HRZ — High Density Residential Zone

The High Density Residential Zone covers residential areas with a higher level of access to commercial activities and community facilities. This includes areas surrounding train stations, the Lower Hutt city centre, the Petone metropolitan centre, and some suburban centres.

The zone plays an important role in ensuring that the District Plan provides for sufficient residential development capacity to meet expected demand for housing over the short-term, medium-term, and long-term. The zone provides opportunities for a variety of medium-density and high-density residential development, such as detached dwellings, terraced housing, and apartments. The High Density Residential Zone anticipates a built urban environment of at least six storeys, with greater intensification enabled in areas surrounding the Lower Hutt city centre.

While areas in the High Density Residential Zone are predominantly residential in nature, non-residential activities are provided for within the Zone where they are compatible with residential activities.

It is anticipated that the appearance of neighbourhoods in the High Density Residential Zone will change over time, including through increased opportunities for terraced housing and apartments.

Built development is provided for in the High Density Residential Zone through a range of permitted activities and development standards. These activities and standards permit three residential units per site and buildings of up to six storeys in most of the zone. Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These are the residential areas surrounding the City Centre. They are identified on the planning maps by the Specific Height Control Overlay. Development standards also address:

1. The effects of built development on adjoining sites and the streetscape,
2. Stormwater management, and
3. Provision of open space for residents.

If a proposed development does not meet one or more development or performance standards for the zone, resource consent is required in order to:

1. Achieve a high-quality built environment,
2. Manage the effects of development on neighbouring sites,
3. Achieve high quality living environments, and
4. Achieve attractive and safe streets and public spaces.

For developments requiring resource consent, these will be assessed against the policy framework set out by the relevant residential and overlay chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is increasingly important as the scale and density of development increases. Council provides design guidance for residential developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the High Density Residential Zone, other chapters of the District Plan that impose overlays across specified areas may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Objectives

HRZ-O1	Purpose of the High Density Residential Zone
The High Density Residential Zone contributes to a well-functioning urban environment through the provision of predominantly residential activities and housing in locations that are appropriate for high density development.	
HRZ-O2	**Activities in the High Density Residential Zone**
The High Density Residential Zone: 1. Predominantly provides for residential activities and housing, including housing types that support high density residential development, and 2. Provides for non-residential activities that: a. Are compatible with the purpose and the planned character and planned urban built environment of the zone, b. Are compatible with the amenity associated with high density residential development anticipated by the zone, and c. Support the health and wellbeing of people and communities in the surrounding area.	
HRZ-O3	**Provision of housing**

The High Density Residential Zone provides for a variety of housing types and sizes that respond to:
1. Housing needs and demand, and
2. The neighbourhood's planned urban built environment, including six-storey buildings.

HRZ-O4	Planned character and planned urban built environment of the High Density Residential Zone

Built development in the High Density Residential Zone will positively contribute to a predominantly residential urban environment that:
1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,
2. Has an urban built environment that is characterised by a high concentration of building densities and forms, including:
    a. Building heights up to six storeys, or
    b. Buildings of up to 36m in identified areas adjacent to the City Centre Zone.
3. Is healthy, safe, attractive, and accessible,
4. Provides on-site outdoor living area and greenspace for residents, which contributes to visual residential amenity for adjoining properties and the street,
5. Includes opportunities for affordable housing, including through the provision of a variety of housing types and sizes,
6. Has a high level of access to commercial activities and community services through active and public transport, providing for well-connected and low emission communities,
7. Is integrated with existing and planned infrastructure, and
8. Is connected to open space and the natural environment.

Policies

HRZ-P1	Compatible activities

Provide for residential activities and non-residential activities that are compatible with the purpose, planned character and planned urban built environment of the zone, support the community's social, economic, and cultural wellbeing, and manage adverse effects on residential amenity.

