

**BEFORE THE INDEPENDENT HEARINGS PANEL FOR HUTT CITY
COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Hutt City Council Proposed
District Plan

SUPPLEMENTARY REPLY STATEMENT OF KATE PASCALL

ON BEHALF OF HUTT CITY COUNCIL

Hearing 3 – Residential and Rural

24 August 2026

1.0 INTRODUCTION

- 1.1 My name is Kate Louise Pascall, and I am a Principal Planner at Boffa Miskell Limited.
- 1.2 This Supplementary Reply Statement responds to the further information sought by the Hearings Panel through Minute 11, dated 7 August 2026, and Minute 13, dated 18 August 2026.
- 1.3 Except as expressly identified in this statement, all findings and recommendations contained in my original section 42A report, rebuttal evidence, and my first reply statement (dated 17 July 2026) remain unchanged.

2.0 QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

- 2.1 My qualifications and experience are set out in paragraphs 12 and 13 of my Section 42A Report for Hearing 1. I repeat the confirmation given in that report that I have read and agree to comply with the Code of Conduct for Expert Witnesses.

3.0 RESPONSE TO EVIDENCE ON BEHALF OF THE HOUSE MOVERS SECTION OF THE NEW ZEALAND HEAVY HAULAGE ASSOCIATION INC.

- 3.1 In Minute 11, the Panel has sought a response to the evidence presented at Hearing 3 by Mr Bhana-Thomson in relation to the provision for relocated buildings in the PDP.
- 3.2 I have read Mr Bhana-Thomson's statement of evidence, dated 25 June 2026 and considered his verbal evidence and answers to the Panel's questions at the during Hearing 3. I have also reviewed the Heavy Haulage Association submission points (429.03 and 429.08).
- 3.3 Those submission points were addressed as part of Hearing Stream 1. Paragraphs 476-484 of the Section 42A Report set out my assessment and recommendations in relation to those submission

points. In that report, I generally agreed that the PDP as notified is unclear as to how relocated buildings are managed and noted the Council's intent is for relocated buildings to be a permitted activity.

- 3.4 The PDP references 'construction' in rule titles across several chapters of the plan, however there are some exceptions where different terminology is used. The term 'construction activity', as defined in the PDP, includes the relocation of a building.
- 3.5 On that basis, I recommended:
- an amendment to the definition of 'Construction activity' to broaden this term to refer to construction generally. I recommended a further amendment to this definition in my Reply Statement for Hearing 1 for drafting clarity¹.
 - amendments to rule titles across the plan chapters to refer to 'construction' consistently, and to make it clearer that relocation of buildings is included in these rules.
- 3.6 In response to another submission, I also recommended an amendment to the definition of 'relocation' to include relocation of a building to a new site.
- 3.7 I note Mr Bhana-Thomson's predominant concern is that the residential and rural zones provide a pathway for relocated buildings. The amendments I recommended in Hearing 1 will provide this pathway as a permitted activity, subject to the same bulk and location controls that apply to all other buildings. At the time of drafting the Section 42A report for Hearing 1 I conferred with other reporting officers, including Mr Bellamy, about how relocated buildings are managed in the PDP and options for making this clearer. The approach I have outlined above, and in my Section 42A report for Hearing 1, was agreed to be the appropriate response.
- 3.8 As stated in my Reply Statement for Hearing 1, I do not support the inclusion of any further specific controls on relocated buildings because this would be inconsistent with the approach taken by other

¹[Hearing 1 Reply Statement](#), 20 May 2026, refer para. 3.33

Councils within the Wellington Region and the Council's requirements to implement the NPS-UD and MDRS which require Tier 1 Councils to enable residential development.

- 3.9 Having considered Mr Bhana-Thomson's evidence, my opinion on this matter remains unchanged and I do not recommend any further amendments to the PDP.

RESPONSE TO EVIDENCE ON BEHALF OF GO ARCHITECTURE

- 3.10 In Minute 13, the Panel request further information and a response to specific matters raised at the hearing by Ms Clarke, on behalf of Go Architecture. I address these matters in turn below. However, at this stage I am unable to respond to Matter 7a (relating to Standards MRZ-S10/HRZ-S10) as Ms Moore is currently overseas and I have not been able to confer with her regarding the urban design matters raised. A supplementary response addressing this matter will be provided following her return from leave.

Standard LLRZ-S1

- 3.11 At paragraph 7b of Minute 13, the Panel seeks my confirmation of whether I agree with Ms Clarkes' suggested amendment to Standard LLRZ-S1 to change the reference to 'gross floor area' to 'internal floor area' to align with the National Environmental Standards for Detached Minor Residential Units.
- 3.12 I address this matter in my first Reply Statement², dated 17 July 2026, at paragraph 3.15 where I cross refer to Mr Horrell's and Mr Bellamy's recommendation in their Reply Statement to apply the standard in relation to the internal floor area of the dwelling, rather than gross floor area (see paragraph 3.27 of Mr Horrell and Mr Bellamy's Reply Statement). Mr Bellamy and Mr Horrell have recommended amendments to Rules GRUZ-R6 and RLZ-R7 accordingly. They also recommend a supporting definition of 'internal floor area'. I note in that statement that I agree with this approach and recommend amending Standard LLRZ-S1(3) to align with the

² [Residential Zone, Officers Right of Reply](#), 17 July 2026

equivalent rural zones standard. That amendment is shown in Appendix 1 of that Reply Statement.

- 3.13 Accordingly, I remain satisfied that the recommended amendments appropriately address the issue raised by Ms Clarke, improve consistency with the National Environmental Standards, and provide greater certainty for plan users. No further amendments are recommended.

