Any recreational facility.
- 14) Any care centre.
- 15) Any food and beverage activity.
- 16) Any drive through facility.
- 17) Any entertainment facility.

Waterfront Environment

WFE.1.2 Objectives

- 4. Protect and enhance the sense of place, amenity, character, cultural, heritage and recreational values unique to the Waterfront Environment.
- 6. Development outcomes reflect best practice urban design.

WFE.1.3 Policies

- 1. To apply the Waterfront Environment where:
 - c. High quality urban design is necessary to facilitate achieving the objectives of the Waterfront Environment.
- 2. To recognise the character and amenity values of the Waterfront Environment including but not limited to:
 - a) A high amenity public open space area.
 - b) Open access to the waterfront.
 - c) Significant presence of trees and other vegetation.
 - d) A mix of type and scale of activities.
 - e) High levels of access to daylight.
 - f) Moderate levels of noise.
 - g) No exposure to noxious odour or noise associated with industrial activities.
 - h) Lighting for health and safety purposes.
 - i) Ample opportunities for formal and informal social interactions.
 - j) Numerous sculptures, artworks, playground equipment and waterfront furniture.
 - k) Limited off-street parking.
 - l) Pedestrian and cyclist oriented.
 - m) Historical and cultural significance of the area.

4. To require subdivision and development to be designed, constructed and operated so that they:
 - a) Complement the character of the Waterfront Environment.
 - b) Enhance amenity values.
 - c) Protect cultural and historic heritage values....
5. To provide adequate vehicle access and parking where necessary to meet the needs of users in a way that maintains the character of the Waterfront Environment and encourages cycling and walking.
6. To maintain the soft forms and open space character of the Waterfront Environment by avoiding large areas of car parking unrelieved by landscaping or planting.
7. To provide areas for public open space and pedestrian connections to the Waterfront and the City Centre Environment while also protecting view shafts.
8. To manage the bulk and location of buildings, structures and fences to maintain a pedestrian scale of development and an open atmosphere with ample daylight access and view shafts.
11. To reinforce and enhance the visual and physical integration of the Waterfront Sub-Environments with the wider Waterfront Environment.

In the Hīhīāua Sub-Environment

20. To encourage quality residential development by requiring that developments are cognisant of best practice urban design guidance.

Within rules section

WFE.1.5 Information Requirements

1. All applications for resource consent shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
 - a) Any consultation undertaken with Council's Urban Design Panel and any conditions that were recommended by the Panel.
 - b) Where Council's Urban Design Panel has not been consulted, an assessment containing reasons and justification for not consulting with the Panel.
 - c) How the proposal is consistent best practice Urban Design.
 - d) The effects on the neighbourhood character, residential amenity, safety and the surrounding residential area, with particular regard to building bulk, location and design and parking and transport.
 - e) Consideration of potential effects on adjacent neighbours.
 - f) Consideration of potential effects on interaction between public and private spaces.
 - g) Consideration of effects on recreation, tourism and civic activity.

WFE.2.1 Eligibility Rules

2. The following activities are non-complying:

- a) Any medical facility, educational facility, child care facility or emergency service facility.
 - c) Any motor vehicle sales, garden centre, trade supplier, drive through facility, or supermarket.
 - e) Any standalone car park facility.
3. Any activity which is not a permitted activity, a discretionary activity or a non-complying activity shall be restricted discretionary activity.

Additional activities are identified as non-complying in Sub-Environments [precincts]

WFE.2.3 Restricted Discretionary Activities

In the Waterfront Environment

- 1) Any new building or external alteration to an existing building.

2.3.3 *Matters of Consideration for New Buildings*

- a) The privacy and amenity of the occupants on-site.
- b) Sunlight and access to outdoor areas and living areas.
- c) Sufficient building area to accommodate typical residential needs
- d) Buildings orientation towards water or road frontage.
- e) The interaction between public and private spaces.
- f) Access and use of the Blue/Green network
- g) Access to public places and spaces
- h) Urban design quality
- i) The suitability of the particular area for increased residential density....:

Discretionary activity consent required for

WFE 2.6. Any residential unit in specified Sub-Environments

- 7d) Which provides a window in a habitable room with a direct line of sight to a habitable room window in a separate residential unit where the distance between the respective windows is less than 6m.
8. Any residential unit that does not provide a living area that can receive direct sunlight for at **least 3 hours** on 21 June.

