LLRZ — Large Lot Residential Zone

The Large Lot Residential Zone primarily provides for a mix of larger residential lots with detached housing types, including standalone houses, minor dwellings, and semi-detached houses.

The zone applies to areas where medium to high density development is generally inappropriate due to a lack of reticulated water, wastewater, or stormwater services, or access constraints. These factors have contributed to a low density residential environment with a high level of natural environment features. Medium to high density housing types, such as terrace housing and low-rise apartments, are only enabled where it can be demonstrated that the location is appropriate for more intensive development, including that the development can appropriately respond to existing constraints.

Development enabled within the zone contributes to 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.

While this chapter includes the core objectives, policies, and rules that apply to the Large Lot Density Residential Zone, other chapters of the District Plan play a role in the type and form of development within the Large Lot Density Residential Zone, including through overlays that may limit the level of development in some areas. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

LLRZ-PREC1 — Silverstream Retreat Precinct

The Silverstream Retreat Precinct identifies the location of the Silverstream Retreat at 320 Eastern Hutt Road. This precinct enables activities associated with the operation of the Retreat, including visitor accommodation, conference facilities, and places of assembly.

This chapter sets a specific objective, policy, and rules for this precinct. Where an activity is not addressed by a specific provision for this precinct, the general provisions for the Large Lot Residential Zone apply.

Objectives

LLRZ-O1	Purpose of the Large Lot Residential Zone
The Large Lot Residential Zone contributes to a well-functioning urban environment through managing development in residential areas with constraints that mean they are less suited to the level of density and development found in other residential areas, particularly relatively steep slopes, high levels of vegetation cover, constraints in infrastructure, and lower levels of access to commercial services and community facilities.	
LLRZ-O2	**Activities in the Large Lot Residential Zone**
The Large Lot Residential Zone: a. Predominantly provides for residential activities and housing, including housing types that support low density, large lot residential development, with higher density and associated built form in locations where development constraints can be resolved, b. Provides for non-residential activities that are compatible with the purpose and the planned residential environment of the zone, the types of amenity values associated with low density, large lot residential development anticipated by the zone, and support the health and wellbeing of people and communities in the surrounding area, and c. Is characterised by spacious residential and natural amenity values.	
LLRZ-O3	**Planned character and planned urban built environment of the Large Lot Residential Zone**
Built development in the Large Lot Residential Zone will positively contribute to a predominately residential urban environment that: a. Primarily comprises buildings and generous spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to complement and enhance the spacious residential and natural amenity that characterise the zone, b. Has an urban built character that is characterised primarily by a low concentration of building densities and forms, including a maximum building height of 8m above ground level, c. Provides a healthy and safe environment for communities, d. Provides on-site amenity for residents, as well as residential amenity for adjoining properties and the street, e. Is integrated with existing and planned infrastructure, and f. Is well-connected to open space and the natural environment.	

Objectives - Silverstream Retreat Precinct

LLRZ-PREC1-O1	Activities and Built Development
This objective is additional within the Silverstream Retreat Precinct.	
The Silverstream Retreat Precinct provides for activities and built development associated with the conference centre within the precinct.	

Policies

LLRZ-P1	Compatible activities

Provide for residential activities that are:
a. Compatible with the purpose, planned character and planned urban built environment of the zone,
b. Support the community's social, economic, and cultural wellbeing,
c. Respond to the servicing and access constraints in the zone, and
d. Manage adverse effects on the spacious residential and natural amenity values of the zone.

LLRZ-P2	Non-residential activities

Only allow non-residential activities where:
a. The activity:
    i. Is ancillary to a residential activity on the site, or
    ii. Supports the social, economic, and cultural well-being of the local community,
b. The activity is compatible with the purpose of the zone,
c. The activity is of an intensity, scale and design that is consistent with the planned character and planned urban built environment for the zone,
d. There is a functional need or operational need to locate in the zone, having regard to whether the activity has an operational need to locate in the zone given the community served by the activity,
e. The hours of operation are compatible with residential amenity values, and
f. 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.

LLRZ-P3	Other activities

Avoid activities that are incompatible with the purpose and planned residential environment of the Large Lot Residential Zone unless they:
a. Have a functional need or operational need to in that zone, and
b. Are managed to minimise effects on residential amenity and character of the surrounding area.

LLRZ-P4	Residential character and amenity

Require development to:
a. Have predominately large net site areas to ensure low building density is achieved, and spacious residential and natural amenity values are retained, protected, and enhanced,
b. Provide residents with outdoor living spaces via usable and accessible on-site private outdoor living space and through access to nearby public open space,
c. Provide outlook areas from habitable rooms,
d. Provide for privacy and sunlight access for adjoining sites,
e. Achieve safe and attractive streets and public open spaces,
f. Provide on-site services where reticulated services are not available,
g. Recognise and respond to access constraints where they exist,
h. Minimise adverse effects of driveways, manoeuvring, and vehicle parking areas on the quality and safety of the site and street, and
i. Minimise vegetation clearance associated with development to protect regenerating bush cover and avoid, remedy, or mitigate adverse effects on:
    a. The natural visual amenity values of the city fringe residential environment,
    b. Slope stability, and
    c. The intrinsic values of ecosystems.