HRZ-P2	Non-residential activities

Only allow non-residential activities where:
1. They support the social, economic and cultural well-being of the local community,
2. They are compatible with the purpose of the zone,
3. They are of an intensity, scale and design that is consistent with the planned character and planned urban built environment for the zone,
4. They have a functional need or operational need to locate in the zone,
5. The hours of operation are compatible with residential amenity anticipated by the zone, and
6. Adverse effects on adjoining sites and the safety and functionality of the transport network (including effects on pedestrians, cyclists, vehicles, and public transport) can be adequately mitigated.

HRZ-P3	Other activities

Avoid activities that are incompatible with the purpose and planned urban environment of the High Density Residential Zone unless they:
1. Are ancillary to or associated with a residential activity,
2. Have a functional need or operational need to locate in the zone, and
3. Are managed to minimise effects on residential amenity.

HRZ-P4	Provision of housing

Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

HRZ-P5	Benefits of sufficient housing capacity and variety

Recognise the benefits of high-density housing in providing sufficient housing capacity for the community of Lower Hutt, improving housing affordability, and enabling the efficient use of land, by providing for a variety of housing types at a mix of densities, including housing at high densities.

HRZ-P6	Streets and open spaces

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

HRZ-P7	Housing needs

Enable housing to be designed to meet the day-to-day needs of residents.

HRZ-P8	High quality development

Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

HRZ-P9	Specific Height Control Overlay

Enable buildings of at least six storeys, with greater heights of up to 36m above ground level enabled in areas around the Lower Hutt City Centre, which are well-serviced by existing or planned commercial activities and community services.

HRZ-P10	Retirement villages

Enable retirement villages in the High Density Residential Zone to:

1. Provide for a greater density than other forms of residential developments in the zone and enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services while managing the effects of non-residential activities in retirement villages on the surround environment,
2. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, and
3. Encourage the scale and design of the retirement village to:
    a. Be of a high quality and align with the planned character and planned urban built environment for the zone, and
    b. Achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

HRZ-P11	Changing urban environment

Recognise that development that achieves the planned character and planned urban built environment for the zone may result in changes to the type of residential amenity provided for in the surrounding area.

HRZ-P12	Urban design outcomes by meeting standard or assessment

Built development is managed to achieve the following outcomes through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.
Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

1. Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites.
2. Ensure adequate access to daylight for residential activities on the site and on adjacent sites.
3. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent sites, and public open space.
4. Create a safe residential environment by enabling passive surveillance.
5. Ensure residential units have access to outdoor living spaces that:
    a. Are located and oriented to ensure good access to sunlight,
    b. Are of a functional size and configuration,
    c. Provide screening or landscaping to contribute to privacy, or
    d. Alternatively, public open space is located nearby that is accessible and functional for residents.
6. Provide a specified amount of landscaping on a site, or a lesser amount that is well-integrated with the development and provides a significant benefit to one or more of:
    a. Aesthetics for the site, neighbouring sites, and the streetscape,
    b. The management of stormwater, or
    c. Ecological values.

Note:
The Council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

HRZ-P13	Urban design outcomes for non-residential activities and developments of more than 3 units

Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes.
Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

1. Create a safe and legible residential environment by:
    a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
    b. Enabling passive surveillance over public and communal spaces,
    c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
    d. Avoiding wasted space or space of unclear function, and
    e. Integrating other CPTED measures at a scale appropriate for the site.
2. Avoid having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape.
3. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:

a. Retains healthy and mature vegetation,
b. Uses planting that is appropriate for the climate and environment within the site,
c. Improves outlooks from dwellings and softens hard built surfaces, and
d. Provides one or more of aesthetic, stormwater management, ecological, or urban heat mitigation benefits.

4. Ensure that activities have storage and servicing areas that:
   a. Are of a functional size,
   b. Are integrated into the site design to ensure they are conveniently located, accessible, secure, and minimise visual intrusion, and
   c. Do not create health and safety hazards or nuisance (such as odour) for on-site residents or adjacent sites.

Note:
The council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

HRZ-P14	Urban design outcomes (exclusions)

For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:

1. The protection of scenic views from private property,
2. The protection of scenic views from any part of a road where pedestrians cannot stop,
3. The protection of the visibility of commercial signage or advertising,
4. The protection of sunlight access to solar panels, where the height, setback, and height in relation to boundary standards are met or given written approval,
5. Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met or waived,
6. The aesthetics or visual interest of residential buildings, including the use of techniques such as modulation of building form or variation of building materials, where the height, setback, and height in relation to boundary standards are met or given written approval.

