

Key

Yellow highlight – planners do not agree

Green highlight – planners agree

CHAPTER 1

1.10.3 Residential Activity

Issue

The manner in which an urban area is arranged can have an important effect on resource use, social and economic well being and environmental quality.

Objective

To accommodate residential growth and development through consolidation of the existing urban area but to allow some peripheral development.

Policy

- (a) To provide opportunities for gradual intensification of residential densities by:
 - (i) Enabling higher densities along major transport routes and near suburban focal points,
 - (ii) Providing for infill development throughout the established residential areas to appropriate minimum standards, and
 - (iii) Managing the rate at which land at the periphery of the urban area is developed for residential purposes.
- (iv) **Recognising and providing for comprehensive residential development on appropriate sites, including housing for the elderly.**

Explanation and Reasons

A policy of generally consolidating existing residential development while allowing some limited greenfield development to occur is adopted in the Plan. This is achieved by:

- (a) Preventing rural areas from being urbanised (see also 1.10.7),
- (b) Limiting the amount of land at the periphery that can be developed for urban residential purposes, and
- (c) Encouraging infill housing in areas where amenity values are not likely to be affected adversely, and increasing permitted densities in areas adjoining transport nodes such as the railway corridor, district distributor roads and commercial areas.

By adopting this strategy savings in physical, social and transport infrastructure can be achieved. Substantial savings are achievable through residential consolidation in areas where services, such as stormwater, waste water and water reticulation systems, are in place

already and there is spare capacity. There are also savings as better use can be made of existing social and recreational facilities such as schools, churches, community facilities, commercial centres and reserves.

With regard to transport it is considered that reduced travel time due to shorter journeys to social facilities, recreational facilities, commercial centres and employment areas will result in a more efficient use of non-renewable energy. It is also considered that urban consolidation can help to increase or support the viability of the public transport system.

Some greenfield residential development is permitted to provide housing choice and to ensure that existing residential areas are not developed at a level where amenity values will be adversely affected. The approach adopted in the Plan is that greenfield or new residential areas are located close to or adjacent to existing urban development. This is to ensure that urban growth is not dispersed or detached. Such an urban form of development will ensure that the benefits of urban consolidation can still be achieved.

In the case of comprehensive residential developments, including housing the elderly, large sites and any other key characteristics may justify site-specific approaches and rules.

4A General Residential Activity Area

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.

Policies

- (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 which demonstrates positive varied and visual interest in the form and layout of the development, while ensuring to ensure that development achieves the following:

(i) Development adjacent to a Residential Activity Area boundary on the site is compatible with the scale, location and form of the existing Residential Activity Areas, which includes the need to reflect the grain and alignment of the existing area's buildings and intervening open spaces;

(ii) Development adjacent to the Boulcott School is of a scale and form that responds positively to the existing scale and intensity of development on the school site;

(iii) Development adjacent to the General Recreation Activity Area boundary responds to the opportunity of this large open space environment to accommodate larger-scale buildings; while being compatible with the scale and form of development on adjacent Residential Activity Areas and allows for visual permeability across the site; and

(iv) In achieving (i) to (iii) above, development should be planned and designed, constructed and managed in a comprehensive manner such that adverse effects are avoided, remedied or mitigated; including the achievement of varied and visually interesting buildings that are well modulated, individually distinctive and avoid long blank surface planes.

Comment [GS1]: From Morten and Gina – planners agree

Comment [GS2]: I would prefer to not include “buildings and intervening open spaces”. Maybe “existing development form in the adjacent residential activity areas”

Comment [GS3]: From Marc Bailey and Andrew Burns.
Alistair disagrees with amendment

Comment [GS4]: From Morten. Marc and Gina agree; Alistair does not.

Comment [GS5]: From Alistair.

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 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 17.
- (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.

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 on the site shown in Appendix General Residential 21.

(m) Housing for the elderly within the area identified in Appendix General Residential 22 including buildings and structures which:

- (i) Do not exceed 16.5m height west of a line 25m into the site and parallel to the rear boundaries of Nos. 22A to 32 Hathaway Avenue;
- (ii) Do not exceed 8m in height east of a line 25m into the site and parallel to the rear boundaries of Nos. 22A to 32 Hathaway Avenue;
- (iii) Provide a building setback of no less than 5m from all Residential Activity Area boundaries including that of Boulcott School; and
- (iv) Otherwise comply with the permitted activity conditions relating to maximum site coverage, maximum length of buildings, recession planes, yard requirements, required permeable surface, except that:
 - (a) the length of the northern boundary identified on Appendix General Residential 22 shall be exempt from the maximum length of building and recession plane conditions; and

Comment [GS6]: Marc suggests an alternative:

m) Housing for the elderly within the area identified in Appendix General Residential 22, including buildings and structures which:

- (i) Do not exceed 8m in height;
- (ii) Provide a staggered building setback within a range of 5m to 10m from all Residential Activity Area boundaries;
- (iii) Provide a separation distance of 5m between buildings and a building orientation at the Residential Activity Area interface which is perpendicular rather than lengthwise; and
- (iii) Otherwise comply with the permitted activity conditions relating to maximum site coverage, maximum length of buildings, recession planes, yard requirements, required permeable surface, except that:
 - (a) for conditions that refer to 'net site area' this term shall be replaced with 'site area'.