Appendix 1

Printed copy of Summary Tables for Higher Residential Density and Mixed-Use Areas

Comparison of Provisions for Higher Density Residential areas

| Council | Auckland Unitary Council Terraced Housing + Apartment zone | Auckland Unitary Council Mixed Housing Urban zone | Christchurch City Council Residential Medium Density zone |
|--|---|--|--|
| Consent needed for new dwellings | All dwellings | 3 or more dwellings | for 3+, lower if site area below 300sqm per unit or floorspace over 500sqm) |
| Matters of discretion include design | Y | Y | Y |
| Policy refers to privacy | Y | Y | Y |
| Policy refers to light effects | Y | Y | Y |
| Policy refers to outlook/visual dominance | Y | Y | N |
| Permitted building height (typical case) | 16m | 11m + 1m (roof allowance) | 11m and 3 stories |
| Restricted Discretionary height limit | Applies to recession plane only 8m + 60 degrees measured at property boundary for 20m site depth <i>results in a 1m setback for parts of buildings 10m high</i> 8m + 60 degrees measured 2m within property boundary after 20m site depth <i>results in a 3m setback for parts of building 10m high</i> | Applies to recession plane only 3.6m + 73.3 degrees up to 6.9m height + 45 degrees (above 6.9m) within 20m site depth <i>results in a 4m setback for parts of buildings 10m high</i> | 14m |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 3m + 45 degrees <i>results in a 7m setback for parts of buildings 10m high</i> | 3m + 45 degrees <i>results in a 7m setback for parts of buildings 10m high</i> | 2.3m + 35-55 degrees <i>results in a 5.5m to 11m setback for parts of buildings 10m high</i> |
| Additional amenity or setback standard | Outlook space of 3-6m for principal rooms Height between buildings on same site limited to twice horizontal distance (conditions apply) | Outlook space of 3-6m for principal rooms Height between buildings on same site limited to twice horizontal distance (conditions apply) | 4m setback of balconies from internal boundaries Restriction on above ground floor windows within 1-4m of internal boundaries without obscure glazing |
| Building coverage | 50% | 45% | 50% |
| Landscape coverage (many councils have a separate permeable standard) | 30% | 30% | 20% |

Comparison of Provisions for Higher Density Residential areas

| Council | Christchurch City Council Residential Central City zone | Dunedin City Council Inner Residential zone | Dunedin City Council General Residential 2 |
|--|--|--|--|
| Criteria | | | |
| Consent needed for new dwellings | for 3+, lower if site area below 300sqm per unit | For new buildings with floorspace above 300sqm, more than 1 dwelling on site smaller than 200sqm, more than 1 habitable room per 45sqm or building over 20m length (consent likely for most multi-unit development) | For new buildings with floorspace above 300sqm, more than 1 dwelling on site smaller than 400sqm, more than 1 habitable room per 45sqm or building over 20m length (consent likely for most multi-unit development) |
| Matters of discretion include design | Y | for larger buildings | for larger buildings |
| Policy refers to privacy | N | N | N |
| Policy refers to light effects | N | Y | Y |
| Policy refers to outlook/visual dominance | N | N | N |
| Permitted building height (typical case) | 8-30m | 12m | 9m |
| Restricted Discretionary height limit | N/A | N/A | N/A |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 2.3m + 50-65 degrees results in 3.5m - 6m setback for parts of buildings 10m high | First 16m depth of site along side boundaries - 0m + 65 degrees Otherwise - 3m + 45 degrees results in a 4.5 - 7m setback for parts of buildings 10m high | 3m + 55 degrees results in a 5m setback for parts of buildings 10m high |
| Additional amenity or setback standard | 4m setback of balconies and above ground windows serving living rooms from internal boundaries | Building length of 20m | Building length of 20m |
| Building coverage | N/A | 60% | 50% |
| Landscape coverage (many councils have a separate permeable standard) | 20% | 20% | 20% |