Definition of building footprint

- 3.14 Go Architecture sought the exclusion of eaves up to 600mm from the definition of 'building footprint'. This definition and related submission points was addressed in Hearing 1, where I noted the definition comes directly from the National Planning Standards and therefore is unable to be amended. However, this does not preclude the relevant standards providing for such exclusions where such exclusions are considered appropriate.
- 3.15 Having considered Ms Clarke's evidence, I agree that an exclusion should be provided for eaves up to 600mm for Standard MRZ-S2/HRZ-S2/LLRZ-S2. This approach is consistent with other residential zone standards, such as MRZ-S5/HRZS5 (Setbacks), and reflects the functional role of eaves in weather protection. In my view, excluding eaves of this scale from building coverage calculations will have negligible implications for amenity or built form outcomes while improving the practical application of the standards. I recommend amending these standards as shown in Appendix 1.

Standard HRZ-S8 and consequential amendments

- 3.16 In my Section 42A report, I recommended an amendment to Standard HRZ-S8 (Outdoor Living Space) so the measurement of ground level outdoor living space is based on a circle with a diameter of at least 3 metres. Ms Clarke has requested this change for the equivalent standards in the Metropolitan Centre Zone (MCZ-S9), Neighbourhood Centre Zone (NCZ-S9), and Local Centre Zone (LCZ-S9).

3.17 I have conferred with Mr Davis, reporting officer for the commercial zones, about whether these amendments are warranted. We are in agreement that this issue should be revisited once the Planning Bill has passed its third reading (expected to be imminent) because outdoor living space (amongst other residential amenity matters) may be removed from consideration under the transitional consenting regime. A proposed amendment to s104 of the RMA under Part 2 of Schedule 11 of the Planning Bill³, will prevent a consenting authority from considering any adverse effects arising from 'the presence, absence, nature, or extent of windows in relation to street, balconies, or outdoor living space' when considering the effects of a land use activity. I understand the Council may be seeking advice as to the implications of the transitional consenting provisions for the PDP. This may include deleting the relevant PDP provisions. Accordingly, at this stage I do not recommend any further changes to the outdoor living space standards.

MAP OF SILVERSTREAM RETREAT PRECINCT BOUNDARY AMENDMENT

3.18 The Panel has requested a clearer map showing the amendments I have recommended to the Silverstream Retreat Precinct Boundary. I have included this map as Appendix 2. This map has also been reviewed by Mr Cooper (planner on behalf of Silverstream Park Christian Centre).

KATE LOUISE PASCALL

Hearing 3 – Residential and Rural

Boffa Miskell Limited (on behalf of Hutt City Council)

24 August 2026

³ Amendments to RMA that commence 1 month after the Planning Bill receives Royal Assent

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-01	Purpose of the High Density Residential Zone
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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-02	Activities in the High Density Residential Zone
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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-03	Provision of housing
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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-04	Planned character and planned urban built environment of the High Density Residential Zone
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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
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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
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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-served by existing or planned commercial activities and community services.	
HRZ-P10	Retirement villages
Enable retirement villages in the Medium Density Residential Zone to where they to: 1. Provide for a greater density than other forms of residential developments in the zone and 2. Provide enable shared spaces, services, amenities and facilities, and 3. Provide affordability and the efficient provision of assisted living and care services 4. while m <u>While:</u> 5. Managing the effects of non-residential activities on <u>within retirement villages on the surrounding environment</u>, including a. the effects of non-residential activities within the retirement villages on the surrounding environment; b. effects on pedestrian safety and the safe and efficient movement of vehicles and other road users	

	6. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, and 7. Encourage the scale and design of the retirement village to: Be <u>Are</u> of a high quality and align with the planned character and planned urban built environment, and 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. - Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites. Ensure adequate access to daylight for residential activities on the site and on adjacent sites <u>Minimise adverse shading effects on adjoining sites</u> - Ensure adequate access to sunlight for existing outdoor living spaces on adjacent sites, and public open space. - Create a safe residential environment by enabling passive surveillance. - Ensure residential units have access to outdoor living spaces that: - Are located and oriented to ensure good access to sunlight, - Are of a functional size and configuration, - Provide screening or landscaping to contribute to privacy, or - Alternatively, public open space is located nearby that is accessible and functional for residents. - 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: - Aesthetics for the site, neighbouring sites, and the streetscape, - The management of stormwater, or - Ecological values. <u>Supports the achievement of the planned character and planned urban built environment for the zone</u> 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, <u>and retirement villages</u>
	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. Create a safe and legible residential environment by:

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Commented [KP3]: Summerset Holdings [326.19a]

- 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. Locating buildings so that spaces between them are purposeful and contribute positively to the site layout~~, and
 - e. Integrating other CPTED measures at a scale appropriate for the site, and
 - f. ~~Ensuring visually prominent buildings contribute positively to the streetscape and public realm.~~
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.
 - e. ~~Contributes positively to streetscape amenity~~
 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, and
 - d. ~~in the case of refuse storage and servicing areas, are adequately sized and located on site for the management, storage and collection of all waste and recycling materials expected to be generated by the development.~~
 5. ~~Supports the achievement of the planned character and planned urban built environment for the zone~~

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

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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