HRZ-P15	Manage effects on the Marae Zone

Manage development on sites neighbouring marae in the Marae Zone to ensure that risks to cultural safety and tikanga from overlooking, visual dominance, and noise are appropriately addressed in consultation with tangata whenua.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

Buildings and structures

HRZ-R1	Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

HRZ-R2	Demolition or removal of buildings and structures

1. **Activity status:** Permitted.

HRZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. HRZ-S2: Building coverage,
      ii. HRZ-S3: Building height,
      iii. HRZ-S4: Height in relation to boundary,
      iv. HRZ-S5: Setbacks,
      v. HRZ-S6: Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone,
      vi. HRZ-S7: Permeable surface,
      vii. HRZ-S8: Outdoor living space,
      viii. HRZ-S9: Outlook space,
      ix. HRZ-S10: Windows to street and
      x. HRZ-S11: Landscaped area.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HRZ-R3.1.

   Matters of discretion are restricted to:
   1. The matters of discretion for any infringed standard.

   Public notification is precluded for applications under this rule.

Land use activities

HRZ-R4	Residential activities

1. **Activity status:** Permitted.

   Where:
   a. Compliance is achieved with:
      i. HRZ-S1: Number of residential units,
      ii. HRZ-S8: Outdoor living space,
      iii. HRZ-S9: Outlook space,
      iv. HRZ-S10: Windows to street, and
      v. HRZ-S11: Landscaped area.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HRZ-R4.1.

   Matters of discretion are restricted to:
   1. The matters of discretion for any infringed standard.

   Notification:
   Public notification is precluded for applications under this rule.

   Limited notification is precluded for applications under this rule where compliance is not achieved with HRZ-S1 (limited notification is not precluded where there compliance is also not achieved with any of the other standards of HRZ-R4.1).

HRZ-R5	Papakāinga

1. **Activity status:** Permitted

   Where:
   a. Non-residential activities associated with the papakāinga do not include:
      i. The repair, alteration, restoration, or maintenance of motor vehicles, or
      ii. The use of heavy vehicles, or
      iii. Any drive-through activity.
   b. The hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of:
      i. 8.00am to 7.00pm Monday to Friday, and
      ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
   c. All materials and goods stored, repaired, or manufactured in association with non-residential activities and all storage of refuse from non-residential activities must be within a building or screened from view at ground level.
   d. Retail activities are limited to:
      i. Goods produced on the site, or
      ii. Goods retailed online and not resulting in customer visits to the site, or
      iii. Goods ancillary to a service provided by the papakāinga.
   e. The total gross floor area of non-residential activities is no more than 200m².
   f. There are no more than 5 residential units within the papakāinga, and
   g. Compliance is achieved with:
      i. HRZ-S8: Outdoor living space, and
      ii. HRZ-S9: Outlook space.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with the standards listed in HRZ-R5.1.

Matters of discretion are restricted to:

1. The effects on the amenity of the surrounding residential area and residents.
2. Where HRZ-R5.1 (b), (d) or (f) are not met: the effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. Where HRZ-R5.1(f) is not met: the capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
5. Where HRZ-R5.1(g) is not met: the matters of discretion for any infringed standard.
6. The matters in policies:
    a. HRZ-P1: Compatible activities,
    b. HRZ-P2: Non-residential activities, and
    c. HRZ-P3: Other activities
7. The urban design matters in HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units and HRZ-P14: Urban design outcomes (exclusions).
8. The matters in the policies of the Papakāinga chapter.

