

4A General Residential Activity Area

4A 1 Issues, Objectives and Policies

4A 1.1 Local Area Issues

4A 1.1.1 Residential Character and Amenity Values

Issue

Residential dwellings and activities, subdivision patterns, open space, vegetation and a general absence of non-residential, or large scale commercial or industrial operations, all contribute to the residential character and amenity values associated with the general residential areas of the City. It is important that activities are managed to ensure residential character is retained, and amenity values are maintained and enhanced.

Objective

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City.

Policy

- (a) That opportunity be provided for a diversity of residential activities.
- (b) To restrict the range of non-residential, and commercial activities to those which will not affect adversely the residential character or amenity values.
- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.
- (e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.
- (f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.

Explanation and Reasons

Residential dwelling houses and activities, open space, existing subdivision patterns and a general absence of large scale commercial and industrial activities all contribute to the residential character and amenity values associated with the General Residential Activity Area.

Non-residential, commercial or industrial activities and inappropriate subdivision have the potential to alter the character of the residential environment, and affect adversely the amenity values associated with a particular area. The adverse effects of these activities will be managed through the use of lists of activities and rules.

Residential dwellings and activities will be permitted with minimum conditions specified.

General commercial and industrial activities will be discouraged from locating within a residential environment. Adverse effects upon amenity values caused by noise, dust, glare, light spill and odour will also be managed through the use of rules.

It is necessary to control the clearance of vegetation to protect visual amenity values and the intrinsic values of ecosystems.

4A 1.1.2 Medium Density Residential Development

Issue

The Plan seeks to provide opportunity for higher dwelling densities where adverse effects on the surrounding residential environment are managed, and amenity values are maintained and enhanced. Such opportunity should be provided along major transport routes, around some commercial centres, and where amenity values will not be affected adversely.

Objective

To ensure opportunity is made for medium density residential development around some commercial centres, along major transport routes, and where amenity values will not be affected adversely and where there is appropriate servicing of development.

Policy

- (a) That opportunity for higher dwelling densities be made along major transport routes, around some commercial centres, in the residential area between Jackson Street and The Esplanade, Petone, where existing dwelling densities are higher, and where amenity values will not be affected adversely and where there is appropriate servicing of development.
- (b) To avoid, remedy or mitigate the adverse effects of higher dwelling densities on the surrounding area, caused by height of buildings, intensity, scale and location.
- (c) That medium density development be encouraged where it is in general accordance with the direction provided by the Design Guide for Medium Density Housing (Appendix 19) and maintains and enhances on site amenities and consistency with the surrounding residential character and minimises impact on the natural environment.

Explanation and Reasons

Opportunity will be available for higher dwelling densities along major transport routes, around some commercial centres, and in the residential area between Jackson Street and The Esplanade, Petone, where existing residential dwelling densities are higher, and where amenity values will not be affected adversely.

This will encourage the use of public transport, promote the efficient use of resources, and takes into account the changing nature of the city's population.

These areas have been specifically chosen, as allowing densities to increase in all residential areas of the City may affect the character and amenity values associated with particular areas.

The Plan will manage the effects of medium density development by managing site layout, building height, bulk, and site coverage and landscaping through the use of permitted activity standards. Other aspects of design such as quality of onsite amenity, landscaping, integration of buildings with open space, compatibility with surrounding development patterns and low environmental impact will be managed through the use of the Design Guide. The aim is to provide for the intensification of land use, which is well designed and integrated with existing

infrastructure, within the urban areas.

4A 1.1.3 Home Occupations

Issue

Many people want to work from home. Provision for such activities to occur within a residential environment requires that the adverse effects are managed, to ensure amenity values are maintained and enhanced, and residential characteristics are retained. Such adverse effects may arise from their nature, scale, exterior appearance, advertising, and potential for increased traffic movements, noise, dust, odour, and electrical interference.

Objective

To avoid, remedy or mitigate adverse effects of home occupations on residential character and amenity values of the residential environment in which they are located.

Policy

- (a) To allow home occupations, where the adverse effects on the surrounding residential area are managed, and the residential characteristics of the site and buildings are maintained. Such adverse effects may be caused by the appearance of the site and building, nature, scale, traffic, noise, dust, electrical interference, and the potential to alter the residential character of the house, site or surrounding area.
- (b) To manage the adverse effects of signs associated with home occupations, taking into account their size, location, appearance, frequency, number and lighting.

Explanation and Reasons

The residential areas of the City are seen not only as a place to live, but ones in which to work as well. For many residents the home offers a positive working environment. As technology advances, it is becoming easier to conduct businesses from home.

Home occupations can cause the loss of residential character, or affect adversely the amenity values and physical appearance of the site, building and surrounding residential environment. This can be caused by their nature and scale, noise, dust, odour, vehicle and pedestrian activity.

Appropriate conditions have been specified in the Plan to manage the adverse effects of home occupations. Provided these conditions are met, home occupations will be permitted activities.

4A 1.1.4 Non-Residential Activities

Issue

Non-residential activities in residential areas can support residential activities and provide social and economic benefits to the community. Such activities can also have significant adverse effects upon surrounding residential properties. These adverse effects need to be avoided, remedied or mitigated to ensure that residential amenity values and character are maintained and enhanced.

Objective

To ensure that any adverse effects of non-residential activities on the character and amenity values of surrounding residential areas are avoided, remedied or mitigated.

Policy

- (a) To ensure that any adverse effects caused by the size, scale and nature of non-residential activities, and any associated storage of hazardous substances, light spill, noise, glare, vehicle and pedestrian activity upon surrounding residential properties, are avoided, remedied or mitigated.
- (b) To control the number of signs, and ensure that any adverse effects of sign location and appearance on surrounding properties, are avoided, remedied or mitigated.
- (c) To recognise that Site Management Plans may be appropriate to manage matters beyond those addressed in the Plan.
- (d) To recognise and provide for tertiary education activities in Petone within a defined Precinct, while avoiding, remedying or mitigating the adverse effects on the residential environment, particularly the character and amenity values of the neighbourhood.

Explanation and Reasons

There are many activities which are non-residential in nature, but which are essential to allow residents to provide for their social, economic, and cultural well being. These include education facilities ranging from child care facilities and pre-schools to tertiary facilities, places of assembly, medical and emergency facilities, and small retail activities to provide for daily needs of residents.

One principal non-residential activity is the Wellington Institute of Technology (“WeITec”) in Petone which has developed over many years, and as a public entity, it was previously protected by Public Works designations. This tertiary education facility is recognised as making an important contribution to the economic and social wellbeing of the city and wider region. To recognise the location of the existing campus and the role, nature and activities of the tertiary education facility, it is identified and managed within the District Plan as a ‘Tertiary Education Precinct’. The purpose of the Precinct is to provide for the ongoing use and development of the campus within the boundaries of the Precinct to meet future tertiary education needs, while using standards to ensure the adverse effects are avoided, remedied or mitigated so they are in keeping with the existing character and amenity of the area.

It is expected that the precinct will function as a boundary for the containment of tertiary education activities to protect the residential neighbourhood from encroachment of non-residential development. Future expansion of the Precinct is not prohibited but any extension would require a change to the District Plan.

In recognition of the existing environment in which the campus is located, the Tertiary Education Precinct retains the underlying zoning.

Most of the Campus is located within the General Residential Activity Area, while a smaller part is located within the General Business Activity Area.

Non-residential activities can have adverse effects on the amenities of surrounding residential properties, and can alter the residential character of the area in which they are located. Adverse effects may arise due to the appearance of the building and site, layout of the site, noise, storage of hazardous substances, light spill, glare, vehicle and pedestrian movements. Specific additional controls are provided for in the Tertiary Education Precinct where the precinct boundary abuts residential activities within the General Residential Activity Area.

In the General Residential Activity Area opportunity will be made for a range of non-residential activities where adverse effects can be managed.

Where retail activity is provided for in the General Residential Activity Area, it is intended that this be for the purposes of providing for the daily needs of residents, and not for the purposes of general retailing.

A Site Management Plan is one method available to address matters of protocol and procedure between neighbours, interest groups and non-residential activity managers. Such a Site Management Plan would be a

document independent from the Plan but could be included within other formal documents for site management such as Standing Orders, Standard Operational Procedures, Operational or Business Plans, Best Practical Options, or other similar documents. A Site Management Plan may work in conjunction with relevant provisions within the Plan.

4A 1.2 Site Development Issue

4A 1.2.1 Building Height, Scale, Intensity and Location

Issue

The height, scale, intensity and location of buildings and structures can cause adverse effects upon amenity values of neighbouring properties, and the residential character of the surrounding area. It is important that such adverse effects are managed.

Objective

To avoid, remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

Policy

- (a) To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.
- (b) To establish a minimum net site area and maximum site coverage to ensure opportunity is provided for higher density residential development where appropriate, without affecting adversely the amenity values.
- (c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.
- (d) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, to maintain adequate daylight and sunlight to adjoining properties.
- (e) To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.
- (f) To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.
- (g) To establish a minimum permeable surface area to assist with the sustainable management of stormwater.
- (h) That where practicable, the siting of accessory buildings be managed to maintain safety and visibility during manoeuvres.
- (i) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or cross lease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, it is recognised that it is reasonable to permit the erection of buildings/structures (as contemplated when the title was issued or plan lodged) even though the maximum site coverage may exceed that set out in 4A 2.1.1(e). Under such circumstances the scale, intensity, visual attractiveness of buildings and/or structures as well as the adverse effects on the amenity values of adjoining properties, and the streetscape be taken into account in assessing the suitability of the development.
- (j) To ensure that the developments are in general accordance with the Design Guide for Medium Density Housing (Appendix 19) to control other aspects of design, such as quality of onsite amenity, integration of buildings and landscaping in respect to open space and compatibility with surrounding development patterns and low environmental impact.

- (k) To establish specific standards for maximum height, maximum site coverage, minimum setback and recession planes, building frontages and corner sites within specific areas of the Tertiary Education Precinct to recognise the existing scale and intensity of the built development in the Precinct and to avoid, remedy or mitigate adverse effects on the amenity values of abutting residential properties and the streetscape.
- (l) To enable a comprehensively designed Housing for the Elderly development, within the area identified in Appendix General Residential 22, that demonstrates positive, varied and visual interest in the form and layout of the development, while ensuring that development achieves the following:
 - (i) Development adjacent to a Residential Activity Area boundary is compatible with the scale, location and form of development on the existing Residential Activity Area properties;
 - (ii) Development adjacent to the Boulcott School boundary is of a scale and form that responds to the existing scale and intensity of development on the school site;
 - (iii) In achieving (i) to (ii) above, development should be planned and designed, constructed and managed in a manner that contributes to a positive relationship to its neighbours through good urban design.
- (m) To enable, for a development where (l) above applies, larger buildings and buildings taller than the permitted height of 8m in the General Residential Activity Area to recognise the large site and the opportunity to take advantage of views across the Lower Hutt Golf Course from the edge of the new stopbank where the layout, massing, arrangement and design of all buildings is demonstrated in a comprehensive development to achieve:
 - (i) All aspects of policy (l) above;
 - (ii) An appropriate urban design response to the wider context so that the coherence of the adjoining neighbourhood's urban form is not adversely affected to an inappropriate degree;
 - (iii) Appropriate visual permeability across the site;
 - (iv) An attractive and well designed edge treatment when viewed from the new stopbank and avoids buildings that have inappropriate length or mass.

Explanation and Reasons

All buildings and structures have the potential to affect adversely the amenity values of adjacent sites if their height, location, intensity and scale is not managed.

Buildings can unnecessarily shade an adjacent property, or be out of scale with adjacent buildings if they are too tall, and can dominate adjacent sites if they are located too close to a site boundary without some control on their length.

They also have the potential to affect adversely the character and amenities of the surrounding residential area. New development may be out of scale with existing development, or affect adversely the visual amenity value of the streetscape, if the height, location and intensity of all buildings and structures is not managed.

In order to ensure that amenity values and residential character are maintained and enhanced, and that adverse effects are managed, minimum conditions are specified.

(a) Net Site Area

Within the General Residential Activity Area medium density residential development is encouraged to preserve the overall open character. In addition, where provision is made for 3 or more dwellings on a site no minimum net area is required.

In specific areas of the City, opportunity is to be provided for higher density residential development. A specific net site area has been set to achieve this purpose also.

(b) Site Coverage

Combined with net site area, site coverage helps to control building density. A maximum acceptable site coverage of 35% has been set. Where higher density residential development is encouraged, this maximum site coverage has been set at 40% to allow more intensive use of the site, while protecting residential amenity values.

Within the Tertiary Education Precinct, a maximum site coverage of 60% has been set for the area on the western side of Kensington Avenue, recognising the existing nature, scale and intensity of activities and development within the core of the campus. A 40% maximum site coverage standard applies to the areas in Udy Street, Elizabeth Street while for the eastern side of Kensington Avenue the underlying 35% site coverage applies.

(c) Recession Plane

The recession plane ensures some sunlight and daylight are available to adjoining sites when a building is erected, and manages the bulk of buildings above a certain height. Compliance with the angle from the street boundary is necessary to ensure the amenity values of the streetscape are maintained and enhanced.

Within the Tertiary Education Precinct, a specific recession plane requirement applies to the southern boundary of the area in Kensington Avenue (both sides), which abut residential properties in the General Residential Activity Area, to ensure buildings are set back and are of a height to protect neighbouring residential properties from excessive shading and building dominance.

The standard recession plane requirement applies to other boundaries within the Precinct which adjoin the General Residential Activity Area. However, the recession plan requirement does not apply to internal boundaries within the Tertiary Education Precinct as such effects are internalised within the campus.

(d) Yards

The yard spaces provide space around dwellings and accessory buildings to ensure the visual amenity values of the residential environment are maintained or enhanced, to allow for maintenance of the exterior of buildings, and provide a break between building frontages.

The front yard space is to ensure a setback is provided to enhance the amenity values of the streetscape, and to provide a reasonable degree of privacy for residents.

Within the Tertiary Education Precinct area, a specific minimum yard requirement applies to the southern boundary of the area in Udy Street and Kensington Avenue (both sides), which abut residential properties in the General Residential Activity Area, to ensure buildings are setback and are of a height to protect neighbouring residential properties from excessive shading and building dominance.

The standard minimum yard requirement applies to other boundaries within the Precinct which abut the General Residential Activity Area. However the minimum yard setback requirement does not apply to internal boundaries within the Tertiary Education Precinct as such effects are internalised within the campus.

(e) Height

Height of buildings and structures within the general residential activity area is restricted to ensure new development is not out of scale with existing buildings and structures, residential character is retained, and amenity values are maintained and enhanced.

Within the Tertiary Education Precinct, an increased maximum building height applies to the area on the western side of Kensington Avenue to reflect the height of existing buildings on the campus, and to provide for the efficient use of the land, while maintaining the character and amenity values of the surrounding area. Specific recession plane and minimum yard requirements apply to the boundaries of the Tertiary Education Precinct to protect the interface with residential properties. Within the area of the Precinct in Elizabeth Street, Udy Street and on the eastern side of Kensington Avenue, the standard maximum height limit applies.