Comparison of Provisions for Higher Density Residential areas

| Council | Hamilton City Council Residential Intensification zone | Hastings District Council City Living zone | Hutt City Council Medium Density Residential Activity Area |
|--|--|---|---|
| Consent needed for new dwellings | all dwellings | for 3+ or density above 1 unit per 350sqm | N except for units in retirement villages |
| Matters of discretion include design | Y | Y | for retirement villages |
| Policy refers to privacy | Y | Y | Y |
| Policy refers to light effects | Y | Y | Y |
| Policy refers to outlook/visual dominance | Y | N | Y |
| Permitted building height (typical case) | 10-16m | 8m 10m CA limit | 10m |
| Restricted Discretionary height limit | N/A | N/A | N/A |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | N/A | 3m + 45-55 degrees results in a 5 to 7m setback for parts of buildings 10m high | 2m + 45 degrees results in a 7.5m setback for parts of buildings 10m high |
| Additional amenity or setback standard | 1.5m to 3m separation between residential buildings, 5m setback of balconies from boundaries. | Density provision | N |
| Building coverage | 50% | 45% | 60% |
| Landscape coverage (many councils have a separate permeable standard) | N/A | 20% of the exclusive use area of each dwelling | N/A |

Comparison of Provisions for Higher Density Residential areas

| Criteria \ Council | Invercargill City Council Residential 1A | Kapiti Coast District Council Medium Density Housing Precinct | Marlborough District Council Urban Residential 1 |
|--|---|--|--|
| Consent needed for new dwellings | Sites above 2,000sqm or density above 1 per 400sqm | for 4+ dwellings | density above 1 unit per 290sqm |
| Matters of discretion include design | Y | Y | Y |
| Policy refers to privacy | Y | Y | Y |
| Policy refers to light effects | Y | Y | Y |
| Policy refers to outlook/visual dominance | Y | Y | N |
| Permitted building height (typical case) | 10m | 8m | 7.5m |
| Restricted Discretionary height limit | N/A | 10m except for Marine Parade, Paraparaumu (8m) | N/A |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 2m + 35-60 degrees results in a 4.5-11m setback for parts of buildings 10m high | 2.1m + 45 degrees and 3m + 45 degrees results in a 7-8m setback for parts of buildings 10m high | 2m + 35-55 degrees results in a 5.5-8m setback for parts of buildings 10m high |
| Additional amenity or setback standard | N | Separation distance between residential buildings on same site of 4.5m. Building length provision Min and average density provision for RD activity status Building mass plane (requires a front setback of 8m for parts of buildings 10m high) | N |
| Building coverage | 40% 45% Non-Complying | 50% | N/A |
| Landscape coverage (many councils have a separate permeable standard) | N/A | N/A | N/A |

Comparison of Provisions for Higher Density Residential areas

| Council | Napier City Council Hardinge Road Residential | Napier City Council Marine Parade Character | Nelson City Council Residential Zone - Higher density area |
|--|---|--|--|
| Consent needed for new dwellings | 2+ dwellings | 2+ dwellings | Density above 1 unit per 300sqm or 40% site coverage |
| Matters of discretion include design | Y | Y | Y |
| Policy refers to privacy | Y | Y | Y |
| Policy refers to light effects | Y | Y | Y |
| Policy refers to outlook/visual dominance | N | N | Y |
| Permitted building height (typical case) | Up to 7.5m for first 25m site depth Up to 11m after 25m site depth additional streetfront height provision applies | 12m additional streetfront height provision applies | 7.5m |
| Restricted Discretionary height limit | N/A | N/A | N/A |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 3m + 45 degrees results in a 7m setback for parts of buildings 10m high | 7.5m + 45 degrees results in a 2.5m setback for parts of buildings 10m high | Choice of 2.5m + 25-45 degrees or alternative daylight around rule for buildings up to 7.5m high results in approx. 7.5 to 16.5m setback for parts of buildings 10m high |
| Additional amenity or setback standard | Streetscape height provision (reduces permitted height if adjacent buildings are below height specified for zone) | Streetscape height provision (reduces permitted height if adjacent buildings are below height specified for zone) | Density provision |
| Building coverage | 75% | 75% | 40% |
| Landscape coverage (many councils have a separate permeable standard) | 15% | 15% | N/A |