Commented [KP10]: Consequential change

Commented [KP11]: Consequential change

	1. Activity status: Permitted Where: 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: - Compliance is not achieved with HRZ-R9.1. Matters of discretion are restricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - HRZ-P2: Non-residential activities, - HRZ-P3: Other activities, - HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and HRZ-P14: Urban design outcomes (exclusions).
HRZ-R10	Commercial activities not otherwise provided for
	1. Activity status: Restricted discretionary Where: - The total gross floor area of the commercial activities does not exceed 200m² per site. - The commercial activity is entirely indoors. - 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. - The hours of operation are not outside: 7.00am to 9.00pm Monday to Friday, and 8.00am to 7.00pm Saturday, Sunday, and public holidays. Matters of discretion are limitedrestricted to: - The extent to which the intensity and scale of the activity may adversely affect the residential amenity of the surrounding area. - 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. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - Whether the activity positively contributes to the urban environment including active frontage, and achieves attractive and safe streets. - Cumulative effects. - The matters in policies: - HRZ-P2: Non-residential activities, - HRZ-P3: Other activities, - HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and HRZ-P14: Urban design outcomes (exclusions).

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	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 limitedrestricted 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 limitedrestricted 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.

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	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 limitedrestricted 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 limitedrestricted 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 limitedrestricted 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:

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	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

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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: - The effects on the amenity values of the surrounding area, including the streetscape and public spaces. - 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. - 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: 87:00am to 7:00pm Monday to Friday, and 9:00am to 6:00pm Saturday, Sunday, and public holidays.

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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 5001mm 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. d. Eaves up to 600mm in width. 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.	

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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.

This standard does not apply to:

- ~~1. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site.~~

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HRZ-S4	Height in relation to boundary
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1. Where up to 3 residential units occupy the site:
 - a. All buildings and structures must not project beyond a 60° 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 60° 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 60° 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 beyond a 60° 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 ~~width~~ 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.
 - ~~g. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site~~

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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

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HRZ-S5	Setbacks
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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 5600mm in height,
 - c. all structures less than 1.2m in height, and
 - d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.
 - e. ~~The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site~~
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.

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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 45° 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, can contain a circle with a diameter of at least 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. <u>This standard does not apply to:</u> <u>1. Retirement villages</u>	
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.	

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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.

This standard does not apply to:

1. Retirement villages

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HRZ-S10**Windows to street**

1. **New** Residential units **and additions to existing 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.

This standard does not apply to:

1. Retirement villages

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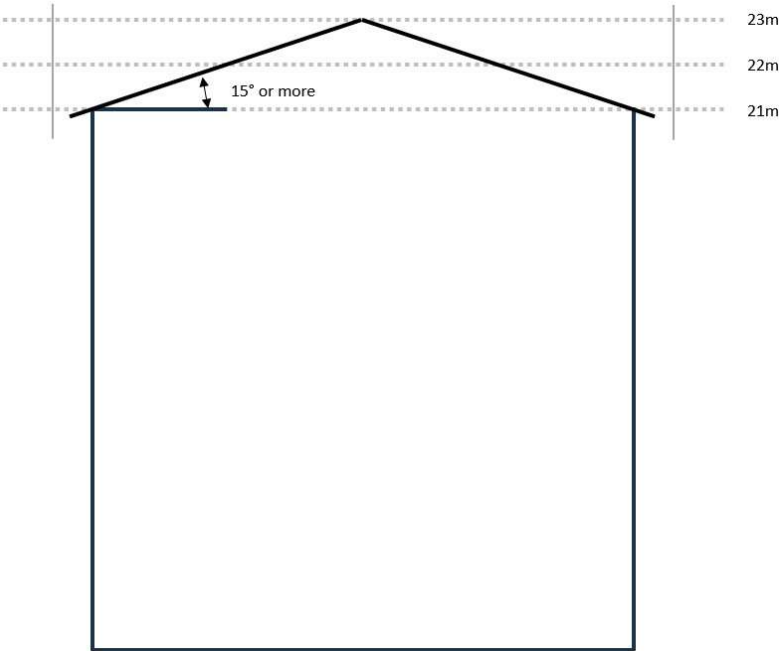
HRZ-S11**Landscaped area**

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.

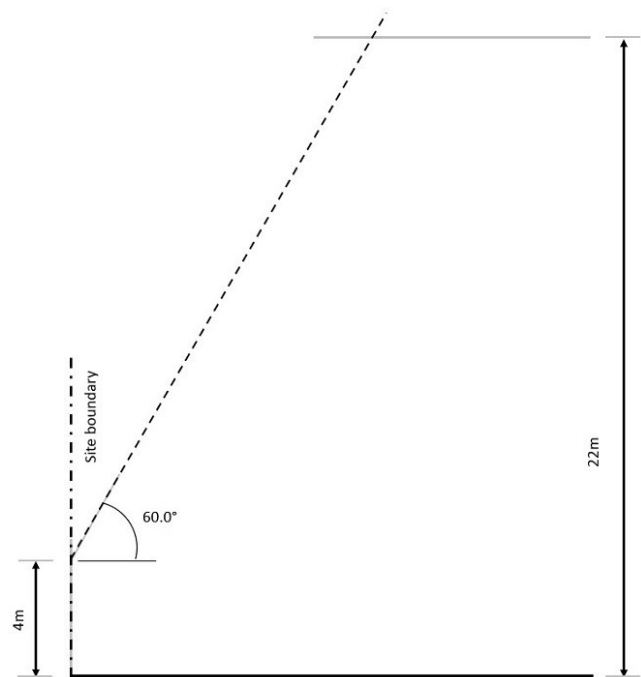
Matters of discretion if the standard is breached:

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.