HRZ-R6	Home businesses

1. **Activity status:** Permitted

Where:

a. At least one person employed by the home business lives permanently at the residential unit associated with the home business.
b. No more than four people may work onsite at the home business at any one time.
c. Retail activities are limited to:
    i. Goods produced on the site, or
    ii. Goods retailed online and not resulting in customer visits to the site, or
    iii. Goods ancillary to a service provided by the home business.
d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles.
e. The home business does not involve the use of trucks or other heavy vehicles.
f. The hours of operation for visitors, customers, clients, deliveries, and pickups to the home business are not outside the hours of:
    i. 8.00am to 7.00pm Monday to Friday, and
    ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
g. All materials and goods stored, repaired, or manufactured in association with the home business and all storage of refuse from the home business must be within buildings or screened from view at ground level.

2. **Activity status:** Restricted discretionary

Where:

a. Compliance is not achieved with HRZ-R6.1.

Matters of discretion are restricted to:

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
    a. HRZ-P2: Non-residential activities,
    b. HRZ-P3: Other activities,
    c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
    d. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R7	Visitor accommodation

1. **Activity status:** Permitted

Where:

a. The maximum occupancy, including staff and visitors, is limited to 10 persons at any one time.

2. **Activity status:** Restricted discretionary

Where:

a. Compliance is not achieved with HRZ-R7.1.

Matters of discretion are restricted to:

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
    a. HRZ-P2: Non-residential activities,
    b. HRZ-P3: Other activities,
    c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
    d. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R8	Child care services

1. **Activity status:** Permitted

   Where:
   a. The maximum number of children being cared for does not exceed five at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HRZ-R8.1.

   Matters of discretion are restricted to:
   1. The effects on the residential amenity of the surrounding area.
   2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
   3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
   4. The matters in policies:
      a. HRZ-P2: Non-residential activities,
      b. HRZ-P3: Other activities,
      c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
      d. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R9	Supported residential care facility

1. **Activity status:** Permitted

   Where:
   a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed 10.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HRZ-R9.1.

   Matters of discretion are restricted to:
   1. The effects on the residential amenity of the surrounding area.
   2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
   3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
   4. The matters in policies:
      a. HRZ-P2: Non-residential activities,
      b. HRZ-P3: Other activities,
      c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
      d. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R10	Commercial activities not otherwise provided for

1. **Activity status:** Restricted discretionary

   Where:
   a. The total gross floor area of the commercial activities does not exceed 200m^2 per site.
   b. The commercial activity is entirely indoors.
   c. The commercial activity is not paid carparking, a motor vehicle servicing activity, a service station, a drive-through activity, or a yard-based retail activity.

d. The hours of operation are not outside:
   i. 7.00am to 9.00pm Monday to Friday, and
   ii. 8.00am to 7.00pm Saturday, Sunday, and public holidays.

Matters of discretion are limited to:

1. The extent to which the intensity and scale of the activity may adversely affect the residential amenity of the surrounding area.
2. Whether the business is compatible with the character of the surrounding neighbourhood, or whether the activity would be better located in a commercial or mixed-use centre.
3. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
4. Whether the activity positively contributes to the urban environment including active frontage, and achieves attractive and safe streets.
5. Cumulative effects.
6. The matters in policies:
   a. HRZ-P2: Non-residential activities,
   b. HRZ-P3: Other activities,
   c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
   d. HRZ-P14: Urban design outcomes (exclusions)

2. **Activity status:** Discretionary

Where:

a. Compliance is not achieved with HRZ-R10.1.

HRZ-R11	Health care activities

1. **Activity status:** Restricted discretionary

Where:

a. No more than four staff may work on the health care activity premises at any one time.

Matters of discretion are limited to:

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
   a. HRZ-P2: Non-residential activities,
   b. HRZ-P3: Other activities,
   c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
   d. HRZ-P14: Urban design outcomes (exclusions).

2. **Activity status:** Discretionary

Where:

a. Compliance is not achieved with HRZ-R11.1.

