

**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

**STATEMENT OF REBUTTAL EVIDENCE OF KATE LOUISE PASCALL
ON BEHALF OF HUTT CITY COUNCIL**

15 June 2026

1.0 INTRODUCTION

1.1 My name is Kate Louise Pascall, and I am a Principal Planner at Boffa Miskell Limited.

1.2 I have reviewed the evidence and tabled statements of:

1.2.1 Kaaren Rosser for Enviro NZ (323) (Planning)

1.2.2 Marilyn Brown (258) (Planning)

1.2.3 Harriet Fraser for Ian and Doreen Brown (258) (Traffic)

1.2.4 Ian Brown (258) (Geotechnical)

1.2.5 Karen Williams for John Havler (350) (Planning)

1.2.6 Glenn Cooper on behalf of Silverstream Park Christian Centre (32) (Planning)

1.2.7 John Ross for Silverstream Park Christian Centre (32) (Corporate)

1.2.8 Samuel Godwin for Silverstream Park Christian Centre (32) (Engineering)

1.2.9 Michael and Sandra Fackney (262)

1.3 This rebuttal evidence responds only to the pre-circulated written evidence and statements received from submitters prior to the hearing where issues remain in contention. Other submitters may present oral evidence or further details at the hearing, which may raise additional matters that could influence or alter the recommendations made in this rebuttal evidence. Except as expressly identified in this statement, all findings and recommendations contained in my original section 42A report remain unchanged.

1.4 Also attached to this evidence is:

1.4.1 a full set of maps relating to the rezoning requests sought by submitters. The Section 42A report included some maps but did not include a full set and I consider this is useful for the Panel in understanding the context of what has been requested.

1.4.2 Diagrams showing the connections from strategic direction objectives to the relevant zone objectives and policies, and from the zone objectives and policies through to the rules and standards relevant to the Residential topic.

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 1¹. 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 RESPONSES TO EXPERT EVIDENCE

3.1 This section responds to submitter evidence in relation to the provisions in this topic. Appendix 1 sets out my revised and updated recommended amendments in response to submitter evidence. Within Appendix 1, my Section 42A report recommended amendments are shown in red underlined or ~~strike through~~ and further amendments recommended in this rebuttal evidence are shown in blue underline or ~~strike through~~.

Enviro NZ (Submitter 323)

3.2 Ms Rosser², on behalf of Enviro NZ, disagrees with my recommendation to reject the following relief sought by Enviro NZ in their primary submission:

1

<https://hccpublicdocs.azurewebsites.net/api/download/d8937615b4d04c4eabe99da68ac79ed3/dplanreview/3f17393164344684a80b8e85fd2ca053dee>

² Statement of Evidence of K Rosser, para. 1.3

- 3.2.1 Add a new clause to Policy MRZ-P12/HRZ-P12 (Urban design outcomes), as follows³:

7. Incorporates adequate space for waste storage and collection

- 3.2.2 Amend Policy MRZ-P13/HRZ-P13 (Urban design outcomes for non-residential activities and developments of more than 3 residential units) to explicitly reference waste as part of storage and servicing areas in clause 4 of the policies.

- 3.2.3 Include a new standard for the Medium Density Residential Zone (MRZ) and High Density Residential Zone (HRZ) to define the minimum storage area for waste management bins and a minimum width of kerb space for bins⁴, along with amendments to MRZ-R3/HRZ-R3 and MRZ-R4/HRZ-R4 to require compliance with the proposed waste management standard. The new standard sought by Enviro NZ is as follows:

1. Each independent dwelling unit shall provide a waste management area with a minimum area of 1.5m² and a minimum dimension of 1 metre in any direction, except:

a) Where a communal waste management area is provided to accommodate bulk collection from within the site;

2. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites, and open space zones;

3. Waste management areas must not encroach onto driveways, manoeuvring areas, parking, and outdoor living areas and be accessible for residents to get to the kerb without stairs or steep gradients.