(f) Length

The length of a building is managed to control the adverse effects of a bulky building in close proximity to a site boundary.

(g) Accessory Buildings

Accessory buildings can be used for a variety of different purposes, including vehicle storage, additional living space, workshops or home occupations. Their location on a site can cause adverse effects on the amenity values of adjoining sites or the streetscape, and it is important that these adverse effects are managed, whilst allowing an individual to make the best use of the site.

Accessory buildings shall comply with the same height, recession plane, and site coverage restrictions as those for a dwelling house.

Accessory buildings shall also be required to comply with the front yard requirement. This is to ensure the visual amenity values of the streetscape are maintained and enhanced.

Some flexibility will be provided to allow accessory buildings to encroach side and rear yard requirements where effects on adjacent properties will be minimal.

Where a site is vacant (for example in the case of greenfield subdivision), the site is being completely redeveloped, or an additional dwelling house is erected on the site, an additional set back from the street will be required where a carport or garage is to be erected perpendicular to the street. This is to enable a vehicle to park in front of the garage, and be off the street, and for convenience and maintenance of both the vehicle and the building. It is also required for safety reasons, - visibility for the driver and pedestrians when cars enter or exit the site.

(h) Permeable Surface

Provision for a minimum permeable surface area assists with Council's management of stormwater. Where there are too many hard surfaces in the City increased demand is put on the stormwater infrastructure and

increases the risk of flooding.

(i) **Building Frontages and Corner Sites**

Within the Tertiary Education Precinct specific standards apply in relation to Building Frontages and Corner Sites to ensure that any new development addresses the residential interface and effects on the streetscape by creating active street frontages and avoiding blank and featureless walls and facades at ground level.

4A 1.2.2 Effects of the Hutt River Flood Hazard

Issue

Areas not protected by flood protection structures are at a risk of flooding by the Hutt River. The size, scale and location of buildings and structures need to be managed to avoid or mitigate adverse flood hazard effects.

Objective

To avoid or mitigate adverse flood hazard effects on existing and new development within areas susceptible to a 100-year flood event from the Hutt River.

Policy

- (a) To ensure that all buildings and structures on sites immediately adjacent to the Hutt River (see Planning Map E3) are appropriately located to avoid damage from erosion hazards of the Hutt River.
- (b) To ensure that all buildings and structures (including additions that are more than minor to existing buildings and structures) on sites identified within the 100-year flood extent have floor levels constructed above the 1 in 100-year flood event.
- (c) To establish a maximum limit on area for additions to the gross floor area of existing buildings or structures as at 1 March 2005 on sites identified within the 100-year flood extent.
- (d) That minor additions (not more than 20m²) to existing buildings and structures on sites identified within the 100-year flood extent are permitted.
- (e) That all buildings and structures do not create adverse flood hazard effects for other land, buildings and structures off-site.
- (f) That new accessory buildings on sites identified within the 100-year flood extent are permitted, subject to a maximum gross floor area.
- (g) To discourage the siting of buildings and structures in the Primary and Secondary River Corridors.
- (h) To ensure that buildings and structures in the Primary or Secondary River Corridor of the Hutt River have no more than minor adverse effects on flood protection structures.
- (i) To mitigate the effects of flood hazards on building and structures in the Primary and Secondary River Corridors by managing their location, size and scale.
- (j) That any remaining risk that arises will be dealt with by emergency management procedures and other voluntary actions.

Explanation and Reasons

In established areas of the Hutt River corridor and floodplain it is accepted that appropriate development must be able to continue, although landowners and developers will be expected to reduce flood hazard effects to an acceptable level. These effects are described in the Hutt River Floodplain Management Plan. Buildings and structures need to be located so they are not in a position likely to subside as a result of erosion or flooding, damaging other buildings and structures such as flood protection structures in the river corridor.

Buildings and structures in the Primary or Secondary River Corridor of the Hutt River could adversely affect flood

protection structures. Buildings and structures in the river corridor will also be subject to effects of fast flowing water, deep flooding and erosion. The outcomes identified in the Hutt River Floodplain Management Plan are relevant and should be taken into account in any assessment of effects. It is important that buildings and structures are discouraged in the Primary and Secondary River Corridors. It is therefore appropriate to control the location of buildings and structures.

In order to ensure that flood hazard effects are managed, minimum conditions are specified.

Emergency management procedures and other voluntary actions will be initiated in the event of severe flooding in an effort to minimise the damage to properties and prevent injury and loss of life to people.

(a) Building Setback Line

A building setback line (see Planning Map E3) has been established to ensure that all buildings and structures on properties immediately adjacent to the Hutt River are not located in a position where they are at risk from erosion by the Hutt River. Land on the riverside of the line could be subject to erosion over time due to the flow, velocity and meander patterns of the Hutt River. Buildings and structures on the riverside of the line require a resource consent. Buildings and structures on the landward side of the line that comply with the Permitted Activity Conditions for the General Residential Activity Area do not require a resource consent. At Belmont, erosion protection works have been undertaken on the riverside of the building setback line. These works have substantially increased the protection to Belmont from erosion. The remaining level of risk from erosion is now low when compared to an unprotected bank, though Council must manage this risk through appropriate rules in the District Plan and emergency management procedures.

(b) Floor levels

A limited number of properties in Belmont and at the entrance to Stokes Valley have been identified as being within the 100-year flood extent (see planning maps D3, E3, G1). These properties are not protected by stopbanks. All buildings and structures, including additions that are more than minor, are required to have floor levels constructed above the 1 in 100-year flood event. This floor level is to minimise the flood hazard effects to buildings and structures up to a 100-year flood event. Council must manage the flood risk through appropriate rules in the District Plan and emergency management procedures.

Minor additions to existing buildings and structures not in excess of 20m² gross floor area are permitted at existing floor levels for properties within the 100-year flood extent. New accessory buildings not in excess of 20m² gross floor area are also permitted. The 20m² threshold relates to a desire to permit some building as of right without the need to require a raised floor level. In setting the 20m² limit Council needed to determine at what point the potential adverse effects of the buildings, on the flood hazard should be considered. It is considered that allowing development of 20m² would not significantly increase the flood hazard risk.

4A 2 Rules

4A 2.1 Permitted Activities

- (a) Dwelling houses.
- (b) Home occupations.
- (c) Child care and Kohanga Reo facilities.
- (d) Residential facility accommodating 8 - 10 persons.
- (e) Accessory buildings to the above permitted activities.
- (f) Within the Tertiary Education Precinct (as shown on Appendix General Residential 19), in addition to the above (a) to (e):
 - (i) Principal tertiary education activities
- (g) Corner of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, (identified in Appendix General Residential 1), in addition to the above (a) to (e):
 - (i) Residential accommodation and boarding facilities.
 - (ii) Visitor accommodation.
 - (iii) Conference facilities.

- (iv) Places of assembly.
- (v) Marae.
- (h) 95 and 97 Cuba Street, Lot 18 DP 709, (identified in Appendix General Residential 2), in addition to the above (a) to (e):
 - (i) Repair restoration and sale of second hand goods.
 - (ii) Parking associated with the sale of second hand goods.
- (i) Summit Road Nursery, Lot 1 DP 20206 and Lot 34 DP 31233, (identified in Appendix General Residential 3), and the Moores Valley Road Depot, 33 Moores Valley Road, Pt Lot 2 DP 88509, (identified in Appendix General Residential 4), in addition to the above (a) to (e):
 - (i) Plant propagation, and associated office functions and buildings.
 - (ii) The storage and non-mechanical maintenance of equipment for the purposes of maintaining parks and reserves.
- (j) 374 - 378 Stokes Valley Road, Stokes Valley, Lots 232, 233 and 234 DP 8382; 26 Buick Street, Petone, Lots 173 and 174 and Pt Lot 175 DP 1232 and Lot 42 DP 1533; 42 Fitzherbert Road, Wainuiomata, Section 32 Lowry Bay District; and 4 Makaro Street, Eastbourne, Lot 3 DP 55283, (identified in Appendix General Residential 5), in addition to the above (a) to (e):
 - (i) Emergency facilities.
- (k) Pt Sec 30 Hutt District located on the western side of the Wairarapa Railway Line between Knights Road and Wilford Street, (identified in Appendix General Residential 6), in addition to the above (a) to (e):
 - (i) Bus depot (Waterloo Bus Depot).
- (l) 214 Knights Road, Pt Lots 35 and 36 DP 1951, (identified in Appendix General Residential 7):
 - (i) Retail and commercial activities within the buildings and structures existing on the site as at 5 December 1995.
- (m) 190 Knights Road, Lot 25 DP 1951, (identified in Appendix General Residential 8):
 - (i) Retail and commercial activities within the buildings and structures existing on the site as at 5 December 1995.
- (n) Cnr Stokes Valley Road and Kamahi Streets, Lot 1 DP 55258, (identified in Appendix General Residential 9):
 - (i) Bus depot (Stokes Valley Bus Depot).
- (o) Main Road/Burden Avenue, Lot 3 DP 55256, (identified in Appendix General Residential 10):
 - (i) Bus depot (Wainuiomata Bus Depot).
- (p) 155-157 Waterloo Road, Lower Hutt, Lot 2 DP 82046, (identified in Appendix General Residential 11), in addition to the above (a) to (e):
 - (i) Emergency facilities
- (q) 20 Bellevue Road, Lot 2 DP 54165 and part of Lot 1 DP 71142 (identified in Appendix General Residential 12):
 - (i) For that part of the site identified as Transition House – Educational activities and buildings directly associated with the existing school where the education provided includes students in transition from the school environment to the wider community, teaching of those with special needs, those requiring remedial assistance and the teaching of life skills programmes, all taking place within a residential style building.
 - (ii) For that part of the site identified as Block F – Educational activities and buildings directly associated with the existing school.

4A 2.1.1 Permitted Activities - Conditions

- (a) Net Site Area:
 - (i) Minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 400m².
 - (ii) On residential sites identified on the planning maps as Medium Density Residential, the minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 300m².

- (iii) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or cross lease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area. Compliance with all other Permitted Activity Conditions.
- (b) Minimum Yard Requirements:**
For all buildings on the net site area:
Front Yard 3.0m
All Other Yards 1.0m
Provided that :
- (i) In the case of a vacant site, or in the case of the erection of an additional dwelling unit on a site any garage or carport (whether it be part of the dwelling, attached to the dwelling or separate from the dwelling) must be a minimum distance of 5 metres from the front boundary if it has vehicular access directly from the street.
- (ii) In the case of a vacant site, or in the case of the erection of an additional dwelling unit on a site where a garage or carport (whether it be part of the dwelling, attached to the dwelling or separate from the dwelling) is parallel to the street, and the vehicle has the ability to turn on the site and drive off the site in a forward direction, such a set back is not required, and the normal front yard restriction shall apply.
- (iii) In all cases, for Through Sites and Corner Sites all road frontages shall be treated as front yards.
- (iv) For all yards an eave, chimney or exterior hot water cylinder may extend into any yard space by up to 0.6 metres.
- (v) One accessory building may be located in one yard except the front yard, provided that it does not extend more than 6m along the length of the boundary.
- (c) Recession Planes:**
For all buildings and structures, and from all site boundaries:
2.5m + 45°
See Appendix General Residential 14.
Provided the recession plane shall not apply to television aerials, flagpoles and chimneys.
Where the net site area boundary is immediately adjacent to an access leg to a rear net site area then the recession plane shall be calculated from the furthest or outside boundary of the access leg.
- (d) Maximum Height of Buildings and Structures:**
Maximum Height of Buildings and Structures: 8m
Maximum overall height may not exceed 13m
See Appendix General Residential 15.
- (e) Maximum Site Coverage:**
Maximum Site Coverage: 35%, except where:
Residential sites within this activity area that are identified on the planning maps as Medium Density Residential, maximum site coverage shall be 40%.
In the calculation of site coverage, all buildings and structures on the net site area shall be included. The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.
- (f) Maximum Length for all Buildings and Structures:**
No part of any building exceeding 20m in length may fall outside two arms meeting at a common point on the boundary and each making an angle of 20 degrees with that boundary.
See Appendix General Residential 17.
- (g) Permeable Surface:**
A minimum of 30% of the net site area shall be of permeable surface. This includes decks provided the surface material of the deck allows water to drain through to a permeable surface.
- (h) Home Occupations:**
A commercial occupation, craft or profession established on the same site as a dwelling, which is used for residential purposes, provided that:
- (i) Not more than three persons (at least one of whom shall live on the site as their principal place of residence) at any one time shall work on the site in relation to any home occupation;
- (ii) Home occupations shall not include:

- the repair, alteration, restoration or maintenance of motor vehicles; and
 - courier depots.
 - (iii) One parking space shall be provided for each non-residential person working on the site except where the site is within 400 metres of a public transport stop; in addition to the parking requirements for residential activities in accordance with Chapter 14A;
 - (iv) No home occupation shall involve the use of trucks or other heavy vehicles;
 - (v) No retail sales shall be permitted directly from the site except for goods or produce grown or produced on the site;
 - (vi) Home occupations shall not involve visitors to the site between 8.00pm and 7.00am;
 - (vii) Any external storage of materials associated with the home occupation shall be screened so as not to be visible from outside the site; and
 - (viii) Except for vehicles occupying spaces provided for under (iii) above, no vehicles, caravans, or trailers in connection with home occupation activities shall be parked within the first five metres of the site, from the front boundary of the site, except on an access drive.
- (i) Child Care and Kohanga Reo Facilities:**
- (i) The maximum number of children to be cared for at any one time shall not exceed 5.
 - (ii) There shall be no overnight stays.
- (j) Dust:**
- All outside areas shall be sealed, surfaced or managed appropriately so that there is no dust nuisance at or beyond the boundary of the site.
- All storage of goods, raw materials and waste materials shall be stored in such a manner so that there is no dust nuisance at or beyond the boundary of the site.
- All use of goods and raw materials shall be undertaken in such a manner so that there is no dust nuisance at or beyond the boundary of the site.
- (k) Odour:**
- All activities shall be carried out on the site in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.
- (l) Light Spill and Glare:**
- Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of any dwelling house.
- All activities shall be undertaken to avoid glare (light reflection) and light spill beyond the boundary of the site.
- (m) Vibration:**
- Any activity that would cause vibration shall be managed and controlled in such a way that no vibration is discernable beyond the boundaries of the site.
- (n) General Rules:**
- Compliance with all matters in the General Rules - see Chapter 14.
- (o) Corner of Eastern Hutt Road and Reynolds Bach Drive, Part of Section 742 Hutt District (identified in Appendix General Residential 1):**
- Corner of Eastern Hutt Road and Reynolds Bach Drive, Part of Section 742 Hutt District (identified in Appendix General Residential 1):
- In addition to the other Permitted Activity Conditions, the following shall apply to scheduled activities on this site:
- All Permitted Activities may only be carried out in the existing buildings and structures on the site.
- (p) 95 and 97 Cuba Street, Lot 18 DP 709 (identified in Appendix General Residential 2):**
- In addition to the other Permitted Activity Conditions, the following shall apply to scheduled activities on this site:
- (i) The restoration and repair of second hand goods may only occur within the principal building on the site. No other buildings are permitted to be erected or used for the restoration, repair or sale of second hand goods.
 - (ii) These uses shall cease on removal of the existing buildings from the site.
- (q) Summit Road Nursery, Lot 1 DP 20206 and Lot 34 DP 31233, (identified in Appendix General Residential 3) and at the Moores Valley Depot, 33 Moores Valley Road, Pt Lot 2 DP 88509, (identified in Appendix General Residential 4):**

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

- (i) No retail sales are permitted directly from the site.
- (ii) 20 on site parking spaces are to be provided at each location at all times. All parking to comply with the design standards in Chapter 14A.