HRZ-R12	Educational facilities (excluding child care services)

1. **Activity status:** Restricted discretionary

Matters of discretion are restricted to:

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
   a. HRZ-P2: Non-residential activities,
   b. HRZ-P3: Other activities,
   c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
   d. HRZ-P14: Urban design outcomes (exclusions)

HRZ-R13	Retirement villages

1. **Activity status:** Restricted discretionary

Matters of discretion are limited to:

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which the site layout and any proposed landscaping helps to avoid or minimise the effects

of the retirement village on surrounding residential areas, the streetscape, and adjoining public space.
4. The capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
5. The matters in policies:
    a. HRZ-P2: Non-residential activities,
    b. HRZ-P3: Other activities,
    c. HRZ-P9: Retirement villages,
    d. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
    e. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R14	Marae

1. **Activity status:** Restricted discretionary
Matters of discretion are limited to:
    1. The effects on the residential amenity of the surrounding area.
    2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
    3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
    4. The matters in policies:
        a. HRZ-P2: Non-residential activities,
        b. HRZ-P3: Other activities,
        c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
        d. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R15	Community facilities

1. **Activity status:** Restricted discretionary
Matters of discretion are limited to:
    1. The effects on the amenity of the surrounding residential area and residents.
    2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
    3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
    4. The matters set out in policies:
        a. HRZ-P2: Non-residential activities,
        b. HRZ-P3: Other activities,
        c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
        d. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R16	Emergency service facilities

1. **Activity status:** Restricted discretionary
Matters of discretion are limited to:
    1. The effects on the residential amenity of the surrounding area.
    2. The effects on pedestrian safety and the safe and efficient movement of vehicles.
    3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
    4. The matters set out in policies:
        a. HRZ-P2: Non-residential activities,
        b. HRZ-P3: Other activities,
        c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
        d. HRZ-P14: Urban design outcomes (exclusions).

HRZ-R17	Activities not otherwise provided for

1. **Activity status:** Discretionary

HRZ-R18	Industrial activities

1. **Activity status:** Non-complying

HRZ-R19	Rural activities, Intensive indoor primary production, Rural industry, Top soil stripping and Turf farming

1. **Activity status:** Non-complying

HRZ-R20	Quarrying activities and Mining activities

1. **Activity status:** Non-complying

General Rules

HRZ-R21	Outdoor storage and work areas

1. **Activity status:** Permitted

   Where:
   a. The storage/work area is associated with a residential activity, or
   b. If the storage/work area are associated with a non-residential activity (including a home occupation) storage/work area is screened from any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HRZ-R21.1.

   Matters of discretion are restricted to:
   1. The effects on the amenity values of the surrounding area, including the streetscape and public spaces.
   2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the surrounding residential area, including the streetscape and public spaces.
   3. Any positive effects that can only be achieved through non-compliance with HRZ-R20.1.

HRZ-R22	Servicing

1. **Activity status:** Permitted

   Where:
   a. Servicing occurs only between:
      i. 8:00am to 7:00pm Monday to Friday, and
      ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HRZ-R22.1.

   Matter of discretion is restricted to:
   1. The nighttime amenity of activities sensitive to noise in the surrounding area.

   Notification:
   Public notification is precluded for applications under this rule.

Standards

HRZ-S1	Number of residential units per site

1. There shall be no more than 3 residential units per site.

Matters of discretion if the standard is breached:
1. The planned character and the planned urban built environment for the zone.
2. The capacity of network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
3. The matters in policies:
   a. HRZ-P4: Provision of housing,
   b. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
   c. HRZ-P14: Urban design outcomes (exclusions).
4. Any positive effects, including positive effects of increasing housing capacity and variety.

HRZ-S2	Building coverage

1. Building and structure coverage shall need not exceed 50%.
2. 1 does not apply to:
   a. Decks less than 500mm in height,
   b. All structures less than 1.2 metres in height, and
   c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes.

Matters of discretion if the standard is breached:
1. The planned character and the planned urban built environment for the zone.

2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

HRZ-S3	Building height

1. Buildings and structures must not exceed a maximum height above ground level of:
    a. For buildings a structure within the Specific Height Control Overlay: The maximum height shown in that overlay,
    b. In any other case: 22m,
    c. except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more as shown in HRZ-Figure 1.