LLRZ-P5	Higher density residential development

Only allow higher density residential development where:
a. The site is either:
    i. Sufficiently supported by existing or planned three waters infrastructure and the development would not compromise the capacity and level of service of the infrastructure, or
    ii. An alternative method to service the development with three waters infrastructure is proposed to resolve any constraints,

b. The transport network can safely and efficiently provide access to and from the site without compromising the safety and efficiency of the transport network, including for pedestrians, having regard to the level of access to commercial services and community facilities,
c. The development results in attractive and safe streets and public open spaces, including by providing for passive surveillance,
d. The development achieves the same urban design outcomes sought for higher density developments in the Medium Density Residential Zone,
e. Housing is designed to meet the day-to-day needs of residents, and
f. The scale, design and siting of the buildings, and proposed retains spacious residential and natural amenity values of the zone when viewed from surrounding sites.

Policies — Silverstream Retreat Precinct

LLRZ-PREC1-P1	**Precinct Activities**
This policy is additional within the Silverstream Retreat Precinct.	
Enable conference facilities within the Silverstream Precinct as well as activities ancillary to the operation of conference facilities, including visitor accommodation.	

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 status of an activity are set out in the General Approach chapter.

Buildings and structures

LLRZ-R1	**Repair and maintenance of buildings and structures**
1. **Activity status:** Permitted	

LLRZ-R2	**Demolition or removal of buildings and structures**
1. **Activity status:** Permitted	

LLRZ-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. LLRZ-S2: Building coverage, ii. LLRZ-S3: Building height, iii. LLRZ-S4: Height in relation to boundary, iv. LLRZ-S5: Setbacks, v. LLRZ-S6: Permeable surface, and vi. LLRZ-S7: Landscaped area.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with LLRZ-R3.1. **Matters of discretion are restricted to:** 1. The matters of discretion in 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 LLRZ-R3.1.a.iv with regard to a front yard setback.	

Land use activities

LLRZ-R4	**Residential activities**

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with LLRZ-S1: Number of residential units per site.

2. **Activity status:** Restricted discretionary

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

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

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

LLRZ-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 3 residential units within the papakāinga.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with LLRZ-R5.1.

   Matters of discretion are restricted to:
   1. The effects on the amenity of the surrounding residential area and residents.
   2. Where LLRZ-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 LLRZ-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. The matters in policies:
      a. LLRZ-P1: Compatible activities,
      b. LLRZ-P2: Non-residential activities,
      c. LLRZ-P3: Other activities,
      d. LLRZ-P4: Residential character and amenity, and
      e. LLRZ-P5: Higher density residential development.
   6. The matters in the policies of the Papakāinga chapter.

LLRZ-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 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 home business, 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 heavy vehicles,
f. The hours of operation for visitors, customers, clients, and deliveries, and pickups to the home business are not outside the hours of:
   i. 8:00am to 7:00pm Monday to Friday,
   ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays, and
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 LLRZ-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. LLRZ-P2: Non-residential activities,
   b. LLRZ-P3: Other activities, and
   c. LLRZ-P4: Residential character and amenity.

LLRZ-R7	Visitor accommodation

1. **Activity status:** Permitted

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

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with LLRZ-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 of discretion for any infringed standard.
5. The matters in policies:
   a. LLRZ-P2: Non-residential activities,
   b. LLRZ-P3: Other activities, and
   c. LLRZ-P4: Residential character and amenity.

LLRZ-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 LLRZ-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. LLRZ-P2: Non-residential activities,
    b. LLRZ-P3: Other activities, and
    c. LLRZ-P4: Residential character and amenity.

LLRZ-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 LLRZ-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. LLRZ-P2: Non-residential activities,
      b. LLRZ-P3: Other activities, and
      c. LLRZ-P4: Residential character and amenity.

LLRZ-R10	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. LLRZ-P2: Non-residential activities,
      b. LLRZ-P3: Other activities, and
      c. LLRZ-P4: Residential character and amenity.

LLRZ-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. LLRZ-P2: Non-residential activities,
      b. LLRZ-P3: Other activities, and
      c. LLRZ-P4: Residential character and amenity.

2. **Activity status:** Discretionary

   Where:
   a. Compliance is not achieved with LLRZ-R11.1.