(r) 214 Knights Road, Pt Lots 35 and 36 DP 1951 (identified in Appendix General Residential 7):

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

Servicing of activities shall not occur between the hours of 10.00pm and 7.00am.

(s) 190 Knights Road, Lot 25 DP 1951 (identified in Appendix General Residential 8):

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

Servicing of activities shall not occur between the hours of 10.00pm and 7.00am.

(t) Land south of Belmont School, Part Lot 2 Plan A2173:

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

- (i) all buildings and structures must be sited within the area shown on Appendix General Residential 13, and
- (ii) have a floor level set at a minimum of 13.5m above sea level.

(u) 155-157 Waterloo Road, Lower Hutt (Lot 2 DP 82046):

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

- (i) That there be no storage of large items in the rear yard (including the area of the covered wash) for more than seven consecutive days; and
- (ii) That high level tower training be limited to between 8.00am and 9.00am Monday - Saturday and 6.00pm and 7.00pm Monday - Friday.

(v) 20 Bellevue Road, Lot 2 DP 54165 and part of Lot 1 DP 71142 (as shown on Appendix General Residential 12):

(i) For that part of the site identified as Transition House, the Permitted Activity Conditions are those of the General Residential Activity Area; and

(ii) For that part of the site identified as Block F –

- The minimum yard requirement shall be 7.0m to the site boundary of 18A Bellevue Road (Lot 2 DP 27164) and 5.0m to the site boundary of 29 Hautana Square (Lot 2 DP 71142);
- The maximum height of any building and structure is 5.8m; and
- That part of the site identified by shading on Appendix General Residential 12 shall not be used for general school purposes and access to the area will be for emergency purposes only.
- Permitted Activity Conditions (c), (e), (f), and (j) to (n) apply.

(w) Sites in Belmont that contain the building setback line (see Planning Map E3):

No part of any building or structure shall be constructed on the riverside of the building setback line.

(x) Buildings and structures within the 1 in 100-year flood extent (see Planning Maps D3, E3 and G1):

In addition to the other Permitted Activity Conditions, the following shall apply in this area:

- (i) All buildings and structures shall have a floor level above the 1 in 100-year flood level; except:
- (ii) Minor additions to existing buildings and structures are a Permitted Activity provided:
 - the floor level of additions is not below the floor level of the existing building or structure; and
 - the gross floor area of all additions does not exceed 20m² to the gross floor area of the building or structure existing as at 1 March 2005.
- (iii) New accessory buildings shall not exceed a total gross floor area of 20m².

(y) Primary and Secondary River Corridors:

All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m² or less and with a setback of 20m or more from a flood protection structure.

(z) For principal tertiary education activities within the Tertiary Education Precinct (as shown on Appendix General Residential 19):

Except as outlined below, the Permitted Activity Conditions shall apply within the Tertiary Education Precinct:

- (i) For that part of the Tertiary Education Precinct in Udy Street –
 - The minimum yard requirement shall be 3m for the southern boundary.
 - The maximum site coverage shall be 40%.
- (ii) For that part of the Tertiary Education Precinct in Elizabeth Street –
 - The maximum site coverage shall be 40%.
- (iii) For that part of the Tertiary Education Precinct on the western side of Kensington Avenue –
 - The maximum height of buildings and structures shall be 12m, except that:
 - (a) No part of any building located between 3m and 8m from the southern boundary shall be higher than 4m; and
 - (b) No part of any building located between 8m and 12.5m from the southern boundary shall be higher than 8m.
 - The minimum yard requirement shall be 3m for the southern boundary.
 - The maximum site coverage shall be 60%.

Note: For the purpose of this rule “southern boundary” shall refer to any boundaries of the Precinct with Lot 1 DP 5460 and Lot 4 DP 8102.
- (iv) For that part of the Tertiary Education Precinct on the eastern side of Kensington Avenue –
 - The minimum yard requirement shall be 3m for the southern boundary.
 - The recession plane for all buildings and structures shall be 2.5m + 37.5° for the southern boundary.
- (v) For all areas in the Tertiary Education Precinct -
 - Building Frontages
 - (a) The ground level road frontage of all buildings shall be located within a distance no closer than 3 metres and no further than 5.5 metres of the road boundary and shall provide at least one pedestrian entrance to the road.
 - (b) No building shall create a featureless façade or blank wall wider than 3 metres at the ground level road frontage. A featureless façade or blank wall is a flat or curved wall surface without any openings or glazing.
 - Corner Sites

On any corner site within the Tertiary Education Precinct, the main entrance to any building shall be to a primary street or at the corner. For the purpose of this rule 'main entrance' shall be the doorway intended for the highest rates of access and egress of people into any building, and 'primary street' shall be the road which is classified highest in the Rooding Hierarchy Classification Schedule in Appendix Transport 1.
- (vi) Rules 4A 2.1.1 (b) (Minimum Yard Requirements) and (c) (Recession Plane) do not apply to internal boundaries within all areas of the Tertiary Education Precinct.
- (vii) For all areas in the Tertiary Education Precinct, the following Landscaping and Screening requirements shall apply:
 - All outdoor storage and servicing areas shall be screened so that they are not visible from a road or public space. Where this is not practicable such area must be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.8m.
 - Where a site abuts a residential or recreation activity area, all outdoor storage and screening areas shall be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.2m and a maximum height of 1.8m.
 - Where there are 5 or more parking spaces on site and the site abuts a residential or recreation activity area, that area shall be screened from the street and adjoining properties by a fence or wall not less than 1.5m in height.

4A 2.2 Controlled Activities

- (a) Corner of Hutt Road and Te Mome Road, Lot 26 DP 1984, any industrial activity in the industrial building.
- (b) 10 Bauchop Road, Lot 1 DP 10377, any industrial activity.

4A 2.2.1 Matters in which Council Seeks to Control and Standards and Terms

- (i) **Duration of Activity:**
The above provisions shall only apply to the use of the existing buildings on the site and shall cease upon the removal of the buildings.
- (ii) **Hours of Operation:**
The hours of operation shall not exceed:
8.00am to 5.30pm Monday to Friday.
8.00am to 1.00pm Saturday.
No work on Sundays or public holidays.
- (iii) **Glare and Light Spill:**
 - Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling house in a residential activity area.
 - All activities shall be undertaken so as to avoid all unreasonable light spill beyond the site boundary.
 - All activities and constructions shall be undertaken so as to avoid glare (light reflection) beyond the site boundary.
- (iv) **Odour:**
All activities shall be carried out on the site in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.
- (v) **Vibration:**
All activities that cause vibration shall be managed and controlled in such a way that no vibration is discernible beyond the site boundary.
- (vi) **Retailing:**
There shall be no retailing except where the goods are manufactured on the site, provided that such retailing shall be ancillary to the manufacturing industry.

4A 2.2.2 Other Matters

All Controlled Activities must comply with other relevant Permitted Activity Conditions including the General Rules - See Chapter 14.

4A 2.3 Restricted Discretionary Activities

- (a) Residential development of 3 or more dwelling houses on any site, excluding sites located within Petone, Alicetown, Eastern Bays and Moera General Residential Activity Areas and Medium Density Residential Areas as shown in Appendix 16.
- (b) The removal of vegetation in excess of 500m² or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.
- (c) Health care service with a maximum of 4 practitioners.
- (d) Accessory buildings on legal road.
- (e) Cnr of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, forestry.
- (f) All buildings and structures that are sited wholly or in part on the riverside of the building setback line in Belmont.
- (g) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels or total gross floor area.
- (h) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.
- (i) Childcare facilities for more than 5 children and up to a maximum of 30 children.
- (j) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which:

- do not comply with any of the following Permitted Activity conditions: 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (d) Maximum Height of Buildings and Structures; 4A 2.1.1 (e) Maximum Site Coverage; and 4A 2.1.1 (z) Tertiary Education Precinct (excluding The Maximum Height of Buildings and Structures 4A 2.1.1 (z) (iii)); and
- do not exceed 12m in height.
- (i) Non-notification
In respect of Rule 4A 2.3 (j), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.
NOTE: Rule 4A 2.3 (j) (i) prevails over Rule 17.2.2.
- (k)** Ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures.
 - (i) Non-notification
In respect of Rule 4A 2.3 (k), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.
NOTE: Rule 4A 2.3 (k) (i) prevails over Rule 17.2.2.
- (l)** Housing for the Elderly within the area identified in Appendix General Residential 20.
- (m)** Housing for the Elderly within the area identified in Appendix General Residential 21, including buildings and structures which:
 - (i) Provide a building setback of no less than 5m from all Residential Activity Area boundaries including that of Boulcott School; and
 - (ii) Otherwise comply with the permitted activity conditions relating to maximum site coverage, maximum length of buildings, recession planes, yard requirements, required permeable surface and not those permitted activity conditions relating to height provided that:
 - (a) the length of the northern boundary identified in Appendix General Residential 21 shall be exempt from the maximum length of building and recession plane permitted activity conditions; and
 - (b) for conditions that refer to 'net site area' this term shall be replaced with 'site area'.

4A 2.3.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) Residential development of 3 or more dwelling houses.**
 - (i) Design Guide:
Consideration shall be given to how the proposal addresses the Design Guide for Medium Density Housing (Appendix 18).
 - (ii) Amenity Values:
Consideration shall be given to adverse effects upon the amenity values both within the site concerned and upon surrounding residential area, including:
 - The separation distance between buildings, structures and outdoor living areas on site.
 - The provision made for outdoor service and living areas for residents, and aural and visual privacy for dwelling units both on the site concerned and on adjacent sites.
 - The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular, the impact of building density (net site area, coverage), location (yards), recession planes, height and length.
 - (iii) Landscaping:
The extent to which landscaping is incorporated within the overall proposal, and existing vegetation is retained to mitigate any adverse effects which may arise.
A landscape plan will be required to ensure that any adverse effects of the proposal are kept within the site concerned. This may include landscaping of any on site parking areas. Landscaping may also be used to soften the impact of any building upon the surrounding area, adjacent sites and buildings, or to screen private living and service courts.
A landscape plan is to show the extent of the vegetation to be retained and the extent of planting to be undertaken.

(b) Residential development of 3 or more dwelling houses on sites located outside the Medium Density Residential area.

- (i) In addition to the above, on any site located outside the Medium Density Residential area consideration shall be given to:
- (a) Whether public transport facilities and non-residential services such as education facilities, places of assembly, medical and emergency facilities and retail activities which provide for residents daily needs, are accessible within reasonable walking distances.
 - (b) Whether there is a recorded flood risk associated with the site.
 - (c) The capacity of the City's infrastructure to service additional development on the site.

(c) The removal of vegetation in excess of 500m² or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.

- (i) Amenity Values:
The extent to which the proposal will affect adversely the visual amenity values of the site and surrounding area. The visual prominence of the vegetation and any replacement planting to be undertaken will be taken into consideration.
- (ii) Site Stability:
The adverse effects upon the stability of the site caused by the removal of trees or vegetation.
- (iii) The Intrinsic Values of Ecosystems:
The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area.

(d) Health care service with a maximum of 4 practitioners.

- (i) Amenity Values:
The extent to which the proposal will affect adversely the amenity values of the surrounding residential area.
- (ii) Landscaping:
The extent to which landscaping is incorporated within the overall proposal to mitigate adverse effects, which may arise.
A landscape plan will be required to ensure that any adverse effects of the proposal are mitigated. This should include landscaping of any on site parking areas.

(e) Accessory buildings on legal road.

- (i) Amenity Values:
The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of earthworks required, loss of vegetation, design and appearance of buildings. All such buildings must be painted.

(f) Cnr of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, forestry.

- (i) Amenity Values:
Consideration shall be given to the amenity values of the site and in particular any adverse effects on the amenity values of residents in Stokes Valley and the impact on amenity values when the forestry is harvested. Details of any remedial work may form part of any conditions of consent.
- (ii) Traffic Effects:
The safe and efficient movement of all traffic needs to be ensured. All harvested logs shall be taken out through to Reynolds Bach Drive. No logs shall be taken out through Stokes Valley or directly on to Eastern Hutt Road.

(g) All buildings and structures that are sited wholly or in part on the riverside of the building setback line in Belmont.

- (i) In assessing proposals, Council will be guided by the degree to which buildings and structures further increase:
- The risk to people of exposure to the erosion hazard; and
 - Any mitigation measures that are proposed.

(h) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels or total gross floor area.

- (i) In assessing proposals, Council will be guided by the degree to which buildings and structures further increase:
- The risk to people of exposure to the flood hazard; and

- The flood hazard effects for land, buildings and structures off-site.
- (i) **All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.**
- Proximity of buildings and structures to flood protection structures;
 - Adverse effects of the flood hazard on buildings and structures and on flood protection structures; and
 - The risk to people of exposure to the flooding and erosion hazard.
- (j) **Child care facilities for more than 5 children and up to a maximum of 30 children.**
- The presumption of non-notification in Rule 17.2.2 does not apply to this rule.
- (i) Site Layout and Landscaping
Consideration shall be given to whether the site layout and any proposed landscaping ensure adverse effects will be retained within the site, thus avoiding or minimising impacts on the adjacent roadway or adjacent residential sites.
- (ii) Noise
The proposal should comply with the maximum noise levels specified in Chapter 14C Noise.
With respect to non-compliances, consideration shall be given to any method or measure proposed to mitigate adverse noise effects of the proposal.
- (k) **Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which:**
- do not comply with any of the following Permitted Activity conditions: 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (d) Maximum Height of Buildings and Structures; 4A 2.1.1 (e) Maximum Site Coverage; and 4A 2.1.1 (z) Tertiary Education Precinct (excluding The Maximum Height of Buildings and Structures 4A 2.1.1 (z) (iii)); and
 - do not exceed 12m in height.
- (i) Amenity Values
The extent to which the proposal would affect adversely the amenity values of the surrounding residential area, including:
- The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
 - Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
- (ii) Design, External Appearance and Siting
- The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
 - The extent to which building, bulk, scale and siting of the proposal does not dominate the adjacent Petone Recreation Ground.
- (iii) Streetscape Effects
The extent to which the proposal would adversely impact on the streetscape of the area.
- (iv) Landscaping and Screening
- The location, nature and degree of proposed landscaping.
 - The location, nature and screening of outdoor storage, servicing and parking areas, including their visibility and relationship to adjoining residential sites and visibility from any public space.
- (l) **All ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures.**
- (i) Amenity Values
The extent to which the proposal would affect adversely the amenity values of the surrounding residential area, including:
- The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
 - Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
- (ii) Design External Appearance and Siting
- The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
 - The extent to which building bulk, scale and siting of the proposal does not dominate the adjacent Petone Recreation Ground.