Matters of discretion if the standard is breached:

1. The planned character and the planned urban built environment for the zone.
2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

HRZ-S4	Height in relation to boundary

1. Where up to 3 residential units occupy the site:
    a. All buildings and structures must not project beyond a 60º recession plane measured from a point 4 metres vertically above ground level for all side and rear boundaries (as shown in the diagram HRZ-Figure 2).
2. Where 4 or more residential units occupy the site:
    a. For the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60º recession plane measured from a point 8 metres vertically above ground level (as shown in the diagram HRZ-Figure 2), and
    b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60º recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2).
3. Despite 2 above, for any boundary with a site in any other residential zone, a site containing a scheduled historic building or structure or a site in a heritage area, all buildings and structures must not project be beyond a 60o recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2) for that boundary.
4. 1, 2 and 3 do not apply to:
    a. A boundary with a road,
    b. Existing or proposed internal boundaries within a site,
    c. Site boundaries where there is an existing common wall between 2 buildings on adjoining sites or where a common wall is proposed,
    d. Boundaries adjoining a Commercial and Mixed Use Zone or an Industrial Zone,
    e. Chimney structures not exceeding 1.1m in with on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and
    f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

Matters of discretion if the standard is breached:

1. The planned character and planned urban built environment for the zone.
2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard

HRZ-S5	Setbacks

1. Buildings and structures shall be setback from the relevant boundary by the minimum depth listed below:
    a. Front yard: 1.5m
    b. Side yard: 1m
    c. Rear yard: 1m
2. One accessory building may be located in a side and/or rear setback provided that the building does not extend more than 6m along the length of any boundary and is not located in a setback that adjoins the rail corridor.
3. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
4. This standard does not apply to:
    a. boundary fences or walls of no more than 2m in height above ground level,

b. decks less than 500mm in height,
c. all structures less than 1.2m in height, and
d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.

5. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Matters of discretion if the standard is breached:

1. The planned character and planned urban built environment for the zone.
2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

HRZ-S6	Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone

1. Buildings and structures on a site with a boundary adjoining the Marae Zone must not project beyond a 45º recession plane measured from a point 2.5 metres vertically above level on the boundary adjoining the Marae Zone.
2. For 1, where the boundary forms part of part of a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. All buildings and structures on a site adjoining the Marae Zone must be setback by 1m from the boundary adjoining the marae, except that:
   a. One accessory building may encroach into the boundary setback provided the building does not extend more than 6m along the length of the boundary adjoining the Marae Zone, and
   b. Eaves may encroach into the boundary setback by up to 0.6m.

Matters of discretion if the standard is breached:

1. Privacy, visual dominance, shading, and noise effects on the tikanga and cultural safety of activities that occur at the marae.
2. Whether there are alternative methods, locations, or designs that would avoid or reduce the effects on tikanga and cultural safety.
3. The outcomes of any engagement with tangata whenua responsible for the marae, relevant to the effects of the standard not met.
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

HRZ-S7	Permeable surface

1. The minimum permeable surface area of a site is 30%.

Matters of discretion if the standard is breached:

1. The effects on the stormwater system.
2. The potential for increased surface ponding and flooding.
3. The mitigation of additional stormwater runoff through means such as onsite stormwater disposal or retention.
4. Any positive effects that cannot be achieved while meeting the standard.

HRZ-S8	Outdoor living space

1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:
   a. Where located at ground level, has no dimension less than 3 metres,
   b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres,
   c. Is accessible from the residential unit,
   d. May be:
      i. Grouped cumulatively by area in 1 communally accessible location, or
      ii. Located directly adjacent to the unit.
   e. Is free of buildings, parking spaces, and servicing and manoeuvring areas.
2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
   a. Is at least 8 square metres and has a minimum dimension of 1.8 metres,
   b. Is accessible from the residential unit,
   c. May be:
      i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level, or
      ii. Located directly adjacent to the unit.

Matters of discretion if the standard is breached:

1. The planned character and the planned urban built environment for the zone.
2. Urban design outcome 5 in HRZ-P12: Urban design outcomes by meeting standard or assessment.