Comment [GS7]: Please see conferencing statement presented at hearing for other feedback on this proposed rule.

Comment [GS8]: Note – if height over 8m not to be a RDA, then maximum height would need to be inserted into here.

(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 19).

(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) Traffic Effects:

The safe and efficient movement of all traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not affect adversely normal traffic flows on the road, or cause a traffic hazard. Provision should also be made for pedestrians.

The proposal should comply with the parking and access controls contained in Chapter 14A.

(iv) 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) Traffic Effects:
The extent to which the proposal will affect adversely the safe and efficient movement of all traffic. It should be demonstrated that traffic generation and vehicles leaving and entering the site will not affect adversely the normal traffic flows on the road, or cause a traffic hazard. Provision should be made for pedestrians.
- (iii) 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.
- (ii) Traffic Effects:
The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It should be demonstrated that the accessory building and vehicles using the accessory building shall not create a traffic hazard.
- (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) 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 traffic hazard.

The proposal should comply with the access and manoeuvring controls contained in Chapter 14A.

(iii) Parking Effects

The extent to which the proposal appropriately provides for the carparking needs of the activity, without adversely affecting the carparking requirements of the surrounding area.

The proposal should comply with the parking and loading controls contained in Chapter 14A.

(iv) 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:

- (1) The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
- (2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.

(ii) Design, External Appearance and Siting

- (1) The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
- (2) 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

- (1) The location, nature and degree of proposed landscaping.
- (2) 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:

- (1) The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
- (2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
- (ii) Design External Appearance and Siting
 - (1) The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
 - (2) 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
 - (1) The location, nature and degree of proposed landscaping.
 - (2) 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) 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.

The proposal should comply with the access and manoeuvring controls contained in Chapter 14A.
- (vi) Parking Effects

The extent to which the proposal appropriately provides for the carparking needs of the activity, without adversely affecting the carparking requirements of the surrounding area.

The proposal should comply with the parking and loading controls contained in Chapter 14A.
- (vii) 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 21:

- (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 19).

(iii) Traffic Generation 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.

(iv) 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 area.

(v) 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.

(vi) Geotechnical Matters

The extent to which the proposal addresses any geotechnical limitations on the site.

(vii) 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.

(viii) Pedestrian Connection

Provision for paved pedestrian pathways that are safe, separate from vehicle lanes wherever practicable, incorporate night lighting, are suitable for use by elderly persons and which provide connection between the site and available public bus routes

(n) Housing for the Elderly within the area identified in Appendix General Residential 22

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

(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) The structural integrity of the flood protection system

Consideration should be given to ensuring that the ongoing structural integrity of the flood protection system is not compromised.

(iv) 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.

(v) Amenity and Character Values

(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, and 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 19).
- (b) Consideration shall include onsite amenity, including the management of onsite wind effects.

(vi) Landscape Design

(vii) Noise

Consideration shall be given to potential operational noise effects.

(viii) 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.

Comment [GS9]: Note – could include reference here to scale and grain to reflect policy.

Comment [GS10]: Note Marc, Gina and Nick seek landscaping criteria. Alistair argument is in respect of recognising existing vegetation.

Gina, Marc and Nick propose: The extent to which landscaping is incorporated into 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 onsite 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 outdoor storage, servicing and parking areas. A landscape plan is to show the extent of any vegetation to be retained and the extent of planting to be undertaken.

Comment [GS11]: Note that GWRC seek additional criterion on stormwater: The design and implementation of methods for managing stormwater in accordance with good management practice, for its impacts on water quality, including the management of stormwater from carparking

(f)

(ix) **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.*

(x) **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.

(xi) **Archaeological values**

Consideration shall be given to any adverse effects on archaeological sites.

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 14C2.2.1(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 17.
- (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 22 that does not comply with one or more of the Permitted Activity conditions including the relevant requirements of Chapter 14 - General Rules, provided that building height up to 16.5m shall be assessed under Rule 4A 2.3.

Comment [GS12]: Gina, Marc and Nick suggest the following alternative: Housing for the elderly on the site shown in Appendix General Residential 22 that does not comply with one or more of the conditions referenced in Rule 4A 2.3(m) and the relevant requirements of Chapter 14 – General Rules.