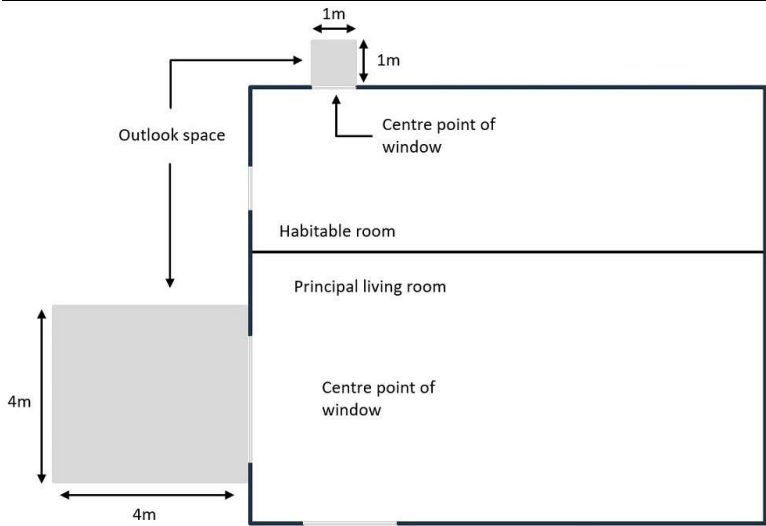
HRZ-Figure 1**Maximum height**



HRZ-Figure 2	Height in relation to boundary plane
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HRZ-Figure 3 Outlook space per residential unit



MRZ — Medium Density Residential Zone

The Medium Density Residential Zone covers a significant portion of Lower Hutt's residential areas, including areas in the Hutt Valley floor, Western Hills, Stokes Valley, Wainuiomata and Eastern Bays. The Medium Density Residential Zone typically covers areas that have a lower level of access to commercial centres, community facilities and rapid transit services than the High Density Residential Zone.

While areas in the Medium Density Residential Zone are predominantly residential in nature, non-residential activities are provided for where they are compatible with the residential character of the area and serve the local community.

The planned urban built character for the Medium Density Residential Zone is a mix of low to medium density development, including detached dwellings, terraced housing, and low-rise apartments. The urban built character of an area will arise from the flexibility provided for by the Plan for individual development to take any low to medium density form. This supports increasing the capacity and choice of housing within neighbourhoods. It is anticipated that the heights, densities, and appearance of neighbourhoods in the zone will change over time. A mix of low to medium density residential development is permitted in the Medium Density Residential Zone. This includes stand-alone, semi-detached, terrace housing, and low-rise apartments of three storeys. Some areas in the Medium Density Residential Zone adjacent to the centres at Wainuiomata, Eastbourne, and Stokes Valley have been identified as being suitable to accommodate a more intensive form of residential development, subject to scale and design.

Built development is provided for in the Medium Density Residential Zone through a range of permitted activities and development standards that permit three residential units per site and buildings of up to three storeys. Development standards also address:

- The impacts of built development on adjoining sites and the streetscape,
- Stormwater management, and
- 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 this chapter and the district-wide 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 Medium 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.

MRZ-PREC: Shaftesbury Grove Development Precinct

The Shaftesbury Grove Development Precinct provides bespoke management of subdivision for an area in Shaftesbury Grove, Stokes Valley to enable urban development while protecting the land's

significant ecological values. The relevant policies and rules for this precinct are found in the [Subdivision chapter](#)

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Objectives

MRZ-O1	Purpose of the Medium Density Residential Zone
The Medium Density Residential Zone contributes to a well-functioning urban environment through the provision of predominately residential activities and housing in locations that are appropriate for medium density development.	
MRZ-O2	Activities in the Medium Density Residential Zone
The Medium Density Residential Zone: 1. Predominantly provides for residential activities and housing, including housing types that support a moderate density of 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 medium density residential development anticipated by the zone, and c. Support the health and wellbeing of people and communities in the surrounding area.	
MRZ-O3	Provision of housing
The Medium 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 three-storey buildings.	
MRZ-O4	Planned character and planned urban built environment of the Medium Density Residential Zone
Built development in the Medium 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 moderate concentration of building densities and forms, including: a. Building heights up to three storeys, or b. Building heights up to five storeys in identified areas adjacent to specified centre zones, 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 good access to commercial activities and community services through active and public transport modes, 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

MRZ-P1	Compatible activities
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Provide for residential activities and non-residential activities that are compatible with the purpose and the 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.

MRZ-P2	Non-residential activities
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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 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.

MRZ-P3	Other activities
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Avoid activities that are incompatible with the purpose, planned character and planned urban built environment of the Medium 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.

MRZ-P4	Provision of housing
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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.

MRZ-P5	Benefits of medium-density housing
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Recognise the benefits of medium-density housing, including:

1. Contributing to providing sufficient housing capacity for the community of Lower Hutt,
2. Improving housing affordability, and
3. The efficient use of land and infrastructure.

MRZ-P6	Streets and open spaces
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Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

MRZ-P7	Housing needs
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Enable housing to be designed to meet the day-to-day needs of residents.

MRZ-P8	High-quality development
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Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

MRZ-P9	Specific Height Control Overlay
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Provide for additional building height in areas that are adjacent to the centres of Wainuiomata, Eastbourne, and Stokes Valley, which are well-served by existing or planned commercial activities and community services.