3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

HRZ-S9	Outlook space

1. Outlook space for each residential unit must be provided from habitable room windows as shown in the diagram HRZ-Figure 3.
2. The minimum dimensions for a required outlook space are:
    a. A principal living room must have an outlook space with a minimum dimension of 4m deep and 4m wide.
    b. All other habitable rooms must have an outlook space with a minimum dimension of 1m deep and 1m wide.
3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
4. Outlook spaces may be over driveways and footpaths within the site, over a public street, or other public open space.
5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
6. Outlook spaces may be under or over a balcony.
7. Outlook spaces required from different rooms within the same building may overlap.
8. Outlook spaces must:
    a. Be clear and unobstructed by buildings, and
    b. Not extend over an outlook space or outdoor living space required by another dwelling.

Matters of discretion if the standard is breached:

1. The planned character and the planned urban built environment for the zone.
2. Urban design outcomes 1 and 2 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Any mitigation factors such as view or landscaping that compensates for a reduced outlook.
5. Whether topographical or other site constraints make compliance with the standard impractical.
6. Any positive effects that cannot be achieved while meeting the standard.

HRZ-S10	Windows to street

1. Residential units facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

Matters of discretion if the standard is breached:

1. The planned character and the planned urban built environment for the zone.
2. Urban design outcome 4 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

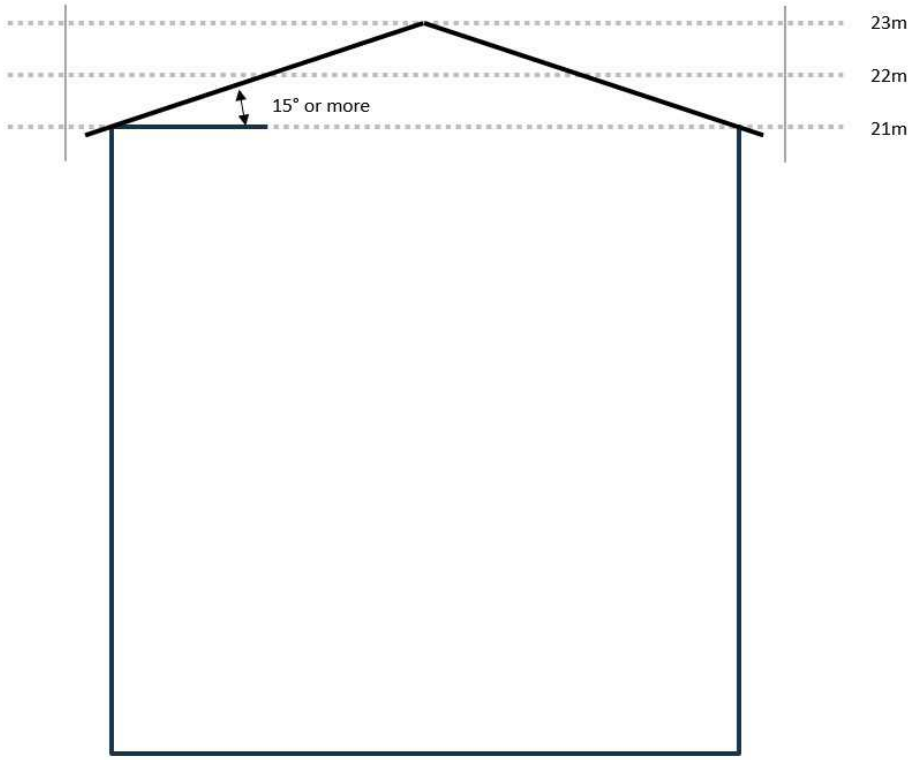
HRZ-S11	Landscaped area

1. A minimum of 20% of a developed site shall be landscaped with grass or plants. The landscaped area can include tree canopies regardless of the ground treatment below them.
2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