- (iii) Streetscape Effects
The extent to which the proposal would adversely impact on the streetscape of the area.
- (iv) Landscaping and Screening
 - The location, nature and degree of proposed landscaping.
 - The location, nature and screening of outdoor storage, servicing and parking areas, including their visibility and relationship to adjoining residential sites and visibility from any public space.
- (v) Noise
The proposal should comply with the maximum noise levels specified in Chapter 14C Noise.

(m) Housing for the Elderly within the area identified in Appendix General Residential 20:

- (i) Temporary Construction Effects
Consideration shall be given to the potential construction effects arising from the establishment of a retirement village on the site. This includes the potential construction noise, traffic, dust, sediment runoff and vibration effects.
- (ii) Design Guide
Consideration shall be given to the degree to which the proposal adheres to the Design Guide for Medium Density Housing (Appendix 18).
- (iii) Natural Hazards
The extent to which the proposal addresses the flood risk to the site, including ensuring that the floor level of any habitable space is constructed above the 1:100 year flood level for Parkway Drain.
- (iv) Geotechnical Matters
The extent to which the proposal addresses any geotechnical limitations on the site.
- (v) Amenity Values
The extent to which the proposal would adversely affect the amenity values of the surrounding residential area, including:
 - The effect of buildings and structures on neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings;
 - Whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties;
 - The effect on the amenity values of adjoining residential and recreational land caused by the removal of trees from the site; and
 - The mitigation measures necessary, including landscape planting, to mitigate the adverse effects of loss of trees from the site and to assist the integration of the proposed development within the site and neighbourhood.

(n) Housing for the Elderly within the area identified in Appendix General Residential 21.

The presumption of non-notification in Rule 17.2.2 does not apply to this rule.

The heading for each class of effects listed provides the scope of the discretion to address any effect of the development in that class. The rest of the text draws attention to particular aspects of that class that will need to be carefully considered. The activity must also meet the standards or conditions in 4A 2.3 (m).

- (i) Traffic Effects
The safe and efficient movement of all vehicle and pedestrian traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect normal traffic flows on the road, or cause a vehicle or pedestrian hazard, with effects on Boulcott School to be specifically addressed. Provision should also be made for pedestrian access.
- (ii) Parking Effects
The extent to which the proposal appropriately provides for the vehicle parking needs of the activity, without adversely affecting the vehicle parking requirements of the surrounding neighbourhood, as demonstrated through the provision of a parking management plan.
- (iii) Construction Effects
Consideration shall be given to potential construction noise, traffic, access routes, dust, sediment runoff and vibration effects on the immediate residential area, including Boulcott School and Kindergarten. This consideration shall include:
 - (a) Consistency with NZS 6803:1999;
 - (b) Consistency with BS 5228-2:2009 Code of practice for noise and vibration control on construction and open sites;
 - (c) The provision of a construction traffic and parking management plan;
 - (d) The provision of a construction noise management plan;

- (e) The provision of a communication and liaison plan.
- (iv) Urban Design Effects, Architectural Treatment, Effects on Amenity and Character Values and Wind Effects
 - (a) The extent to which the proposal would adversely affect the amenity and character values of the surrounding residential and recreational area, including:
 - i. The effects of buildings and structures on neighbouring and surrounding residential and recreational sites, Boulcott School and Boulcott Kindergarten, and, in particular, the location, design, appearance, bulk, spacing and articulation of buildings; and
 - ii. Whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties and Boulcott School.
 - iii. The degree to which the proposal meets the Design Guide for Medium Density Housing (Appendix 18).
 - (b) The degree to which policies 4A 1.2.1 (l) and (m) are met.
 - (c) Consideration shall include onsite amenity, including the management of onsite wind effects.
- (v) Landscape Effects and Landscape Design
Special consideration should be given to landscape design that manages the visual impact including on edges where existing vegetation affords privacy.
- (vi) Noise Effects
Consideration shall be given to potential operational noise effects.
- (vii) Infrastructure Provision including Infrastructure Capacity and Capability and Stormwater Management
Consideration shall be given to:
 - (a) The capacity of the pump station and provision of a pump station emergency management plan.
 - (b) The capacity within stormwater pipework from both within the site and Hathaway Avenue, including overland flow paths from Hathaway Avenue.
 - (c) The provision of a secondary flow path along the stopbank and serving Hathaway Avenue.
 - (d) The provision of a 100-year piped stormwater system and secondary flow path to serve 18 to 28A Hathaway Avenue.
 - (e) Final design for fire water meeting the appropriate Wellington Water regional water standard.
- (viii) Natural Hazards
 - (a) The extent to which the proposal addresses the following risks to the site:
 - i. Liquefaction;
 - ii. Fault rupture;
 - iii. Residual flood risks above a 1 in 100 year flood or stopbank breach or failure.
 - (b) Ensuring that the ongoing structural integrity of the flood protection system is not compromised.
 - (c) Addressing Emergency Evacuation Planning.
- (ix) Effects on Tangata Whenua Values
Consideration shall be given to the extent to which the proposal addresses tangata whenua values, including through the provision of cultural impact assessments.
- (x) Effects on Archaeological Values
Consideration shall be given to any adverse effects on archaeological sites.
- (xi) Positive effects arising from provision of Housing for the Elderly in a comprehensively planned development.

4A 2.3.2 Other Matters

For Restricted Discretionary Activity (a):

All Restricted Discretionary Activities must comply with Permitted Activity Conditions (b) - (n).

For Restricted Discretionary Activities (b) - (e) and (i) - (k):

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

For Restricted Discretionary Activity (l):

All Restricted Discretionary Activities must comply with Permitted Activity Conditions (b) – (n). For Permitted Activity Conditions (b) – (g) any reference to the term “net site area” shall be replaced with the term “site”.

For Restricted Discretionary Activity (m):

Permitted activity conditions in Chapter 14 General Rules, specifically including Condition 14C 2.2.1 (b) relating to operational noise, shall be complied with (or resource consent sought).

4A 2.4 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted, Controlled or Restricted Discretionary Activity, which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.
- (b) Visitor accommodation.
- (c) Marae.
- (d) Places of assembly.
- (e) Education facilities.
- (f) Emergency facilities.
- (g) Dairies with a Gross Floor Area of less than 100m².
- (h) Health care services with more than 4 practitioners.
- (i) On the Corner of Eastern Hutt Road and Reynolds Bach Drive, Part of Section 742 Hutt District (identified in Appendix General Residential 1) the erection of any new buildings or additions to existing buildings on the site.
- (j) Residential facility accommodating 11 or more persons.
- (k) Detention facilities.
- (l) Boarding houses.
- (m) Residential development of 3 or more dwelling houses on any site located within Petone, Alicetown, Eastern Bays and Moera General Residential Activity Areas and Medium Density Residential Areas as shown in Appendix 16.
- (n) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the Maximum Height of Buildings and Structures in 4A 2.1.1 (z) (iii) Tertiary Education Precinct or any other relevant Permitted Activity Conditions including the relevant requirements of Chapter 14 – General Rules, and which are not identified as a Restricted Discretionary Activity under Rule 4A 2.3.1 (j).
- (o) Ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the relevant Permitted Activity conditions including the relevant requirements of Chapter 14 – General Rules.
- (p) Housing for the Elderly on the site shown in Appendix General Residential 21 that does not comply with the standards for restricted discretionary classification.

4A 2.4.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in Sections 104 and 105, and Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.
- (c) With respect to residential development of 3 or more dwelling houses consideration shall be given to:
 - (i) How the proposal addresses the Design Guide for Medium Density Housing (Appendix 18).
 - (ii) The adverse effects on the amenity values of both adjacent properties and the surrounding residential area, including:
 - Whether the proposal will cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
 - Whether the form, scale and character of the proposal is compatible with residential development of the surrounding area.
 - Whether the proposal maintains or enhances existing streetscape.

- (iii) Whether public transport facilities, high quality pedestrian networks and open space and non-residential services such as education facilities, places of assembly, medical and emergency facilities and small retail activities which provide for residents daily needs, are accessible within reasonable walking distances.
- (iv) Whether there is a recorded flood risk associated with the site.
- (v) The capacity of the City's infrastructure to service additional development on the site.

4A 2.5 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity.

4A 2.6 Other Provisions

- (a) Subdivisions - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Network Utilities, including the National Grid - See Chapter 13.
- (d) General Rules - See Chapter 14.

4A 3 Anticipated Environmental Results

- (a) Maintenance and enhancement of residential characteristics and amenity values.
- (b) Higher density forms of development located in areas suited to such development.
- (c) Protection of amenity values from adverse effects of higher dwelling densities.
- (d) Opportunity for home occupations to be carried out within the residential environment.
- (e) Opportunity for non-residential activities and development to be carried out.
- (f) Opportunity provided for the establishment and continuance of educational establishments within the City.
- (g) To protect buildings and structures from potential erosion and flooding of land by the Hutt River.
- (h) The scale, size and location of buildings and structures will have adverse effects which are no more than minor on flood protection structures.
- (i) The adverse effects on buildings and structures in the Primary and Secondary River Corridors will be avoided or mitigated.

4A Appendices

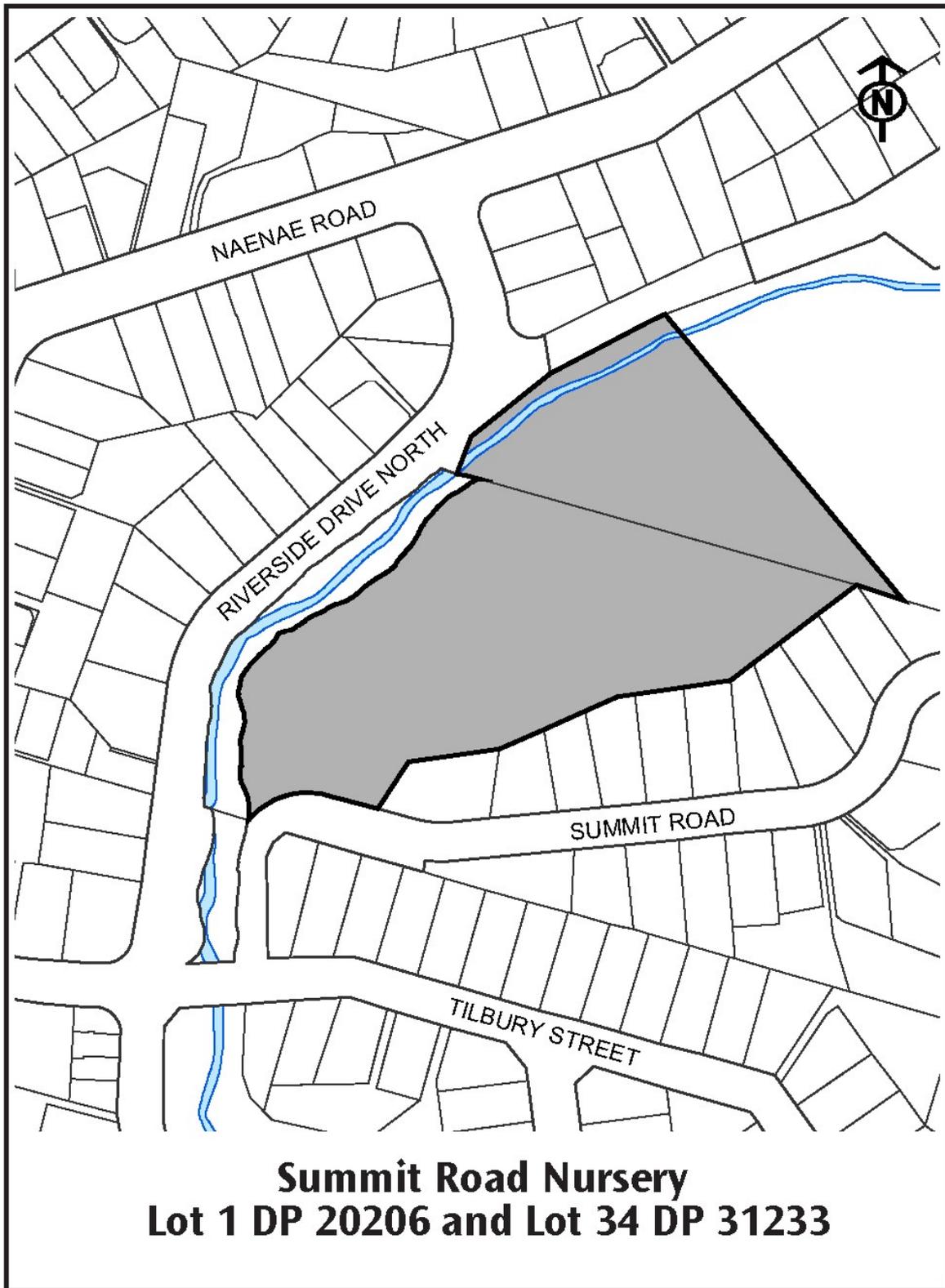
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Appendix General Residential 2