LLRZ-R12	Community 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 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. LLRZ-P2: Non-residential activities,
    b. LLRZ-P3: Other activities, and
    c. LLRZ-P4: Residential character and amenity.

LLRZ-R13	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. LLRZ-P2: Non-residential activities,
        b. LLRZ-P3: Other activities, and
        c. LLRZ-P4: Residential character and amenity.

LLRZ-R14	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 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. LLRZ-P2: Non-residential activities,
        b. LLRZ-P3: Other activities, and
        c. LLRZ-P4: Residential character and amenity.

LLRZ-R15	Retirement villages

1. **Activity status:** Discretionary

LLRZ-R16	Rural activities

1. **Activity status:** Discretionary

LLRZ-R17	Non-residential activities not otherwise provided for

1. **Activity status:** Discretionary

LLRZ-R18	Industrial activities

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

General Rules

LLRZ-R19	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 1.8m in height above ground level.

2. **Activity status:** Restricted discretionary

   Where:
    a. Compliance is not achieved with LLRZ-R19.1.
   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 LLRZ-R19.1.

LLRZ-R20	Servicing

1. **Activity status:** Permitted

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

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with LLRZ-R20.1.

   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.

Rules — Silverstream Retreat Precinct

LLRZ-PREC1-R1	Conference facilities and places of assembly
This rule is additional within the Silverstream Retreat Precinct.	

1. **Activity status:** Permitted.

LLRZ-PREC1-R2	Visitor accommodation
This rule replaces LLRZ-R7: Visitor accommodation within the Silverstream Retreat Precinct.	

1. **Activity status:** Permitted

Standards

LLRZ-S1	Number of residential units per site

1. For allotments smaller than 1,000m^2: There shall be no more than 1 residential unit and 1 minor residential unit per site.
2. For allotments larger than 1,000m^2: There shall be no more than 1 residential unit and 1 minor residential unit per 1,000m^2 of net site area.
3. For the purpose of this standard, a minor residential unit is a residential unit with a gross floor area of 60m^2 or less.

Matters of discretion if the standard is breached:

1. The planned character and 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 effects on the safety and efficiency of the transport network (including for pedestrians and cyclists).
4. Any positive effects that cannot be achieved while meeting the standard, including positive effects of increasing housing capacity and variety.
5. The matters set out in the following policies:
   a. LLRZ-P4: Residential character and amenity, and
   b. LLRZ-P5: Higher density residential development.

LLRZ-S2	Building coverage

1. Building and structure coverage shall not exceed 35%.
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 planned urban built environment for the zone.
2. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. Any positive effects that cannot be achieved while meeting the standard.
5. The matters set out in the following policies:
   a. LLRZ-P4: Residential character and amenity, and
   b. LLRZ-P5: Higher density residential development.

LLRZ-S3	Building height

1. Buildings and structures shall not exceed a maximum height of 8m above ground level, 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 LLRZ-Figure 1.

Matters of discretion if the standard is breached:

1. The planned character and planned urban built environment for the zone.
2. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. The effects of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.
5. Any positive effects that cannot be achieved while meeting the standard.
6. The matters set out in the following policies:
    a. LLRZ-P4: Residential character and amenity, and
    b. LLRZ-P5: Higher density residential development.

LLRZ-S4	Height in relation to boundary

1. All buildings and structures shall be contained within a 2.5m + 45º height in relation to boundary plane from all side and rear boundaries as shown in the diagram LLRZ-Figure 2.
2. 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 nearest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. Standard LLRZ-S4 does 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 two buildings on adjacent 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, or
    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. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. The effects of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.
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.
7. The matters set out in the following policies:
    a. LLRZ-P4: Residential character and amenity, and
    b. LLRZ-P5: Higher density residential development.

LLRZ-S5	Setbacks

1. Buildings and structures shall be setback from the relevant boundary by the minimum distance listed below:
    a. Front yard: 3m
    b. Side yard: 1m
    c. Rear yard: 1m
2. Garages or carports with access parallel to the street must be setback 5m from the road boundary.
3. Where a garage or carport has access parallel to the street but has the ability to turn on the site and drive off the site in a forward direction, the normal front yard setback shall apply.
4. Where a site has more than one boundary with a road frontage, all such boundaries shall be subject to the front yard setback.
5. 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.
6. 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.
7. 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.

8. 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. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. The effects of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.
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.
7. The matters set out in the following policies:
    a. LLRZ-P4: Residential character and amenity, and
    b. LLRZ-P5: Higher density residential development.

LLRZ-S6	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.

LLRZ-S7	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.