MRZ-P10	Retirement villages
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Enable retirement villages in the Medium Density Residential Zone ~~to where they to:~~

1. Provide for a greater density than other forms of residential developments in the zone ~~and~~

2. ~~Provide enable~~ shared spaces, services, amenities and facilities, ~~and~~
3. ~~Provide~~ affordability and ~~the~~ efficient provision of assisted living and care services
4. ~~while m~~

While:

5. ~~Managing the effects of non-residential activities on~~ within retirement villages on the surrounding environment, including
 - a. ~~the effects of non-residential activities within the retirement villages on the surrounding environment~~
 - b. effects on pedestrian safety and the safe and efficient movement of vehicles and other road users
6. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, ~~and~~
7. ~~Encourage the scale and design of the retirement village to:~~
 - a. ~~Be~~ Are of a high quality and align with the planned character and planned urban built environment, and
 - b. ~~Achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.~~

MRZ-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.

MRZ-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.~~ Minimise adverse shading effects on adjoining 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.
7. Supports the achievement of the planned character and planned urban built environment for the zone

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.

Commented [CN2]: Urban Edge Planning Ltd [449.1]

Commented [KP3]: Urban Edge Planning Ltd [449.13]

MRZ-P13	Urban design outcomes for non-residential activities and developments of more than 3 residential units <u>and retirement villages</u>
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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.~~ Locating buildings so that spaces between them are purposeful and contribute positively to the site layout and
 - e. integrating other CPTED measures at a scale appropriate for the site ~~and~~
 - f. ~~Ensuring visually prominent buildings contribute positively to the streetscape and public realm.~~
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.
 - e. Contributes positively to streetscape amenity
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 ~~and~~
 - d. in the case of refuse storage and servicing areas, are adequately sized and located on site for the management, storage and collection of all waste and recycling materials expected to be generated by the development.

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.

MRZ-P14	Urban design outcomes (exclusions)
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~~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, and~~

Commented [KP4]: Summerset Holdings [326.19b]

Commented [KP5]: Kāinga Ora [386.30]

Commented [KP6]: Urban Edge Planning Ltd [449.14]

Commented [KP7]: Urban Edge Planning [449.13]

Commented [KP8]: Enviro NZ [323.044]

~~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.~~

MRZ-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 for an activity are set out in the General Approach chapter.

Buildings and structures

MRZ-R1 Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

MRZ-R2 Demolition or removal of buildings and structures

1. **Activity status:** Permitted

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

2. **Activity status:** Restricted discretionary

Where:

1. Compliance is not achieved with MRZ-R3.1.

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.

Land use activities

MRZ-R4	Residential activities
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MRZ-S1: Number of residential units, ii. MRZ-S8: Outdoor living space, iii. MRZ-S9: Outlook space, iv. MRZ-S10 Windows to street, and v. MRZ-S11: Landscaped area.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MRZ-R4.1. Matters of discretion are restricted to: 1. The matters of discretion for any infringing 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 MRZ-S1.
MRZ-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. MRZ-S8: Outdoor living space, and ii. MRZ-S9: Outlook space.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with the standards listed in MRZ-R5.1. Matters of discretion are restricted to: 1. The effects on the amenity of the surrounding residential area and residents.

2. Where MRZ-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 MRZ-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 MRZ-R5.1(g) is not met: the matters of discretion for any infringed standard.
6. The matters in policies:
 - a. MRZ-P1: Compatible activities,
 - b. MRZ-P2: Non-residential activities, and
 - c. MRZ-P3: Other activities.
7. The urban design matters in policies:
 - a. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
 - ~~b. MRZ-P14: Urban design outcomes (exclusions).~~
8. The matters in the policies of the Papakāinga chapter.

Commented [KP10]: Consequential amendment

MRZ-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, 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 or screened from view at ground level.

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-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. MRZ-P2: Non-residential activities,
 - b. MRZ-P3: Other activities,

	c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and d. MRZ-P14: Urban design outcomes (exclusions).
MRZ-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 MRZ-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. MRZ-P2: Non-residential activities, b. MRZ-P3: Other activities, c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and d. MRZ-P14: Urban design outcomes (exclusions).
MRZ-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 MRZ-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. MRZ-P2: Non-residential activities, b. MRZ-P3: Other activities, c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and d. MRZ-P14: Urban design outcomes (exclusions).

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MRZ-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 MRZ-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. MRZ-P2: Non-residential activities,	
b. MRZ-P3: Other activities,	
c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and	
d. MRZ-P14: Urban design outcomes (exclusions).	
MRZ-R10	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 limitedrestricted 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. MRZ-P2: Non-residential activities,	
b. MRZ-P3: Other activities,	
c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and	
d. MRZ-P14: Urban design outcomes (exclusions).	
2. Activity status: Discretionary	
Where:	
a. Compliance is not achieved with RZ-R10.1.	
MRZ-R11	Educational facilities (excluding child care services)
1. Activity status: Restricted discretionary	
Matters of discretion are limitedrestricted to:	
1. The effects on the residential amenity of the surrounding area.	

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	- The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - MRZ-P2: Non-residential activities, - MRZ-P3: Other activities, - MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and MRZ-P14: Urban design outcomes (exclusions).
MRZ-R12	Retirement villages
	Activity status: Restricted discretionary Matters of discretion are limitedrestricted to: The effects on the residential amenity of the surrounding area. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. 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. - The capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development. - The matters in policies: MRZ-P2: Non-residential activities, MRZ-P3: Other activities, - MRZ-P10: Retirement villages, - MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and MRZ-P14: Urban design outcomes (exclusions).
MRZ-R13	Marae
	Activity status: Restricted discretionary Matters of discretion are limitedrestricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - MRZ-P2: Non-residential activities, - MRZ-P3: Other activities, - MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and MRZ-P14: Urban design outcomes (exclusions).
MRZ-R14	Community facilities
	Activity status: Restricted discretionary Matters of discretion are limitedrestricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.