Appendix General Residential 3



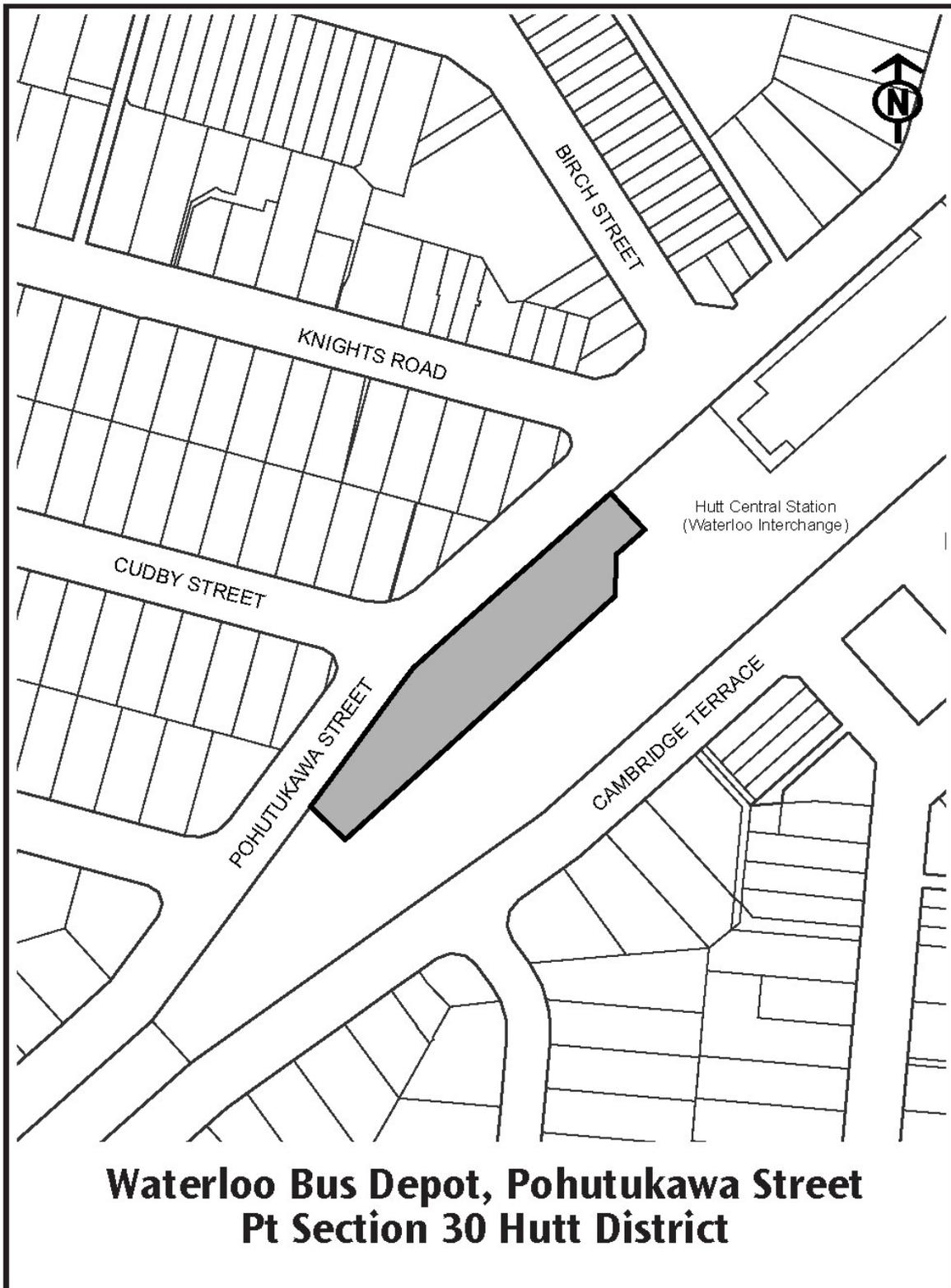
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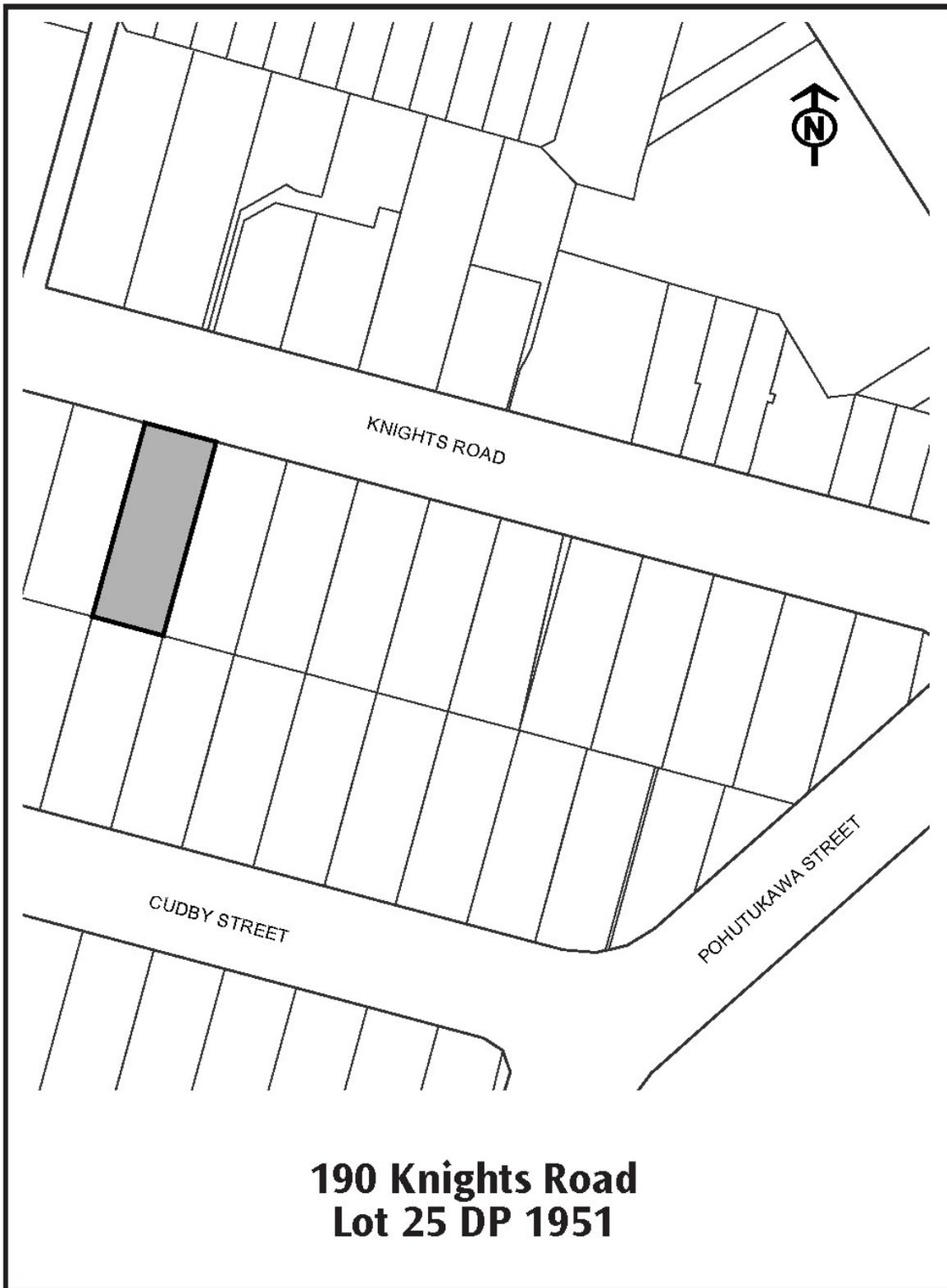
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Appendix General Residential 7



Appendix General Residential 8



Appendix General Residential 9



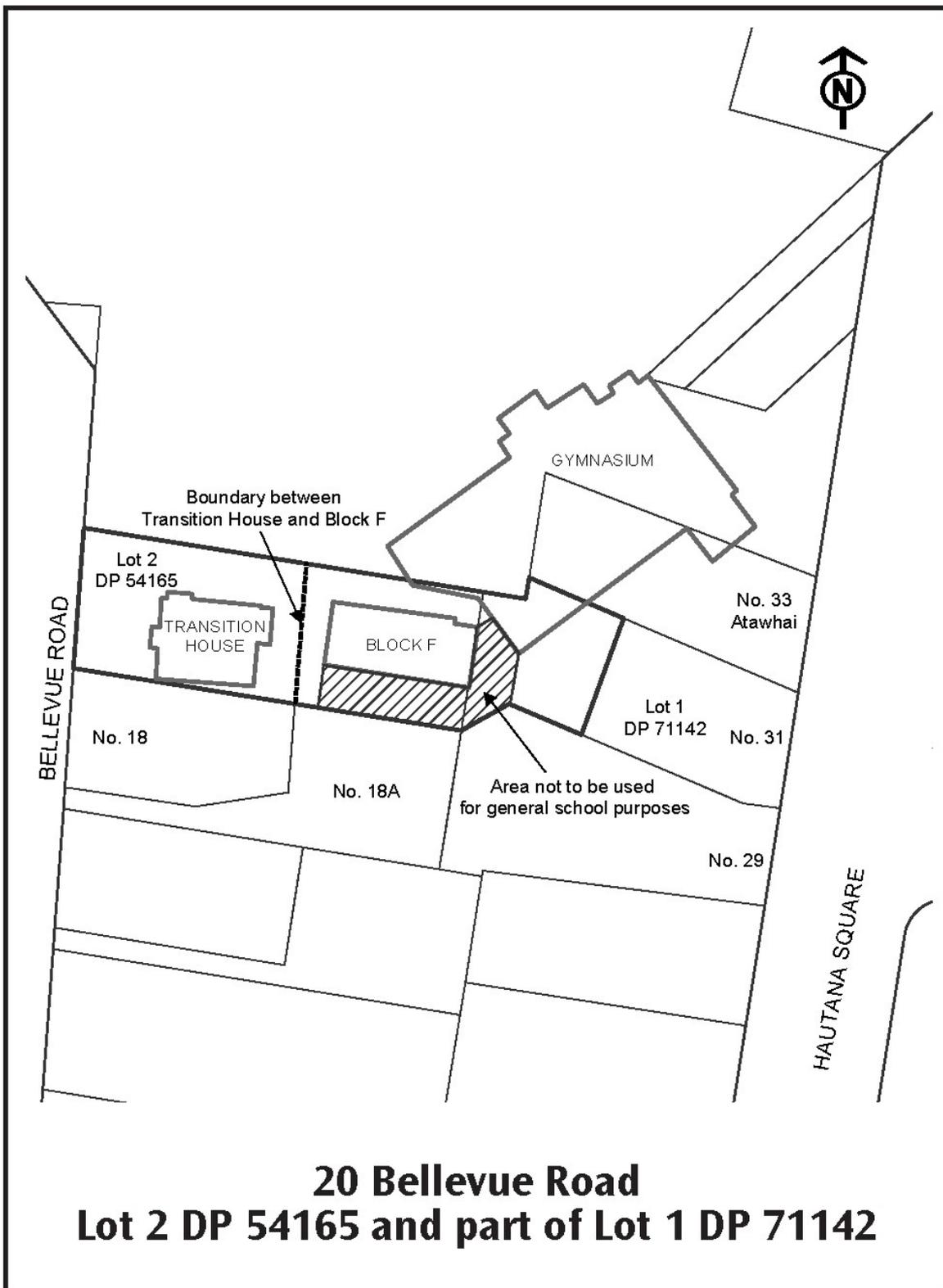
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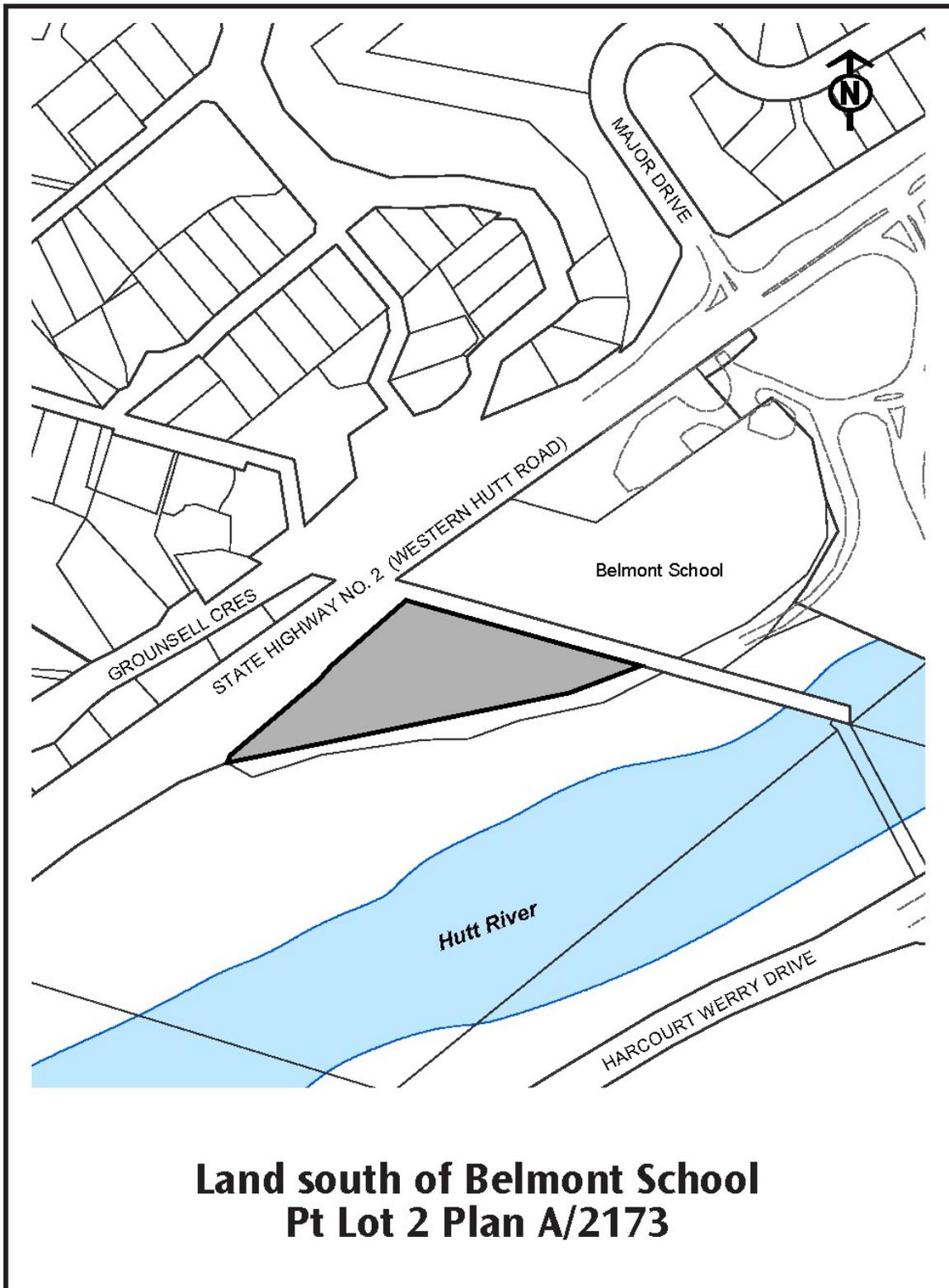
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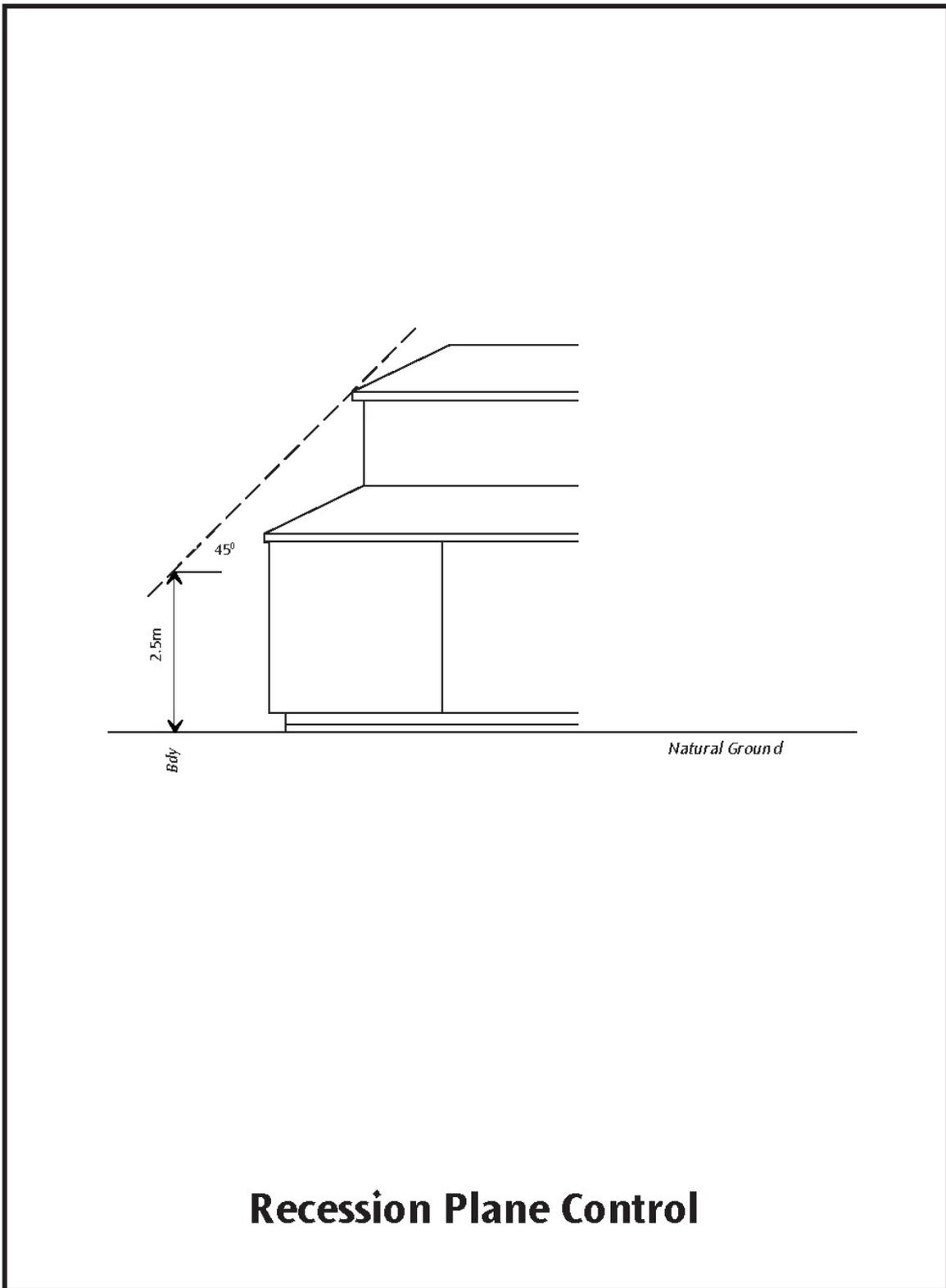
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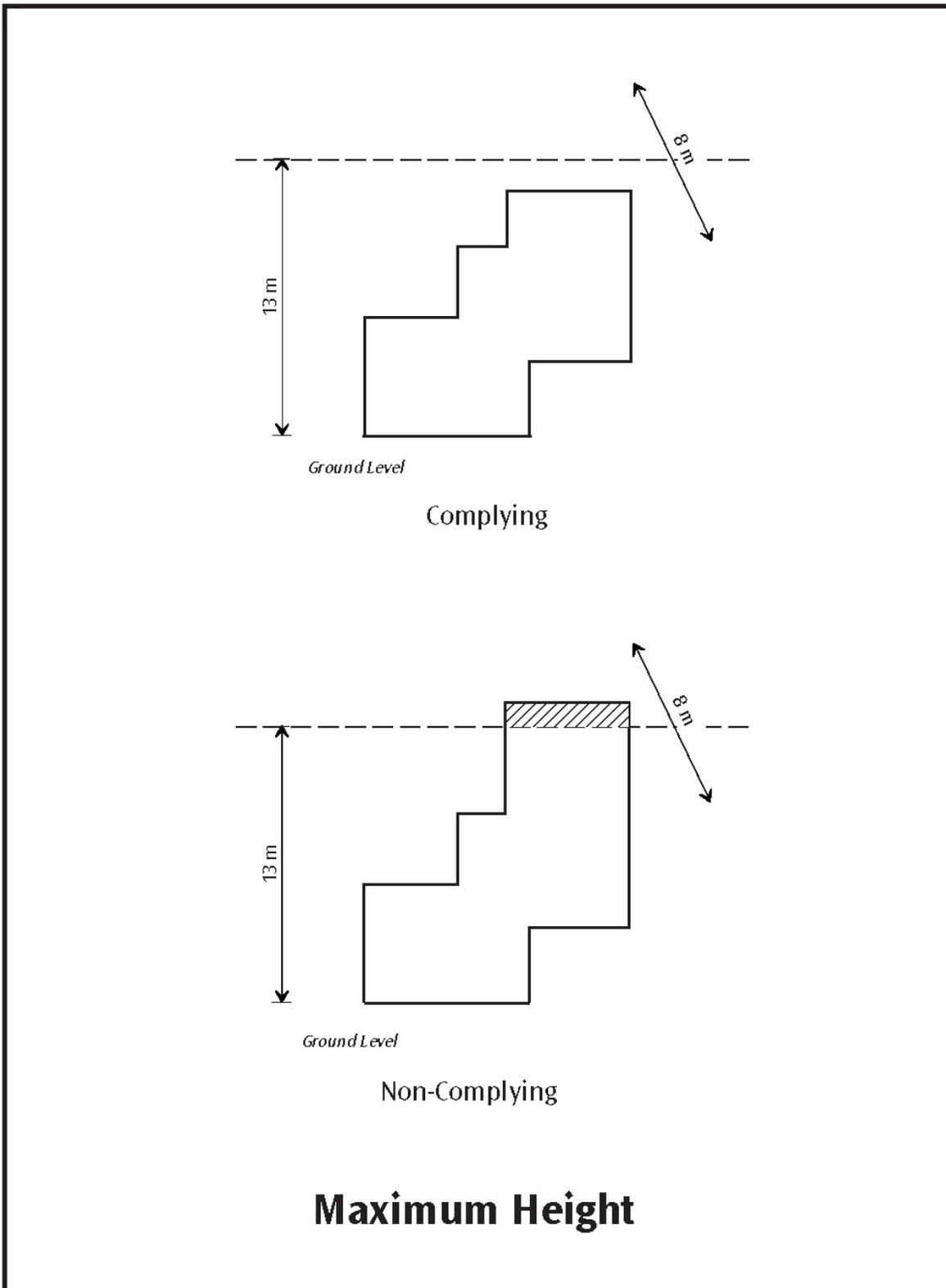
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Appendix General Residential 14