Comparison of Provisions for Higher Density Residential areas

| Council | New Plymouth District Council Mixed Housing Residential | Palmerston North District Council - Residential zone - Multi-unit housing areas | Rotorua District Council Residential 2 - Medium density living |
|--|--|---|---|
| Consent needed for new dwellings | 3+ dwellings | 3+ dwellings or density above 1 unit per 350sqm | 2+ dwellings |
| Matters of discretion include design | Y | Y | Y |
| Policy refers to privacy | Y | Y | Y |
| Policy refers to light effects | Y | Y | Y |
| Policy refers to outlook/visual dominance | Y | Y | Y |
| Permitted building height (typical case) | 9m | 9m | 7.5m |
| Restricted Discretionary height limit | N/A | N/A | N/A |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 3m + 35-55 degrees results in a 5-10m setback for parts of buildings 10m high | 2.8m + 45 degrees results in approx. 7.5m setback for parts of buildings 10m high | 3m + 45 degrees results in a 7m setback for parts of buildings 10m high |
| Additional amenity or setback standard | Building length provision Setback of 1.5m to 3m between residential buildings Setback of 5m for balconies | 3m setback between residential buildings | N |
| Building coverage | 40% 60% for Papakainga | 40% | N/A |
| Landscape coverage (many councils have a separate permeable standard) | N/A | N/A | N/A |

Comparison of Provisions for Higher Density Residential areas

| Criteria \ Council | Queenstown Lakes District Council Medium Density Residential | Queenstown Lake District Council High Density Residential | Tauranga City Council City Living Residential |
|--|--|---|--|
| Consent needed for new dwellings | 4+ dwellings or density above 1 unit per 250sqm (except Arrowtown) | 4+ dwellings | 3+ dwellings or above 1 unit per 325sqm |
| Matters of discretion include design | Y | Y | Y |
| Policy refers to privacy | Y | Y | Y |
| Policy refers to light effects | Y | Y | Y |
| Policy refers to outlook/visual dominance | N | Y | Y |
| Permitted building height (typical case) | 7-8m | 12m on flat sites Queenstown (conditions apply) 8m flat sites Wanaka 7m sloping sites | 9m |
| Restricted Discretionary height limit | N/A | 15m Queenstown 10m Wanaka | 9-13m also a recession plane exception First 12m of site depth along side boundaries - 0m After 12m site depth same as permitted standard |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 2.5m + 35-55 degrees (does not apply to dwellings on sloping sites) results in a 5 to 10.5m setback for parts of buildings 10m high | 2.5m + 45-55 degrees (does not apply to dwellings on sloping sites) results in a 5 to 7.5m setback for parts of buildings 10m high | 2.7m + 45-55 degrees results in a approx. 5-7m setback for parts of buildings 10m high |
| Additional amenity or setback standard | Building length of 24m | Building length of 30m | Density provision Sunlight provision for new dwellings Outlook space of 3-6m for principal rooms |
| Building coverage | 45% | 70% | 50% |
| Landscape coverage (many councils have a separate permeable standard) | 25% | 20% | 25% |

Comparison of Provisions for Higher Density Residential areas

| Criteria \ Council | Tauranga City Council City Living Mixed Use | Tauranga City Council High Density Residential | Wellington City Council Medium Density Residential Areas |
|--|---|---|--|
| Consent needed for new dwellings | 3+ dwellings or above 1 unit per 325sqm | Y for high rise buildings in high rise plan area + elsewhere if density above 1 unit per 100sqm | 2+ dwellings |
| Matters of discretion include design | Y | Y | Y |
| Policy refers to privacy | Y | Y | N |
| Policy refers to light effects | Y | Y | N |
| Policy refers to outlook/visual dominance | Y | N | N |
| Permitted building height (typical case) | 9m | 9m | 8m Johnsonville 10m Kilbirnie + 1m roof allowance |
| Restricted Discretionary height limit | 13-19m also a recession plane exception First 12m of site depth along side boundaries - 0m After 12m site depth same as permitted standard | 19 - 38.5m Controlled activity in High Rise plan area Above controlled activity height limits is a Prohibited activity | 10.4 Johnsonville 12m Kilbirnie + 1m roof allowance |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 2.7m + 45-55 degrees results in a approx. 5-7m setback for parts of buildings 10m high | Alternative setback rule applies for high rise plan area results in a 7.5m setback for parts of buildings 10m high 2.7m + 45-55 degrees elsewhere results in an approx. 5-7m setback for parts of buildings 10m high | 2.5m + 56-63 degrees results in approx. 4-5m setback for parts of buildings 10m high |
| Additional amenity or setback standard | Density provision Sunlight provision for new dwellings Outlook space of 3-6m for principal rooms | Density provision Additional building envelope provision for buildings above 9m in high rise plan area | Minimum of 7m between front and rear unit(s) on sites within Johnsonville medium density area. |
| Building coverage | 50% | N/A | 50% Permitted Standard 60% Restricted Discretionary |
| Landscape coverage (many councils have a separate permeable standard) | 25% | N/A | N/A |