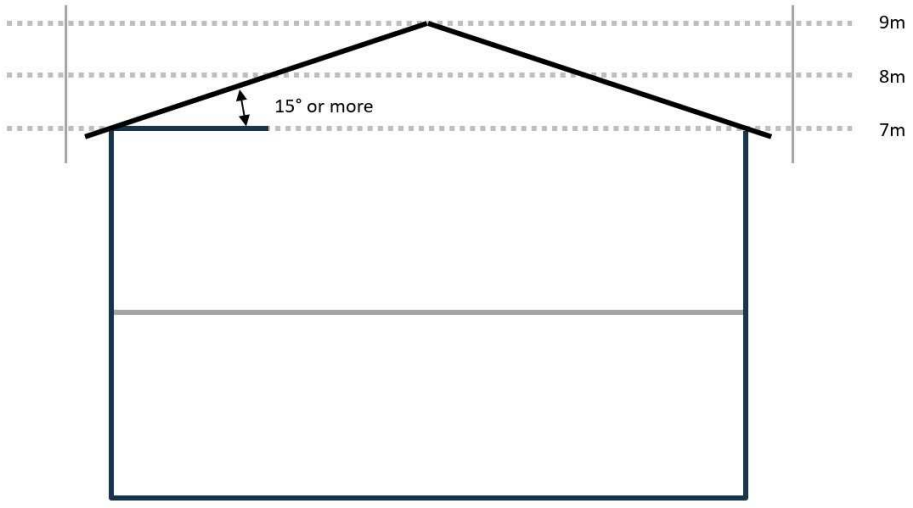
Matters of discretion if the standard is breached:

1. The planned character and planned urban built environment for the zone.
2. The accommodation of any visually prominent or established vegetation on the site into the landscaping design.
3. Measures to ensure vegetation in the landscaped area will survive in the long-term.
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.
6. The matters set out in the following policies:
    a. LLRZ-P4: Residential character and amenity, and
    b. LLRZ-P5: Higher density residential development.

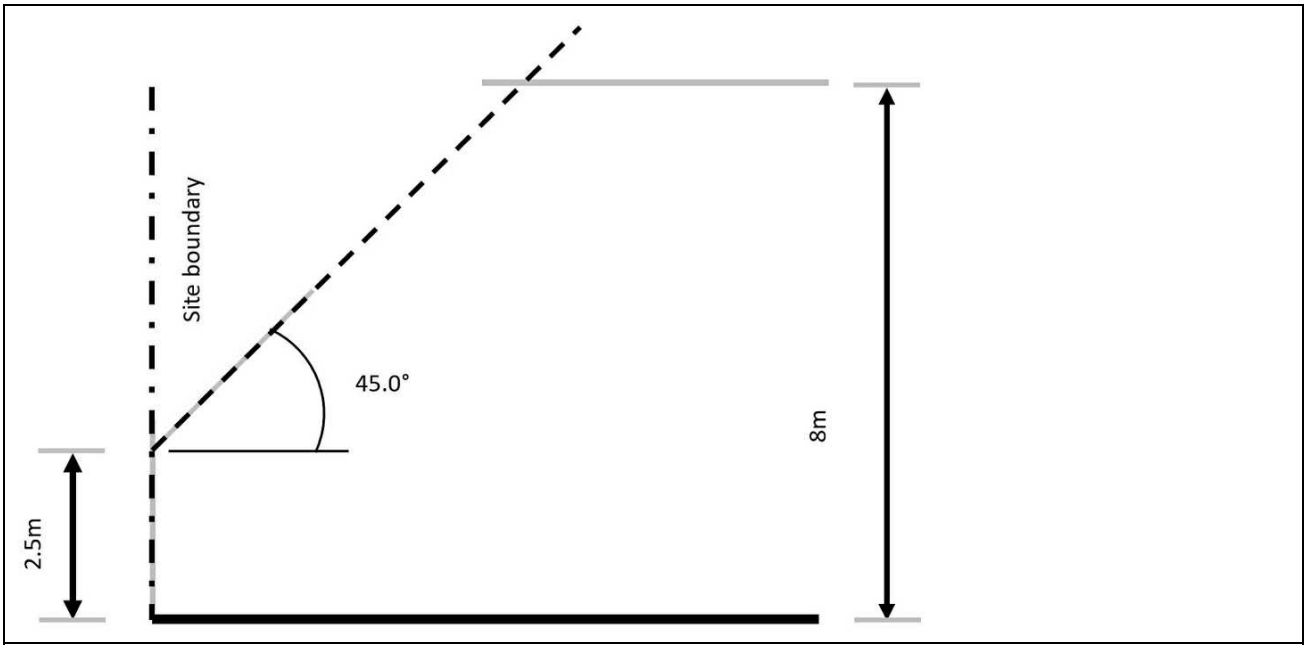
Notification:

Public and limited notification is precluded for resource consent applications for breach of standard HRZ-S13.

LLRZ-Figure 1	Maximum height



LLRZ-Figure 2	Height in relation to boundary plane


Site boundary
45.0°
8m
2.5m