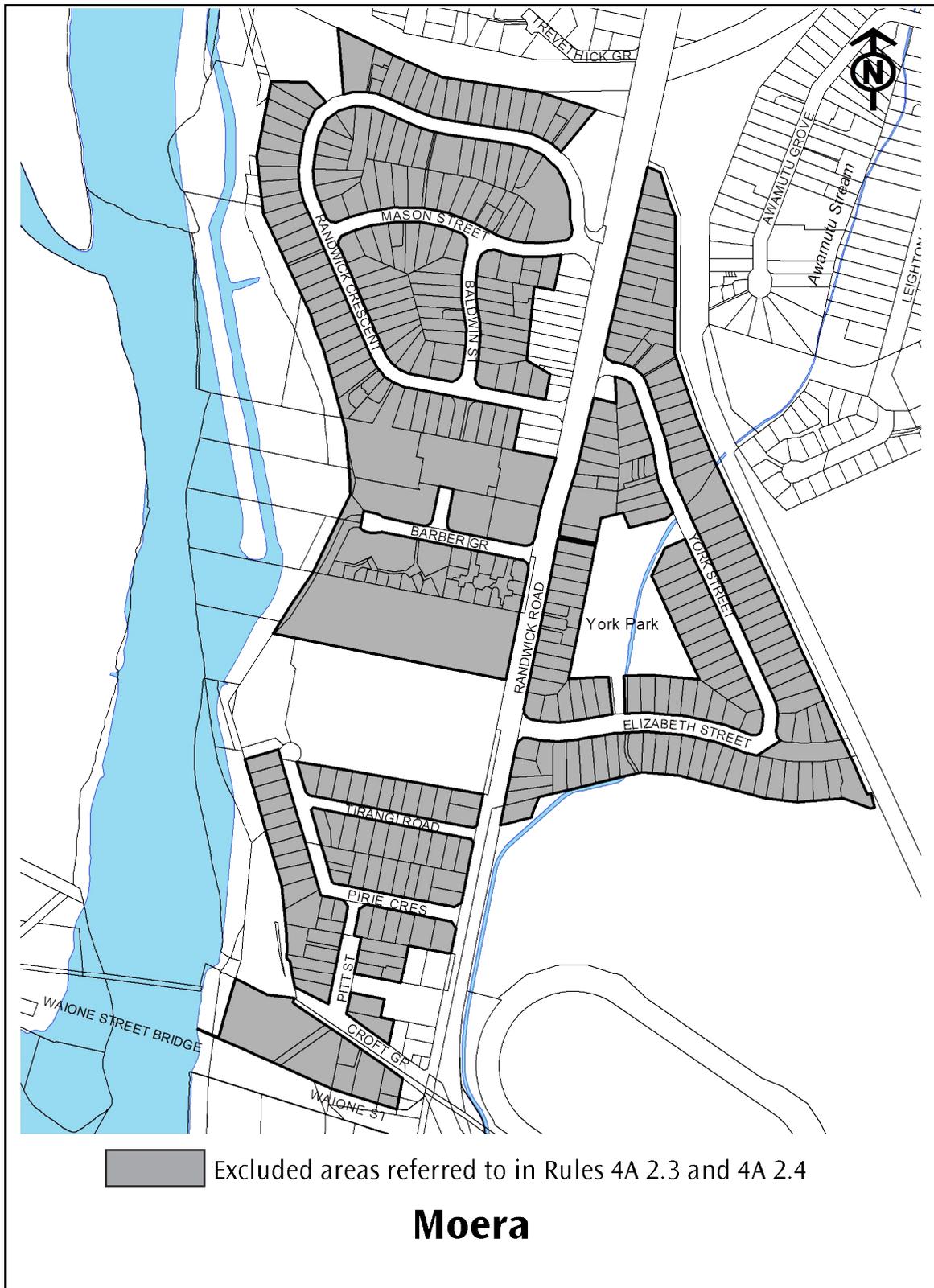
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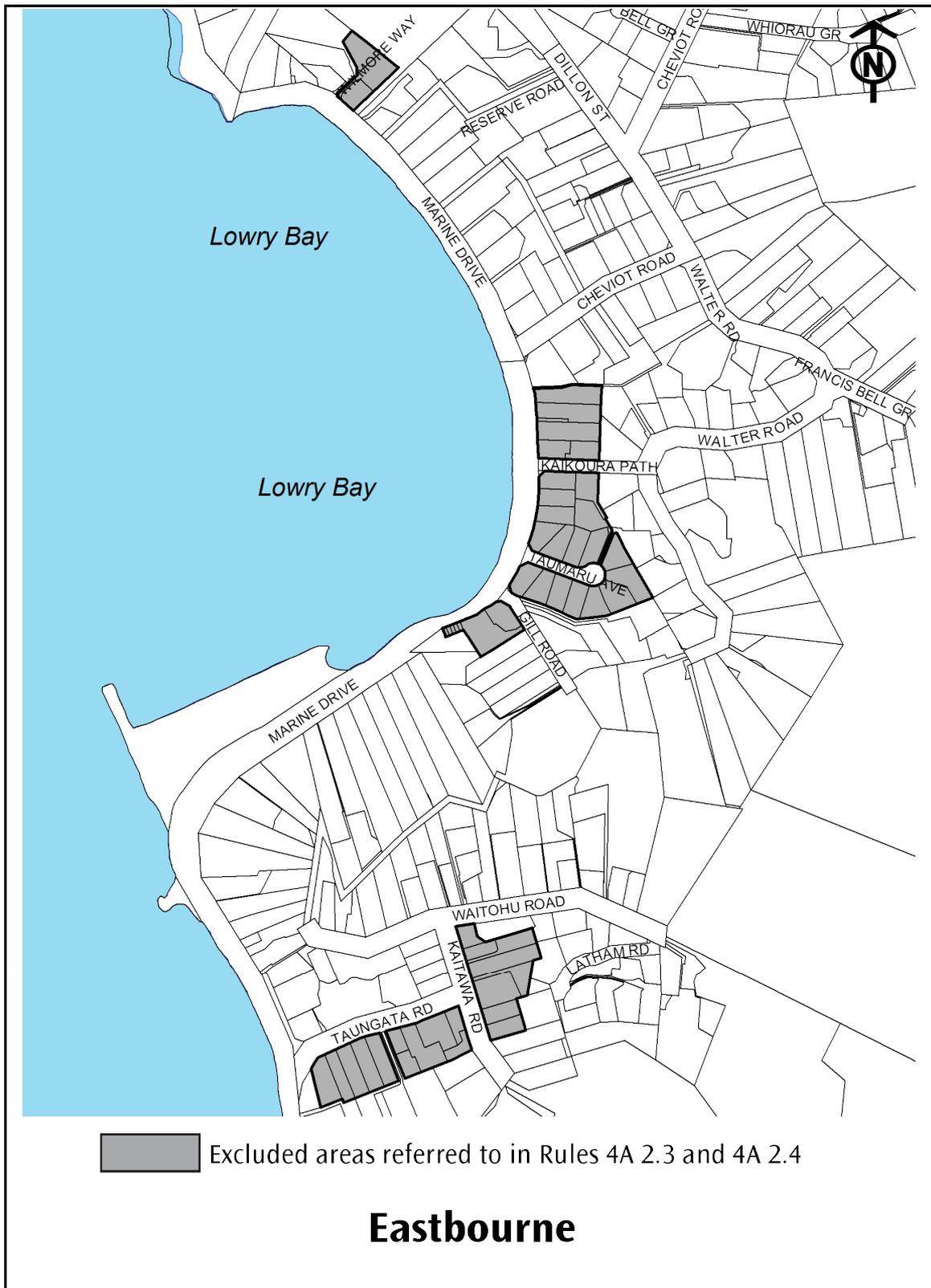
Appendix General Residential 16

Appendix General Residential 16(1)