³ Submission points 323.043 and 323.050

⁴ Submission points 323.048, 323.055, and 323.052

*4. A kerbside space of 1m per dwelling is available
without impeding the footpath*

- 3.3 I recommended rejecting this relief on the basis the policies already refer to servicing areas which, as defined in the PDP, includes refuse areas. The PDP Transport chapter (specifically standard TR-S10) and the Hutt City Council Solid Waste Bylaw also include requirements relating to waste management provision in new developments and I considered the requested relief would be duplicative.
- 3.4 I acknowledge Ms Rosser's concern that both TR-S10 and the Solid Waste Bylaw only apply to developments of 10 or more units while many developments occur at a smaller scale within the MRZ and HRZ. I generally agree with Ms Rosser that waste management in medium and high density developments should be carefully planned and integrated into the design.
- 3.5 However, I consider caution is required in how such requirements are applied within the context of the Medium Density Residential Standards (MDRS) which requires that developments of up to 3 residential units are a permitted activity in the district plan. The MDRS also specifies the bulk and location standards that can be applied to these permitted developments. The district plan may not be more restrictive than those standards. On this basis, I consider Enviro NZ's suggested standard cannot be applied to developments of less than 3 residential units as it places an additional requirement on developments over and above the MDRS, thereby making the plan more restrictive. Therefore, I do not support including a permitted activity standard relating to waste management as sought by Enviro NZ and outlined in Ms Rosser's evidence. For the same reasons I do not support the amendments sought in relation to Policy MRZ-P12/HRZ-P12 which applies where a permitted activity standard is breached.
- 3.6 I have given further consideration to waste management in developments of 4-9 dwellings following review of Ms Rosser's evidence. I consider there is merit in providing clearer policy

direction relating to provision of waste storage and collection areas, noting developments at this scale require resource consent as a restricted discretionary activity.

3.7 I do not support setting out specific bin placement and dimensions within the district plan itself for developments of this scale. Instead, I remain of the view that this detail should be included within the forthcoming design guidance supported by policy direction in the plan itself. This is consistent with the PDP approach to urban design generally where the Council has set out the design outcomes sought but provide a level of flexibility in how the outcomes are achieved in the specific site context. If this matter is included within Policy MRZ-P13/HRZ-P13, I consider the Council will have sufficient discretion to consider how these issues are addressed within a proposal.

3.8 Accordingly, I recommend adding a new sub-clause to clause 4 of Policy MRZ-P13/HRZ-P13, as follows:

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.*

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3.9 I consider the amendment I am recommending to Policy MRZ-P13/HRZ-P13 is the most appropriate way to achieve the objectives of the PDP for the following reasons:

- it supports the achievement of well-functioning urban environments by ensuring the design of new development gives adequate consideration to how waste management collection and storage areas are integrated within the development itself
- it provides sufficient flexibility for resource consent applicants to meet the policy direction within the site context and proposed scale of the development, providing for efficiency in implementation
- while there may be additional costs over and above the notified PDP associated with applying this policy direction, I consider these costs are likely to be relatively low when considered in the context of the full development costs.

Silverstream Christian Centre (Submitter 32)

- 3.10 The evidence provided for Silverstream Christian Centre addresses the issue of zoning as well as the extent of the existing Silverstream Retreat Precinct. I address these issues in turn below.

Precinct extent

- 3.11 The Silverstream Retreat Precinct is included in both the ODP and the PDP and provides for several facilities on the site at 320 Eastern Hutt Road including visitor accommodation, conference facilities, and places of assembly as permitted activities subject to standards. The site at 320 Eastern Hutt Road is a large site, with the retreat facilities and the Precinct covering the northern part of the site, as shown in **Figure 1** below, and the southern section being undeveloped.



Figure 1 Aerial view of 320 Eastern Hutt Road and 1-3 Reynolds Bach Drive showing the Silverstream Retreat Precinct Boundary in the PDP

3.12 I have reviewed the submitter's requested relief to extend the Precinct boundary. I had understood the request in the original submission to be an extension across the site in its entirety, including those areas zoned General Rural. However, Figure 1 of Mr Cooper's evidence clarifies that the request is to align the Precinct boundary with areas that are already in use as part of the Silverstream Retreat including those that have recently been consented. I therefore agree with Mr Cooper that the Precinct boundary should be extended to incorporate the areas shown in Figure 1 of his evidence. This amendment is logical and provides certainty that the retreat activities are provided for within these areas. Accordingly, I recommend accepting the relief sought and extending the northern extent of the Silverstream Retreat Precinct boundary to the site boundary with Reynolds Bach Drive.