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Commented [CN20]: Summerset [326.19a]

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	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: - MRZ-P2: Non-residential activities, - MRZ-P3: Other activities, - MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and MRZ-P14: Urban design outcomes (exclusions).
MRZ-R15	Emergency service facilities
	1. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - MRZ-P2: Non-residential activities, - MRZ-P3: Other activities, - MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and MRZ-P14: Urban design outcomes (exclusions).
MRZ-R16	Activities not otherwise provided for
	1. Activity status: Discretionary
MRZ-R17	Industrial activities
	1. Activity status: Non-complying
MRZ-R18	Rural activities, Intensive indoor primary production, Rural industry, Top soil stripping and Turf farming
	1. Activity status: Non-complying
MRZ-R19	Quarrying activities and Mining activities
	1. Activity status: Non-complying

General Rules

MRZ-R20	Outdoor storage and work areas
	1. Activity status: Permitted Where: - The storage/work area is associated with a residential activity, or - 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.

Commented [KP25]: Consequential amendment

Commented [CN26]: Policy Planning team of Hutt City Council (440.5)

Commented [KP27]: Consequential amendment

	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MRZ-R20.1. 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 MRZ-R20.1.
MRZ-R21	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 RZ-R21.1. Matters of discretion are restricted to: 1. The night-time amenity of activities sensitive to noise in the surrounding area. Notification: Public notification is precluded for applications under this rule.

Commented [CN28]: Enviro NZ (323.047)

Standards

MRZ-S1	Number of residential units per site
	1. There must be no more than 3 residential units per site. 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 matters in policies: a. MRZ-P4: Provision of housing, b. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and c. MRZ-P14: Urban design outcomes (exclusions). 4. Any positive effects, including positive effects of increasing housing capacity and variety.
MRZ-S2	Building coverage
	1. Building and structure coverage must 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. d. Eaves up to 600mm in width.

Commented [KP29]: Consequential amendment

Commented [KP30]: Go Architecture [331.17]

Matters of discretion if the standard is breached:

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

Commented [KP31]: Consequential amendment

MRZ-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: 11m,
 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 MRZ-Figure 1.

Matters of discretion if the standard is breached:

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

Commented [KP32]: Consequential amendment

This standard does not apply to:

1. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site.

Commented [KP33]: FENZ [374.70b]

MRZ-S4**Height in relation to boundary**

1. With the exceptions of 2 and 3 below, buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in MRZ-Figure 2.
2. For buildings and structures within the Specific Height Control Overlay, for the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60° recession plane measured from a point 6 metres vertically above ground level.
3. For 1 and 2, where the boundary forms 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 that legal right of way, entrance strip, access site, or pedestrian accessway.
4. 1 and 2 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.

~~g. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site~~

Matters of discretion if the standard is breached:

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

Commented [KP34]: FENZ [374.70b]

Commented [KP35]: Consequential amendment

MRZ-S5**Setbacks**

1. Buildings and structures must 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 5600mm in height,
 - c. all structures less than 1.2m in height, and
 - d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.
- ~~e. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site~~
5. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Commented [KP36]: Go Architecture [331.18]

Commented [KP37]: FENZ [374.70b]

Matters of discretion if the standard is breached:

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

Commented [KP38]: Consequential amendment

MRZ-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 45° recession plane measured from a point 2.5 metres vertically above ground level on the boundary adjoining the Marae Zone.
2. For 1, where the boundary forms 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.

MRZ-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.

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

Commented [KP39]: Consequential amendment

This standard does not apply to:

1. Retirement villages

Commented [CN40]: Summerset [326.21 a]

MRZ-S9	Outlook space
1. Outlook space for each residential unit must be provided from habitable room windows as shown in the diagram MRZ-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 planned urban built environment for the zone. 2. The matters in policies: a. Urban design outcomes 1 and 2 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and b. MRZ P14: Urban design outcomes (exclusions). 3. Any mitigation factors such as view or landscaping that compensates for a reduced outlook. 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.	

Commented [KP41]: Consequential amendment

This standard does not apply to:

1. Retirement villages

Commented [CN42]: Summerset [326.22a]

MRZ-S10	Windows to street
1. New Residential units and additions to existing 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 planned urban built environment for the zone. 2. The matters in policies: a. Urban design outcome 4 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and b. MRZ P14: Urban design outcomes (exclusions). 3. Whether topographical or other site constraints make compliance with the standard impractical. 4. Any positive effects that cannot be achieved while meeting the standard.	

Commented [KP43]: Consequential amendment

This standard does not apply to:

1. Retirement villages

Commented [CN44]: Summerset [326.23a]