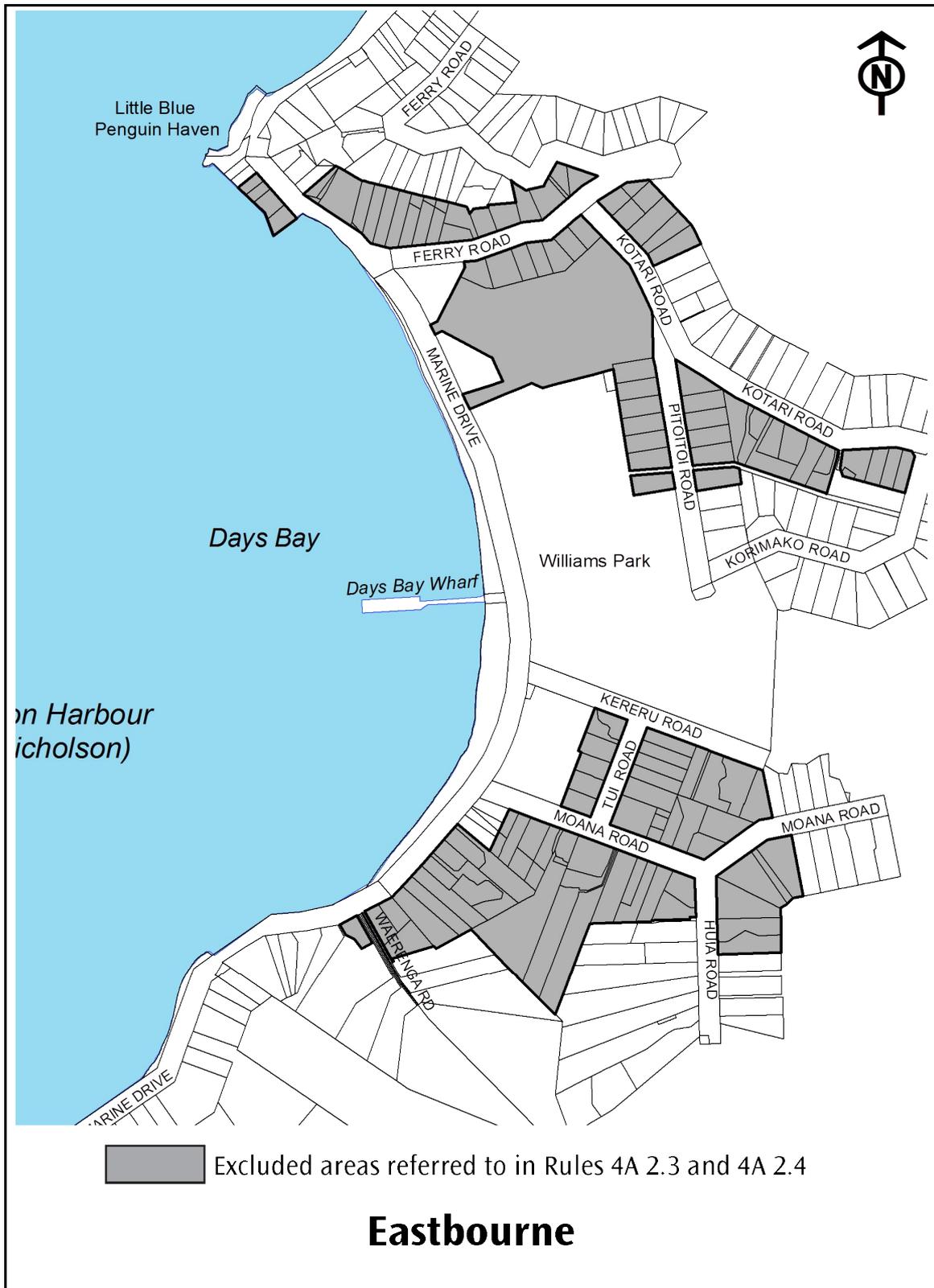
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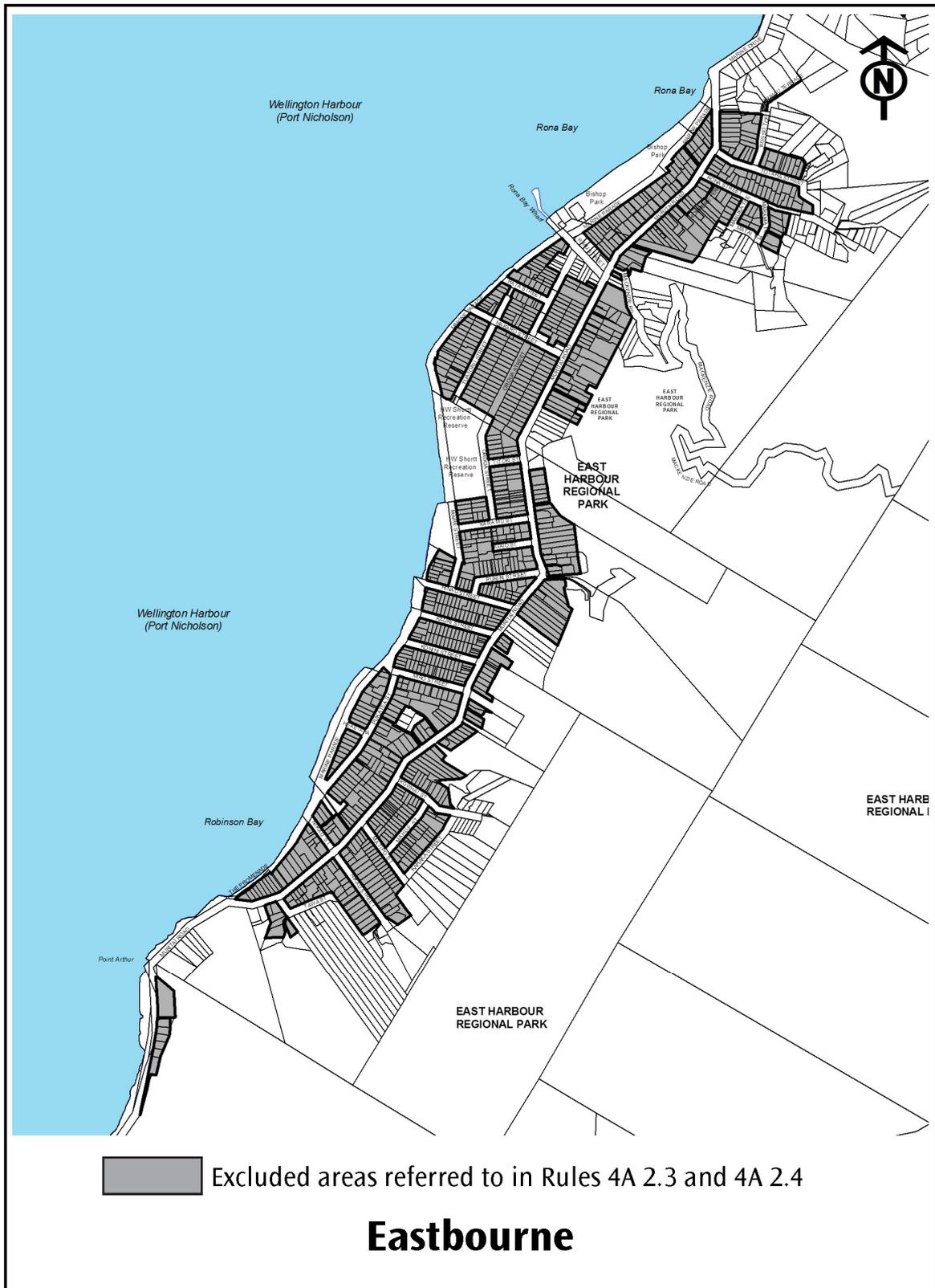
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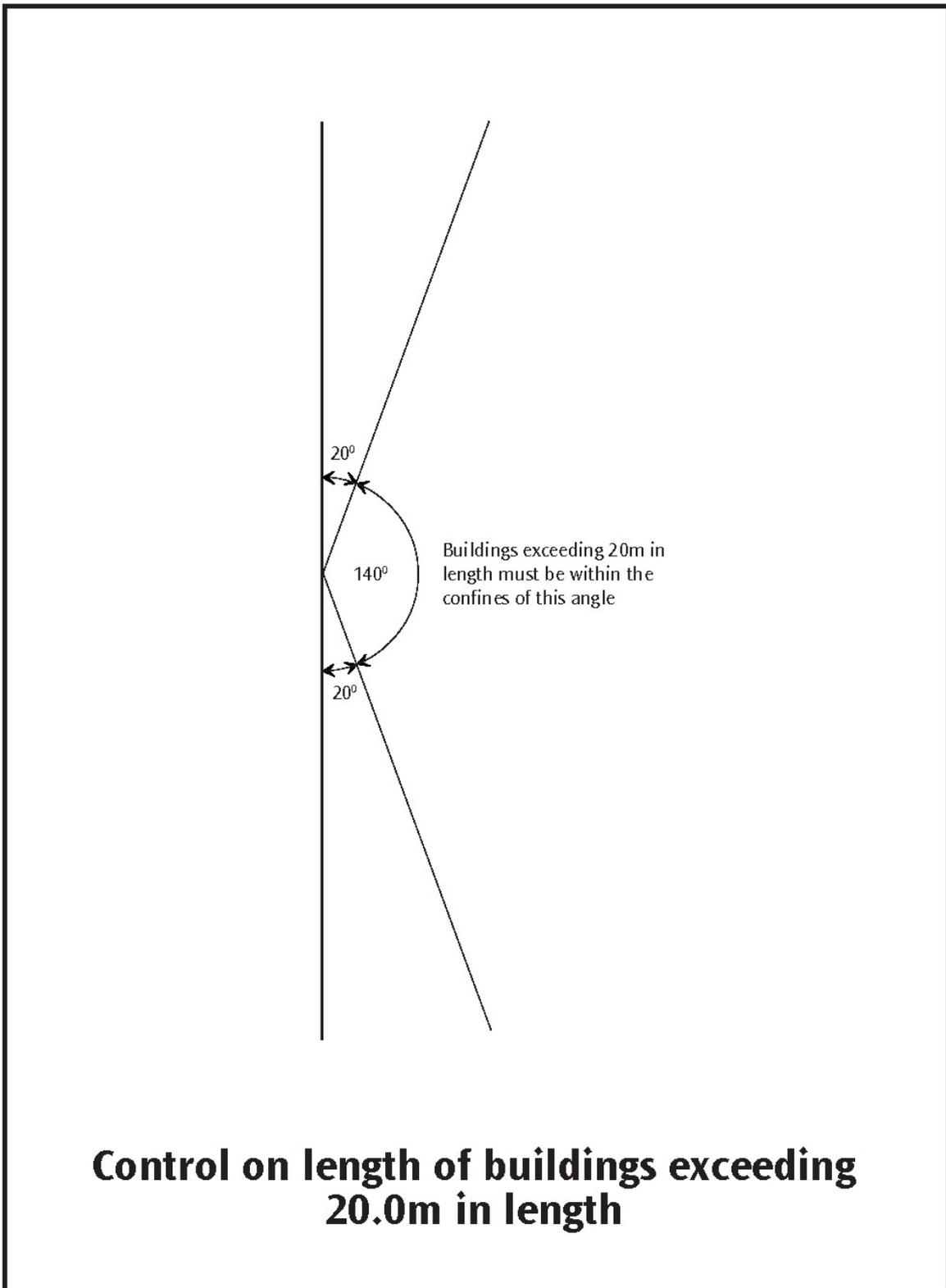
Appendix General Residential 16(4)



Appendix General Residential 16(5)



Appendix General Residential 17



Appendix General Residential 18

Design Guide for Medium Density Housing

Introduction

Buildings and spaces that are designed and planned in a coherent and integrated manner, contribute positively to the character of the neighbourhood in which they are located.

This design guide will be used in the assessment of medium density residential development to ensure well designed, quality multi dwelling housing. These developments, because of their higher density and potential effect on residential amenity, require resource consents. Applications will be required to demonstrate how the design of the development has addressed these aims and guidelines in addition to compliance with the relevant standards in the District Plan.

The design of medium density residential development needs to respond to the qualities of the street and the area, and to provide for the needs of the inhabitants in respect of amenity issues such as sunlight, privacy, open space and the qualities usually enjoyed in residential areas. In addition it should minimise impacts on the natural environment and incorporate sustainable design approaches.

Aims for medium density housing

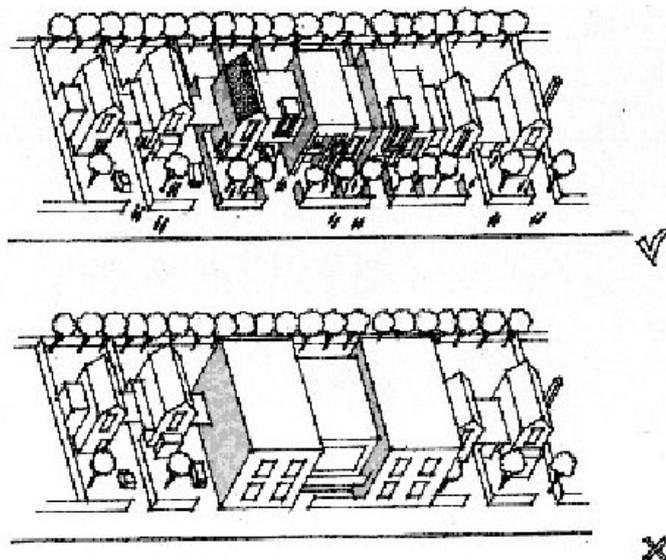
- Houses and open space are designed and located on the site as an integrated and comprehensive whole.
- Medium density development complements the existing character of development in the neighbourhood.
- New development contributes to amenity and safety within the site, for neighbouring properties and the surrounding area.
- Visual and acoustic privacy for the residents and neighbours is provided through well considered siting and design of buildings.
- Medium density development contributes to environmental sustainability goals by providing homes which are efficient to run and reduce impacts on the environment.

Guidelines

Fitting in the neighbourhood

- The siting and layout of buildings should respect the existing built character and patterns of the neighbourhood. This pattern may consist of the distance of buildings from the street edge, distance between buildings, height and width of buildings and types of buildings. Respecting this pattern in new development can be demonstrated by adopting a similar pattern while not replicating exactly the detailed design of buildings in the neighbourhood.
- The design and siting of buildings should take into account the potential for development on adjacent sites. It should therefore aim to maintain privacy and amenity on the site and at the boundaries taking into consideration possible future medium density residential development on adjacent sites.
It is important to consider what is permitted on adjacent sites. They too could be redeveloped and the same issues of sunlight and privacy will be relevant.
- Where the development is in an area of single dwellings on single sites, the greater building bulk associated with medium density residential development shall be arranged in terms of layout and form to relate to the scale of the neighbouring housing by:
 - Clearly separating dwellings rather than placing in one large block or using minor setbacks in alignment to reduce the perception of bulk.
 - Varying the size of dwellings reflecting the variation of house size in the neighbourhood.
 - Reducing the height and varying the form of dwellings as they relate to adjacent properties to avoid a large dominant form at the boundary.
 - Retaining existing trees and vegetation on the site to assist the integration of the new development within the site and the neighbourhood.