Zoning

3.13 The site currently has a split zoning under both the ODP of Medium Density Residential Area (MDRA), Hill Residential Activity Area, and Passive Recreation, as shown in **Figure 2**.

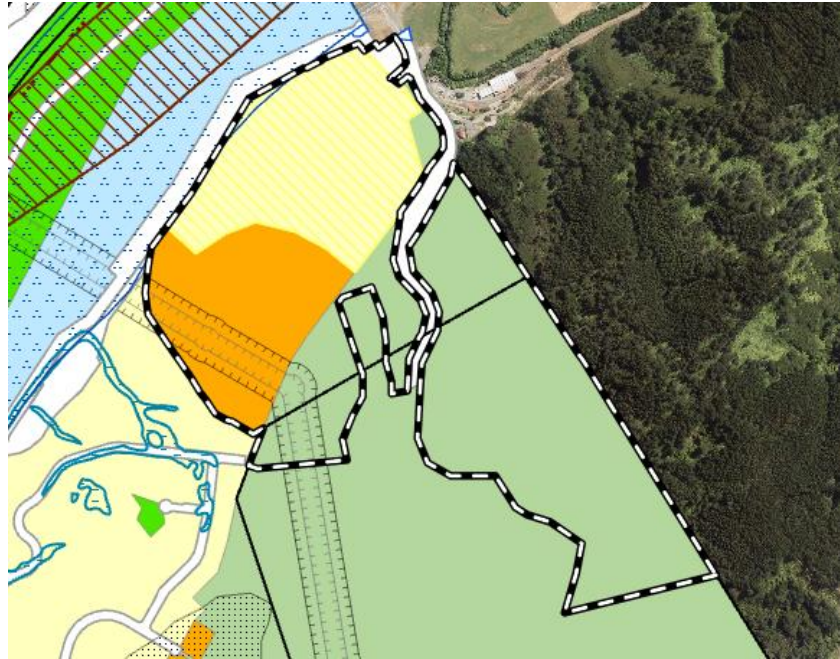


Figure 2 ODP zoning of 320 Eastern Hutt Road and 1-3 Reynolds Bach Drive. The MDRA is shown as yellow, Hill Residential is orange, and Passive Recreation in green. The Silverstream Retreat Precinct applies to the MDRA area and is shown by the diagonal yellow lines.

3.14 Under the PDP, the site is split zoned Large Lot Residential (LLRZ) and General Rural Zone (GRUZ) as shown in **Figure 3**.