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 19).
 - (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.

Comment [GS13]: Gina, Marc and Nick suggest new (d) (d) With respect to Housing for the Elderly on the site shown in Appendix General Residential 22, consideration shall be given to the matters of discretion and assessment criteria contained in Rule 4A2.3.1(n)

4A 2.5 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity.
- (b) Buildings associated with development within the area identified in Appendix General Residential 22 higher than the limit specified in 4A 2.3(m)(i) and (ii).

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.
- (j) Opportunity provided for the establishment of comprehensive residential developments, including housing for the elderly.

14A(iv) 2 Rules

14A(iv) 2.1 Permitted Activities - Conditions

(a) Loading and Unloading Requirements:

Every owner or occupier in all activity areas who constructs, substantially reconstructs or changes the use of a property, shall make adequate provision on the site for the loading of or unloading from vehicles of all goods and materials associated with the activity. No servicing activity may take place on road reserve.

For residential developments having fewer than 20 dwelling units or accommodating fewer than 20 residents, for all residential development in the Central Commercial Activity Area, and for network utility operations on sites less than 200m² or for unstaffed network utility sites, the requirements of Chapter 14A - Transport, 14A(iii) Car Parking requirements are deemed sufficient.

For housing for the elderly on the site in Appendix General Residential 22, adequate provision for loading and unloading shall be space for a medium rigid truck to park adjoining the main retirement village building.

(b) Loading and Unloading Requirements for Non-Residential Activities:

For retail and industrial activities (except in the Core, Riverfront (Core), Riverfront (Commercial) and Residential Transition Precincts in the Central Commercial Activity Area), the number of loading spaces to be provided shall not be less than the following requirements:

Table 7 - Loading Space Requirements:

Gross Floor Area	No. of Spaces	Minimum Design Vehicle
Under 2000m ² GFA	1	Maximum rigid truck
2000 - 4000m ² GFA	1	Maximum articulated truck Plus 1 Maximum rigid truck
more than 4000m ² GFA	1	Maximum articulated truck Plus 2 Maximum rigid truck

For all other types of non-residential activity (including retail and industrial activities in the Central Commercial Activity Area), one loading space shall be provided in accordance with the design requirements in 14A(iv) 2.1(c).

(c) Design Requirements:

- (i) Loading spaces for light vehicles shall be a minimum of 6.0 metres long, 3.0 metres wide and 3.2 metres high.
- (ii) Loading platforms for heavy vehicles shall have a minimum width of 4.0 metres and minimum length of 8.5 metres, in addition to the space required for the vehicle. Where side loading or mechanical handling methods are proposed, additional space shall be provided in accordance with the particular methods and equipment contemplated.

Where articulated vehicles are likely to be used, a greater depth shall be provided.

Design of all facilities, including access, manoeuvring and circulation space, shall take into account the provisions of Australian Standard AS2890 "Off-street Parking, Part 2: Commercial Vehicle Facilities (1989)."

Appendix Transport 3 Minimum Parking Standards

ACTIVITY	PARKS	UNIT
RESIDENTIAL		
Existing single unit	1	dwelling
New single unit	2	dwelling
Historic Residential	1	dwelling
Home occupation	1 (in addition to dwelling)	home occupation
3 or more dwelling houses on any single site in the Residential Activity Areas	1	dwelling
Hostels, housing for the elderly	1 and 0.1 and 0.8	staff member res. <18 yrs res. 18 yrs and over
Residential facility for 8 - 10 persons	3 if contained in an existing building (or buildings) 4 if contained in a new building (or buildings)	facility Facility
<u>Housing for the Elderly on the site in Appendix General Residential 22</u>	<u>1</u> <u>1</u> <u>2</u>	<u>Per villa and apartment</u> <u>Per every 5 villas, apartments, care apartments and care beds</u> <u>Per 3 staff on duty</u>
EDUCATION		
Child care facilities, primary and intermediate schools	1	staff member
Secondary schools	1 and 0.1	staff member student 16 yrs and over
Tertiary Education Precinct (as shown on Appendix General Residential 20 and Appendix General Business 5)	1	[(1 parking space per 1.33 staff members + 1 parking space per 2.5 students) – 300] ÷ 0.76
MEDICAL		
Veterinary surgeries	3	staff member
Medical centres, clinics, health care services	3	staff member
Hospitals	The greater of: 0.7 or 1.5	bed staff member
Community Health Activity Area	0.75 2.0	For the first 800 persons employed (calculated according to the maximum number of full or part time employees on the site at any one time) For every staff member in excess of 800 persons

ACTIVITY	PARKS	UNIT
		employed (calculated according to the maximum number of full or part time employees on the site at any one time)
RETAIL Retailing	5	100m ² GFA