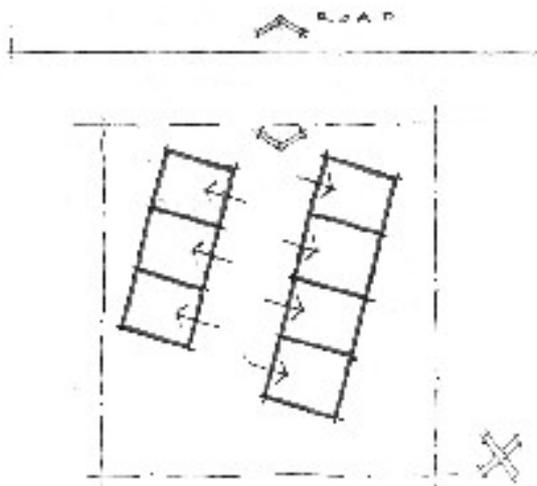
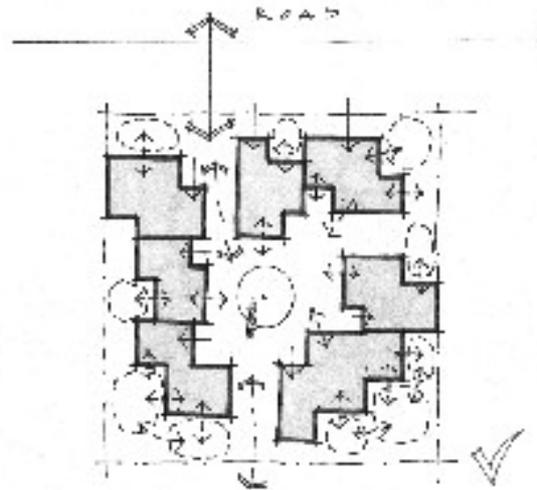
Understanding the key built patterns of the area and its natural characteristics and features will help guide new development so that it can sit comfortably within an established area and retain the amenity enjoyed by the neighbourhood and its residents.



- Dwellings facing the street edge should be oriented to front the street, with windows of living areas facing the street providing good visual contact between the residents and the street.
- Individual dwellings are designed and articulated to provide a sense of individuality.
Most people like to identify their homes by some sense of individuality and this also adds to the visual interest of the development.
- Garages should not dominate the visual quality of the development or the streetscape.

Integrated buildings and spaces

- The siting of buildings and open space should be designed in an integrated way that achieves quality residential development. Buildings should connect with useful outdoor space and ensure reasonable privacy, good access to sunlight, and a sense of openness and independence.
- Living areas within dwellings should be oriented for optimal solar gain.
- Dwellings should be designed to incorporate simple energy efficient techniques such as passive solar designs.
- Each dwelling should have its own useable private outdoor space with a minimum area of 35m² and a minimum dimension of 3m. This should be directly accessible from the main living area and oriented for optimal receipt of daylight and sunlight.
Outdoor space within the site needs to be planned for at the design stage to ensure it is useable rather than residual to the buildings. It also needs to be easily accessible and connected to main living areas. Such space is additional to the space provided for refuse, recycling, storage, drying and other site facilities.
- Where dwellings are at first floor level, balconies or roof terraces may be appropriate to provide for outdoor space, provided that they fulfill the requirements of open space as if the space was at ground level.



- Where there are additional shared outdoor open spaces, these should connect with the built development by ensuring windows overlook the space, doors to dwellings open on to the space and the dominance of the area by garage doors or parked cars is avoided. *Shared spaces can contribute positively to the enjoyment of a development. They can be used for meeting places, barbeque areas and a place to kick a ball around. These spaces can be made more enjoyable and safe if people inside dwellings can oversee activity in them. These areas should not be used for carparking as the presence of cars within these areas will detract from their ability to be used for these activities and the amenity of the development.*



- House design should reduce the home's load on infrastructure services by, for example:
 - The use of impermeable surfaces should be minimised.
 - Consider using on-site stormwater conservation measures where appropriate such as rain tanks, gardens, swales, landscaping areas and wetlands.

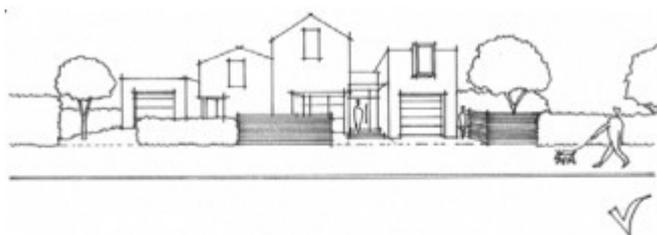
Vehicles

- Accessways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site slowly, are attractive and landscaped as an integral part of the development. The amount of sealed surfaces should be minimised and permeable paving used where possible.

To ensure the safety of people within the development, it is important that the layout and landscaping requires vehicles to move slowly within the area and also coming and going. Areas used by cars should be designed so that it is clear to drivers that the spaces are shared with other activities.
- The layout of buildings on the site should ensure that garages and open carparking are not in a line on the street frontage and within the development so there is not a dominance of vehicles and garage doors along the street edge or adjacent to shared spaces.

Lines of garages at the street edge tend to block visibility between the buildings and the street which detracts from the liveliness of the area and reduces the ability of the dwellings to oversee the street and thereby contribute to the safety of the area. The monotony of a line of garages can also conflict with the pattern of existing development.
- The design and materials of carports and garages should be consistent with that of the whole development.

Garages should not be regarded as separate from the development or that their design is less important.



Fences and walls

- Front fences and walls should be designed of materials compatible with the overall development and should enable occupants to see out to the street.

Fences can reduce the visibility from the development to the street which reduces the potential for overseeing and safety. Low front boundary fences enable good views of the street and provide increased sense of safety.
- Consider the use of trees and hedges to enhance privacy, provide screening and delineate property boundaries.

Site facilities

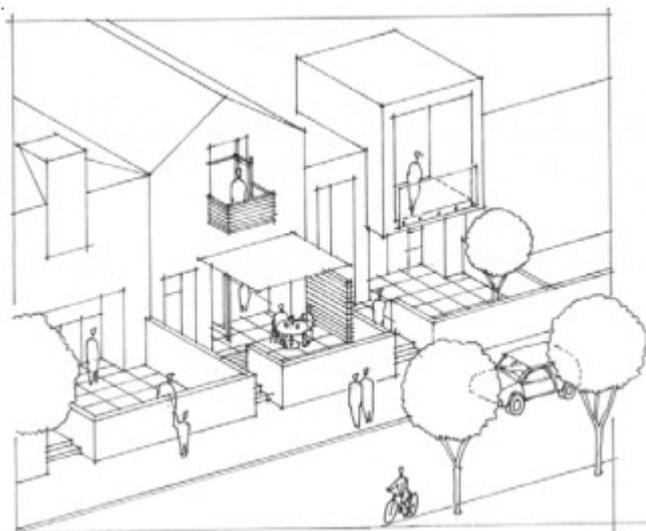
- Outdoor rubbish and recycling storage space should be located so that it is not visually obtrusive and is accessible to each dwelling.

Rubbish and storage can detract from the appearance of the development and the neighbourhood and as with most existing houses, is most appropriately located in the least visible area.
- Each dwelling should be designed to provide an open air clothes drying line which is easily accessible and receives natural sunlight.

Site facilities are required to meet the needs of the residents and may be shared. They need to be incorporated into the overall design of the development in order to enhance the amenity of the site.

Privacy and safety

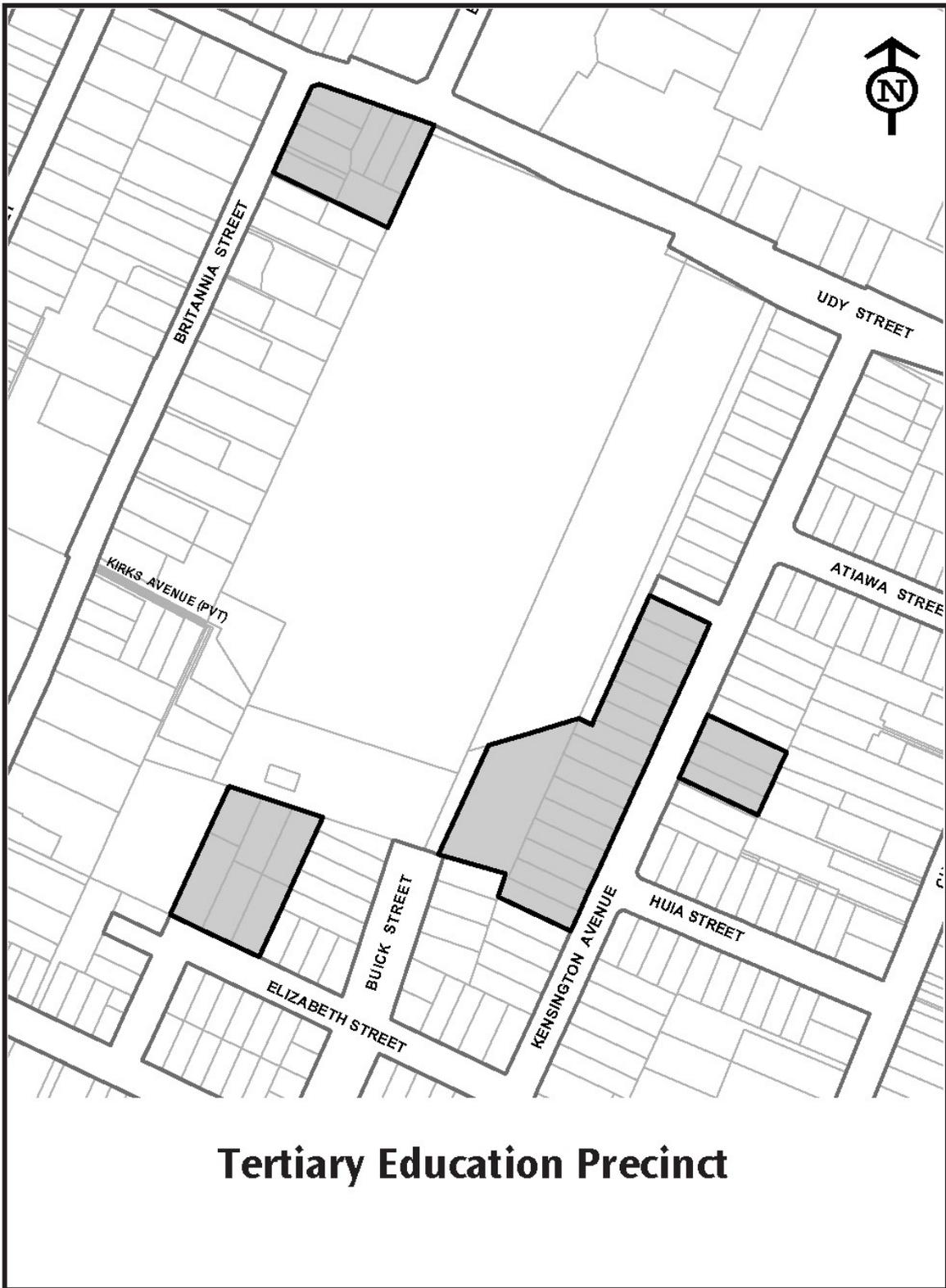
- The positioning of windows and doors should be oriented to the street and to shared spaces to provide an outlook while maintaining privacy within the dwelling.
While privacy is important, entrances and windows adjacent to public or shared space mean that residents can contribute to making the space active and safe.
- A separate entry for each dwelling should be provided that is accessible from shared areas or the street and which provides a sheltered threshold to the dwelling. It should be well lit and highly visible as the entrance to the dwelling. The entry should be able to provide for individuality and personalisation by the occupant.
Visible entrances with some expression of individuality are important for people to be able to find an address.



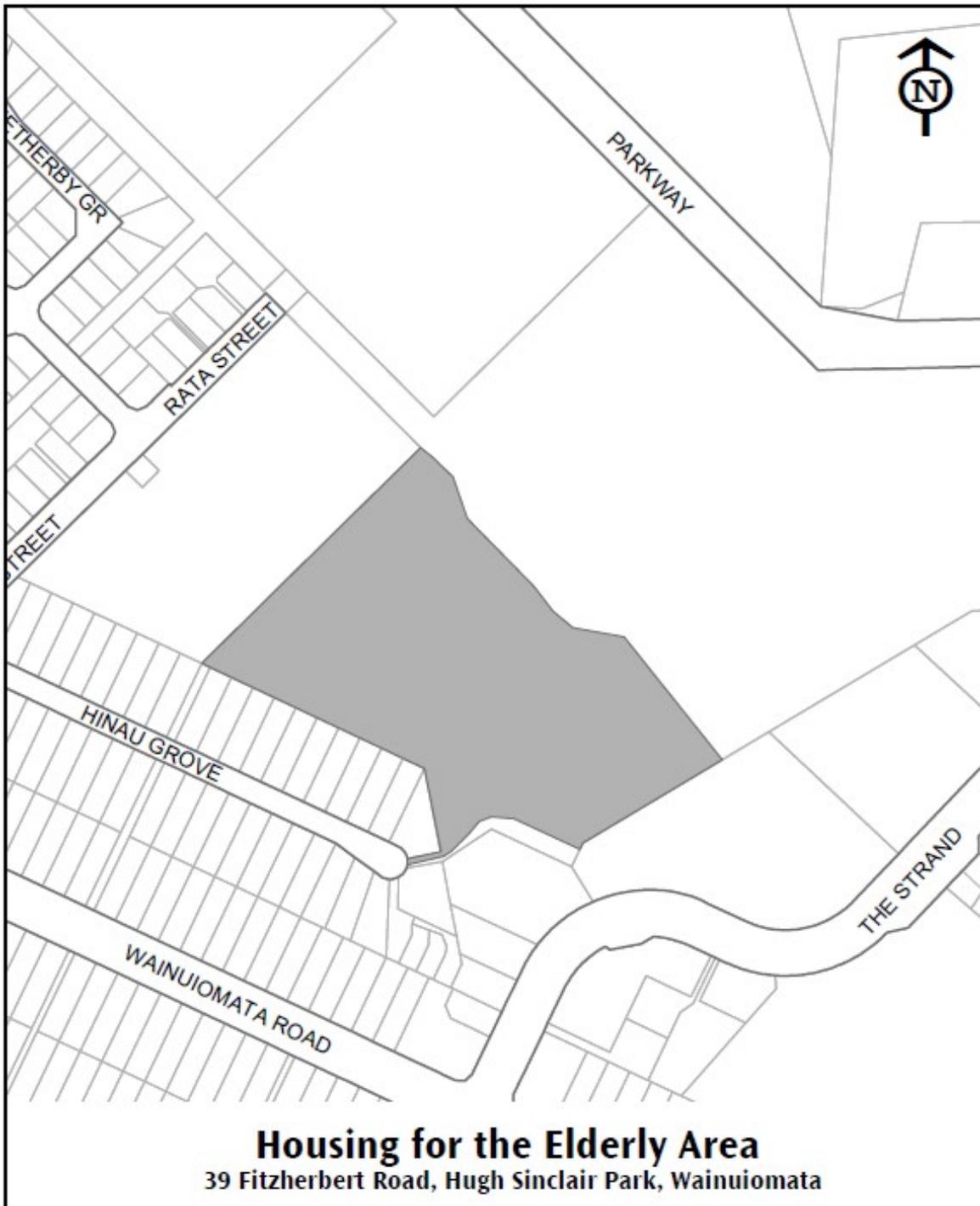
Landscaping and vegetation

- The design of the overall development should incorporate the retention of existing plantings and trees.
- New landscaping should be designed to be an integral part of the site layout and of a high quality.
- This would be best done by provision of a landscape plan suitable for the location and the development.

Appendix General Residential 19



Appendix General Residential 20



Appendix General Residential 21