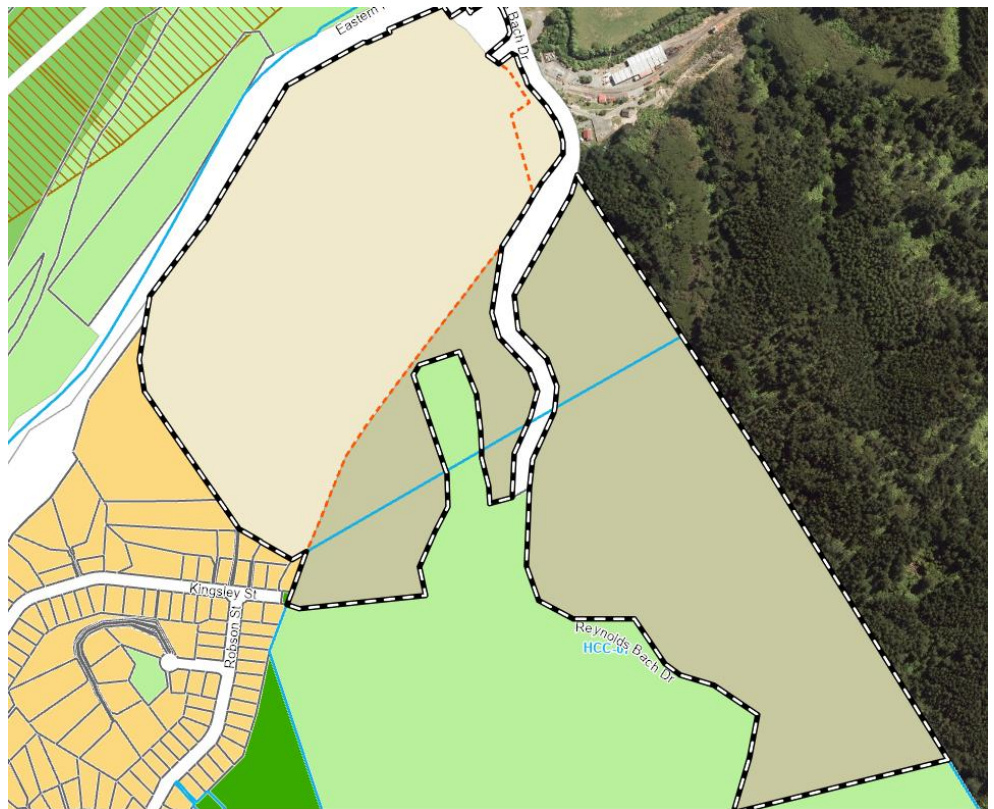


Figure 3 PDP Zoning of 320 Eastern Hutt Road and 1-3 Reynolds Bach Drive including HCC-07 designation boundary (blue line) and Silverstream Retreat Precinct boundary (orange dashed line)

- 3.15 In their original submission the submitter sought the rezoning of the LLRZ portion of the site to MRZ and the GRUZ portion rezoned to LLRZ. I acknowledge Mr Ross' confirmation in his evidence that the request to rezone the area zoned GRUZ to LLRZ is no longer being pursued. For completeness and clarity, it is this portion of the site that is located within the HCC Silverstream Landfill Designation and to which I was referring in my section 42A report at paragraph 520. **Figure 3** shows the location of the designation boundary being the blue line labelled HCC-07.
- 3.16 The remaining zoning issue relates to the portion of the site zoned LLRZ in the PDP. I acknowledge the points raised by Mr Cooper about an apparent down zoning of the site. As the site is currently partly zoned MDRA in the ODP, the PDP has down zoned the site by applying the LLRZ across a large area of the site. I have reconsidered my original recommendation, taking into account my position on other rezoning requests that were down zoned in the PDP and I consider that a consistent approach should be applied (see paragraph 501 of my section 42A report). On this basis, I recommend rezoning the portion of the site that is MDRA in the ODP to MRZ under the PDP.
- 3.17 There remains a question about whether the remainder of the site, being the area to the southwest of the existing retreat centre buildings, which is currently undeveloped, should be rezoned to MRZ as well. I note the Silverstream Retreat Precinct extends over this portion of the site, which enables conference facilities, places of assembly and visitor accommodation across this area of the site as a permitted activity subject to compliance with bulk and location standards. Any limitations on the scale of these activities would arise through other chapters of the PDP such as the high trip generator thresholds in the Transport chapter⁵. Under the LLRZ, any residential development for this site, as a site greater than 1000m², is limited to 1 residential unit and 1 minor residential unit per 1000m² under LLRZ-S1.

⁵ For example, visitor accommodation in the LLRZ is considered a high trip generator where 30 units or more are proposed.

3.18 In this regard, a level of development is enabled on this currently undeveloped portion of the site whether for low density residential activities or those relating to the Silverstream Retreat. Notwithstanding this, while not determinative to my recommendations, there are PDP overlays that traverse the site as follows:

3.18.1 The Slope Assessment Overlay covers much of the southern portion of the site and would trigger the need for a geotechnical assessment of the site prior to any subdivision that creates additional building platforms. Subdivision within the overlay is a restricted discretionary activity under Rule SUB-R20. The overlay manages risks relating to slope instability both for the subject site and adjoining properties.

3.18.2 National Grid transmission lines traverse the southern portion of the site and these are recognised in the PDP via the National Grid Yard and National Grid Subdivision Corridor layers on the PDP maps (located in the 'Informational' layer on the ePlan maps). Those overlays will apply to any future development of the site with specified setbacks and requirements to locate activities sensitive to the National Grid⁶ outside of these areas. There is also a requirement to maintain access to National Grid structures. This will be a matter for consideration should this southern part of the site be developed in future and engagement with Transpower will likely be required.