| Criteria \ Council | Wellington City Council Inner Residential Areas | Whangarei District Council Medium Density areas |
|--|---|--|
| Consent needed for new dwellings | 2+ dwellings | 3+ dwellings |
| Matters of discretion include design | Y | Y |
| Policy refers to privacy | N | Y |
| Policy refers to light effects | N | Y |
| Policy refers to outlook/visual dominance | N | Y |
| Permitted building height (typical case) | 7.5 - 34m plus roof allowance | 11m |
| Restricted Discretionary height limit | Generally 20% above permitted height limit (exceptions apply) | Above 11m (Discretionary height limit) |
| Permitted side and rear height recession plane between sites in same zone (note a separate side yard rule may apply) | 2.5m + 45-71 degrees (except for Aro Valley) results in approx. 2.5 - 7.5m setback for parts of buildings 10m high | N/A |
| Additional amenity or setback standard | N | Minimum internal unit sizes 6m setback between habitable windows in facing residential buildings Sunlight provision for new dwellings Building length provision |
| Building coverage | 50% Permitted Standard 60% Restricted Discretionary | N/A |
| Landscape coverage (many councils have a separate permeable standard) | N/A | 25% |

Comparison of Mixed Use zones

| Council | Auckland Unitary Council Business Mixed Use zone | Christchurch City Council Commercial Mixed Use zone | Dunedin City Council Harbourside Edge Zone |
|--|---|--|--|
| Criteria | | | |
| Consent needed for new buildings | Y | N | Buildings visible from an adjoining public place, or the harbour |
| Matters of discretion include design | Y (limited) | N/A | Y |
| Policies refer to attractive | Y | Y | Y |
| Policies refer to design | Y | Y | Y |
| Permitted building height | 16m + 2m (roof allowance) | 15m | 16-20m Minimum height of 6m on 2 streets |
| Permitted height recession plane (between sites in same zone) | N | N | N |
| Additional privacy or setback standard | Y 3-6m outlook for habitable rooms | N | N |

Comparison of Mixed Use zones

| Council | Hamilton City Council Rototuna Town Centre zone | Hastings District Council Central Commercial zone | Hutt City Council Suburban Mixed Use Activity Area |
|--|--|---|---|
| Criteria | | | |
| Consent needed for new buildings | Y | Y Some performance standards relate to design | Specified commercial activities over 500m ² Some performance standards relate to design |
| Matters of discretion include design | Y | Y | Y (limited) |
| Policies refer to attractive | Y | Y | N |
| Policies refer to design | Y | Y | Y |
| Permitted building height | N/A | N/A | 10m |
| Permitted height recession plane (between sites in same zone) | N | Applies where site adjoins a dwelling built pre 2014 2.75m + 35-55 degrees results in a 5-10m setback for parts of buildings 10m tall Applies to edge of multi + mixed-use development site 3m + 45-55 degrees results in a 4.5 - 5m setback for parts of buildings 10m tall | N |
| Additional privacy or setback standard | 1.5m to 3m separation between residential buildings + 5m setback of balconies from boundaries within Residential precincts | N | N |

Comparison of Mixed Use zones

| Council | Hutt City Council Central Commercial Activity Area | Hutt City Council Petone West Mixed Use Activity Area | Invercargill City Council Business 1 zone |
|--|--|---|---|
| Criteria | | | |
| Consent needed for new buildings | Y Some performance standards relate to design | Y Some performance standards relate to design | N Some performance standards relate to design |
| Matters of discretion include design | Y | Y | Y (limited) |
| Policies refer to attractive | Y | Y | N |
| Policies refer to design | Y | Y | Y |
| Permitted building height | 12-30m | 12-20m | 10m Minimum 2 stories within Pedestrian-friendly Frontage Precinct |
| Permitted height recession plane (between sites in same zone) | N | Applies to road boundary along major roads 12m + 45 degrees | N |
| Additional privacy or setback standard | N | N | N |