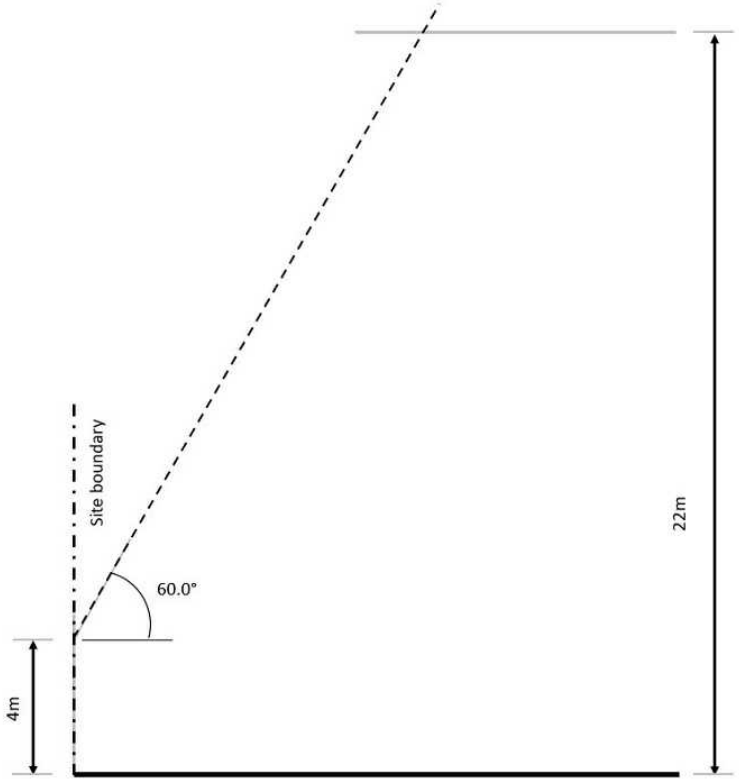
    Matters of discretion if the standard is breached:

    1. The planned character and the planned urban built environment for the zone.
    2. Urban design outcome 6 HRZ-P12: Urban design outcomes by meeting standard or assessment.
    3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
    4. Whether topographical or other site constraints make compliance with the standard impractical.
    5. Any positive effects that cannot be achieved while meeting the standard.

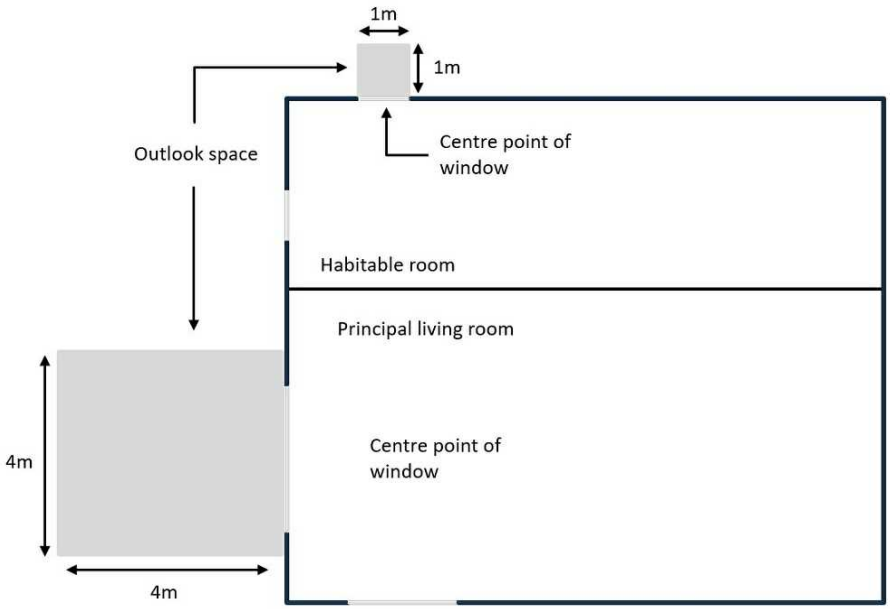
HRZ-Figure 1	Maximum height



HRZ-Figure 2	Height in relation to boundary plane



HRZ-Figure 3	Outlook space per residential unit


1m
1m
Outlook space
Centre point of window
Habitable room
Principal living room
Centre point of window
4m
4m