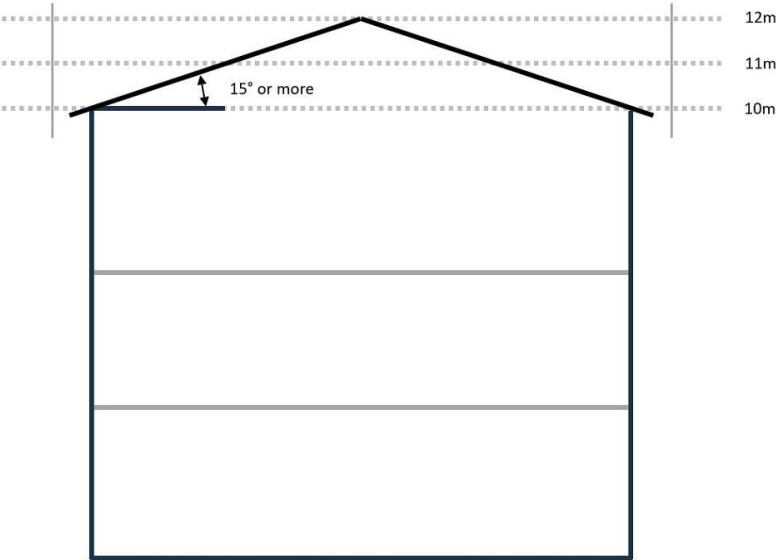
MRZ-S11	Landscaped area
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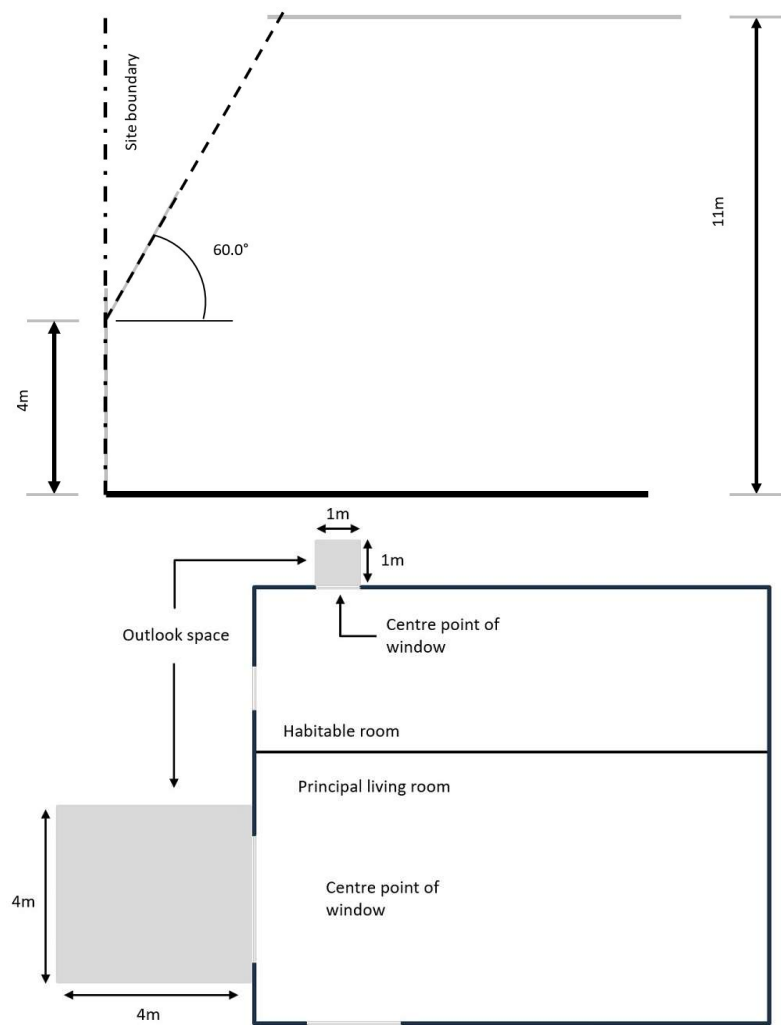
- 1. A minimum of 20% of a developed site shall be landscaped with grass or plants. The landscaped area can include tree canopies regardless of the ground treatment below them.
- 2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

Matters of discretion if the standard is breached:

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

MRZ-Figure 1	Maximum height
MRZ-Figure 2	Height in relation to boundary plane
MRZ-Figure 3	Outlook space per residential unit





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

Commented [KP1]: Consequential amendment

~~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-01	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-02	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
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Built development in the Large Lot Residential Zone will positively contribute to a predominately residential urban environment that:

- 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,
- 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,
- Provides a healthy and safe environment for communities,
- Provides on-site amenity for residents, as well as residential amenity for adjoining properties and the street,
- Is integrated with existing and planned infrastructure, and
- Is well-connected to open space and the natural environment.

Objectives – Silverstream Retreat Precinct

LLRZ- PREC1-O1	Activities and Built Development
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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.

Commented [KP2]: Consequential amendment

Policies

LLRZ-P1	Compatible activities
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Provide for 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,
- Respond to the servicing and access constraints in the zone, and
- Manage adverse effects on the spacious residential and natural amenity values of the zone.

LLRZ-P2	Non-residential activities
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Only allow non-residential activities where:

- The activity:
 - Is ancillary to a residential activity on the site, or
 - Supports the social, economic, and cultural well-being of the local community,
- The activity is compatible with the purpose of the zone,
- The activity is of an intensity, scale and design that is consistent with the planned character and planned urban built environment for the zone,
- 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,
- The hours of operation are compatible with residential amenity values, and
- 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
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Avoid activities that are incompatible with the purpose and planned residential environment of the Large Lot Residential Zone unless they:

- Have a functional need or operational need to in that zone, and
- Are managed to minimise effects on residential amenity and character of the surrounding area.

LLRZ-P4	Residential character and amenity
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Require development to:

- 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,
- Provide residents with outdoor living spaces via usable and accessible on-site private outdoor living space and through access to nearby public open space,
- Provide outlook areas from habitable rooms,
- Provide for privacy and sunlight access for adjoining sites,
- Achieve safe and attractive streets and public open spaces,
- Provide on-site services where reticulated services are not available,
- Recognise and respond to access constraints where they exist,
- Minimise adverse effects of driveways, manoeuvring, and vehicle parking areas on the quality and safety of the site and street, and
- Minimise vegetation clearance associated with development to protect regenerating bush cover and avoid, remedy, or mitigate adverse effects on:
 - The natural visual amenity values of the city fringe residential environment,
 - Slope stability, and
 - The intrinsic values of ecosystems.