Comparison of Mixed Use zones

| Council | Kapiti Coast District Council District Centre Zone | Marlborough Council Business 1 | Nelson City Council Inner City |
|---|---|--|--|
| Criteria | | | |
| Consent needed for new buildings | N except for dwellings with an average density below 1 per 250sqm in Precinct C. | N Some performance standards relate to design | New buildings on specified streets and buildings over 2,500sqm in City Fringe Some performance standards relate to design |
| Matters of discretion include design | N | Y (limited) | Y |
| Policies refer to attractive | N (term used in Appendix) | Y | Y |
| Policies refer to design | Y | Y | Y |
| Permitted building height | 12m and 3 stories (all areas except Precinct A1) + 15m and 4 stories (Precinct A1) | 12m | 15m City Centre 12-20m City Fringe Minimum front façade height of 8m along selected streets |
| Permitted height recession plane (between sites in same zone) | Structure Plan area within Precinct C 2.1m + 45 degrees or 3m + 45 degrees results in a 5-8m setback for parts of buildings 10m high N/A for other Precincts | N | Daylight admission standard applies to specified streets and parking squares (intended to ensure sunlight reaches footpaths and public spaces) |
| Additional privacy or setback standard | N | Additional height setback from road required next to shorter buildings | N |

Comparison of Mixed Use zones

| Council | Nelson City Council Suburban Commercial zone | New Plymouth District Council City Centre zone | Palmerston North District Council Outer Business zone |
|--|---|---|--|
| Criteria | | | |
| Consent needed for new buildings | Buildings above 800-1,600sqm | Y | Buildings above 500sqm or featureless façade at ground level wider than 6m |
| Matters of discretion include design | Y | Y | Y |
| Policies refer to attractive | N | N | Y |
| Policies refer to design | Y | Y | Y |
| Permitted building height | 8-21m | 10-22m | 12m Additional 3m height allowed for plant rooms and roof top services |
| Permitted height recession plane (between sites in same zone) | N | N | N |
| Additional privacy or setback standard | N | N | N |

Comparison of Mixed Use zones

| Council | Queenstown Lakes District Council Business Mixed Use Zone | Rotorua District Council City Centre 1 | Tauranga City Council City Centre zone |
|--|---|---|---|
| Criteria | | | |
| Consent needed for new buildings | Y | Y | N except for larger buildings in Hamilton Street view corridor Some performance standards relate to design |
| Matters of discretion include design | Y | Y | N/A |
| Policies refer to attractive | N | N | Y |
| Policies refer to design | Y | Y | Y |
| Permitted building height | No permitted height identified RD up to 20m Queenstown Above 20m Non-Complying 12m max building height Wanaka | 20m | 6-49m |
| Permitted height recession plane (between sites in same zone) | N | N | N Sunlight admission provision for specified public places |
| Additional privacy or setback standard | 3m front setback for 4th storey | N | N Additional rules apply to specific commercial areas |

Comparison of Mixed Use zones

| Council | Tauranga City Council Wairakei Town Centre Zone | Wellington City Council Sub-regional Centres | Wellington City Council Central Area |
|---|---|---|---|
| Criteria | | | |
| Consent needed for new buildings | Y | Buildings over 100m2 or on primary or secondary street frontages | Buildings over 100m2 |
| Matters of discretion include design | Y | Y | Y |
| Policies refer to attractive | N | Y | N |
| Policies refer to design | Y | Y | Y |
| Permitted building height | 17.5-24m | 12-18m permitted standard 18 - 27m restricted discretionary 7m minimum height on selected streets | 10.2 to 50m (exceptions apply) restricted discretionary height limit up to 35% above permitted limit |
| Permitted height recession plane (between sites in same zone) | N | N | N |
| Additional privacy or setback standard | N | N | N |

Comparison of Mixed Use zones

| Council | Whangarei District Council City Centre Environment | Whangarei District Council City Fringe Environment | Whangarei District Council Waterfront Environment |
|--|--|---|--|
| Criteria | | | |
| Consent needed for new buildings | Community activities over 800m2 Retail activities over 600m2 Specified activities require consent Buildings exceeding floor area ratio standards Buildings of 1-2 storey height Some performance standards relate to design | Retail activities over 600m2 Specified activities require consent Some performance standards relate to design | Y |
| Matters of discretion include design | Y | Y | Y |
| Policies refer to attractive | Y | N | N |
| Policies refer to design | Y | Y | Y |
| Permitted building height | No maximum specified Minimum of 3 storey height | 15m 21m for buildings with 2+ residential units | N/A |
| Permitted height recession plane (between sites in same zone) | N | N | N |
| Additional privacy or setback standard | Setback of 6m for buildings over 20m | N | 6m between habitable room windows |