LLRZ-P5	Higher density residential development
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Only allow higher density residential development where:

- The site is either:
 - 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
 - An alternative method to service the development with three waters infrastructure is proposed to resolve any constraints,
- 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,
- The development results in attractive and safe streets and public open spaces, including by providing for passive surveillance,
- The development achieves the same urban design outcomes sought for higher density developments in the Medium Density Residential Zone,
- Housing is designed to meet the day-to-day needs of residents, and
- 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
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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.

Commented [KP3]: Consequential amendment

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 200m ² . 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: 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: - Compliance is not achieved with LLRZ-R8.1. Matters of discretion are restricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - LLRZ-P2: Non-residential activities, - LLRZ-P3: Other activities, and - LLRZ-P4: Residential character and amenity.
LLRZ-R9	Supported residential care facility
	1. Activity status: Permitted Where: 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: - Compliance is not achieved with LLRZ-R9.1. Matters of discretion are restricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - LLRZ-P2: Non-residential activities, - LLRZ-P3: Other activities, and - 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: - The effects on the residential amenity of the surrounding area. - 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: - LLRZ-P2: Non-residential activities, - LLRZ-P3: Other activities, and - LLRZ-P4: Residential character and amenity.
LLRZ-R11	Health care activities
	1. Activity status: Restricted discretionary Where: - No more than four staff may work on the health care activity premises at any one time. Matters of discretion are limitedrestricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - LLRZ-P2: Non-residential activities, - LLRZ-P3: Other activities, and - LLRZ-P4: Residential character and amenity.
	2. Activity status: Discretionary Where: Compliance is not achieved with LLRZ-R11.1.
LLRZ-R12	Community facilities
	1. Activity status: Restricted discretionary. Matters of discretion are limitedrestricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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. - The matters in policies: - LLRZ-P2: Non-residential activities, - LLRZ-P3: Other activities, and - LLRZ-P4: Residential character and amenity.
LLRZ-R13	Marae
	1. Activity status: Restricted discretionary. Matters of discretion are limitedrestricted to: - The effects on the residential amenity of the surrounding area. - The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users. - 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.

Commented [CN4]: Policy Planning team of Hutt City Council (440.5)

Commented [CN5]: Policy Planning team of Hutt City Council (440.5)

Commented [CN6]: Policy Planning team of Hutt City Council (440.5)

	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 limitedrestricted 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.

Commented [CN7]: Policy Planning team of Hutt City Council (440.5)

	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. 87:00am 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.

Commented [CN8]: Enviro NZ (323.042)

Rules — Silverstream Retreat Precinct

LLRZ-PREC1-R1	Conference facilities and places of assembly
<i>This rule is additional within the Silverstream Retreat Precinct.</i>	
-	1. Activity status: Permitted.
LLRZ-PREC1-R2	Visitor accommodation
<i>This rule replaces LLRZ-R7: Visitor accommodation within the Silverstream Retreat Precinct.</i>	
-	1. Activity status: Permitted

Commented [KP9]: Consequential amendment

Standards

LLRZ-S1	Number of residential units per site
1. For allotments smaller than 1,000m²: There shall be no more than 1 residential unit and 1 minor residential unit per site. 2. For allotments larger than 1,000m²: There shall be no more than 1 residential unit and 1 minor residential unit per 1,000m² of net site area. 3. For the purpose of this standard, a minor residential unit is a residential unit with an gross internal floor area of 670m² 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.	

Commented [KP10]: Go Architecture [331.14]

5. The matters set out in the following policies:
- LLRZ-P4: Residential character and amenity, and
 - LLRZ-P5: Higher density residential development.

LLRZ-S2**Building coverage**

- Building and structure coverage shall not exceed 35%.
- 1 does not apply to:
 - Decks less than 500mm 1m in height,
 - All structures less than 1.2 metres in height, and
 - Any scaffolding or falsework erected temporarily for construction or maintenance purposes;
 - Eaves up to 600mm in width.

Matters of discretion if the standard is breached:

- The planned character and planned urban built environment for the zone.
- Streetscape and residential amenity effects.
- 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.
- Any positive effects that cannot be achieved while meeting the standard.
- The matters set out in the following policies:
 - LLRZ-P4: Residential character and amenity, and
 - LLRZ-P5: Higher density residential development.

LLRZ-S3**Building height**

- 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:

- The planned character and planned urban built environment for the zone.
- Streetscape and residential amenity effects.
- 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.
- 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.
- Any positive effects that cannot be achieved while meeting the standard.
- The matters set out in the following policies:
 - LLRZ-P4: Residential character and amenity, and
 - LLRZ-P5: Higher density residential development.

This standard does not apply to:

- The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site.

LLRZ-S4**Height in relation to boundary**

- All buildings and structures shall be contained within a 2.5m + 45° height in relation to boundary plane from all side and rear boundaries as shown in the diagram LLRZ-Figure 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.
- Standard LLRZ-S4 does not apply to:
 - A boundary with a road,
 - Existing or proposed internal boundaries within a site,

Commented [KP11]: Go Architecture [331.15]

Commented [KP12]: FENZ [374.70a]

Commented [CN13]: The Policy Planning Team HCC [440.65a]

- 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 **width** 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.

~~g. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site~~

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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 **5600mm** in height,
 - c. all structures less than 1.2m in height, and
 - d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.

~~e. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site~~
8. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

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Commented [KP17]: FENZ [374.70a]

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**

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024 it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