3.18.3 The HCC Silverstream Municipal Landfill (Designation HCC-07 in the PDP) is located to the east of 320 Eastern Hutt Road. As noted at paragraph 3.15 and shown in Figure **Figure 3**, the designation boundary extends into the site but is outside the area subject to the rezoning request.

⁶ The PDP defines 'activities sensitive to the National Grid' and it includes residential activities, visitor accommodation, and places of assembly (amongst others).

- 3.19 Following receipt of the submitter's evidence, I have reviewed the requested rezoning in terms of the criteria Council has applied to rezoning requests as set out in my section 42A report at paragraph 493, in particular transport constraints, three waters connections, and the ODP zoning. The following paragraphs set out my analysis.
- 3.20 In terms of transport connections, Mr Godwin notes in his evidence that a Right of Way (RoW) has been approved by HCC over a site on Kingsley St, located to the south of 320 Eastern Hutt Road, which could be a feasible option for access to the site should residential development be proposed in future. I note the Kingsley Street site is subject to a separate submission point seeking a rezoning from Natural Open Space to MRZ, or to remove all zoning, which will be addressed in a later hearing stream. While connectivity and access was not a matter I addressed in my section 42A report in relation to this site, I generally consider that the availability of this RoW is favourable to future residential development of the site notwithstanding any access would need to be designed in accordance with the PDP Transport standards and, if necessary, assessed through the consent process. Kingsley Street is also an established residential street within the MRZ, has pedestrian footpaths on both sides of the street and is located on a bus route.
- 3.21 It is important to note access from 95 Kingsley Street traverses the part of the site that is within the HCC-07 Landfill designation boundary. Any proposal to formalise this access to support future residential development will need the approval of HCC as the Requiring Authority, assuming this has not already been sought.
- 3.22 Mr Godwin has also provided a relatively comprehensive assessment of three waters servicing for the site. This is largely in response to concerns I raised in my section 42A report, based on advice from Wellington Water Limited (WWL), that there were several servicing constraints at this location. Mr Godwin is of the opinion that these servicing matters can be addressed at the detailed consenting stage and do not prevent rezoning.

- 3.23 Mr Aitchison, engineer for HCC, has reviewed Mr Godwin's evidence along with the initial advice from WWL and has provided a statement of evidence in response. Mr Aitchison agrees with Mr Godwin that stormwater, flood risk, and wastewater issues can be resolved at the detailed consent stage.
- 3.24 In relation to water supply for the site, Mr Aitchison advises⁷ that while detailed design of the internal water supply network could be resolved at the detailed design stage through the consent process, more work is required to demonstrate a feasible and reliable water supply from the public network that can support a medium density scale of development with individual landowners in future. In Mr Aitchison's opinion this should be addressed prior to rezoning. The existing supply is appropriate for the existing activities on the site, and those approved through the recent resource consent, given the internal network is managed and maintained by a single entity. I agree with Mr Aitchison's opinion that these matters need to be addressed prior to the rezoning of the site for higher density residential development.
- 3.25 In terms of the ODP zoning, as noted above and shown in **Figure 2** the southern portion of the site is currently zoned Hill Residential Area in the ODP. The LLRZ is the equivalent zoning for the Hill Residential Area under the National Planning Standards and provides for the same intensity and scale of development as the LLRZ.
- 3.26 Given the above assessment and the evidence provided by Mr Aitchison, the only unresolved constraint for the rezoning of the southern portion of 320 Eastern Hutt Road is the issue of water supply. On this basis, I remain of the opinion that a medium density zoning across the whole site at 320 Eastern Hutt Road is inappropriate and the LLRZ should be retained for the southern part of the site.

⁷ Statement of Evidence of Matthew Aitchison, Paragraphs 25-34

- 3.27 This recommended split zoning would also require a consequential amendment to the structure of the PDP, in relation to the provisions for Silverstream Retreat Precinct which are currently located within the LLRZ chapter. As the precinct would be across two zones, the National Planning Standards requires the Precinct provisions to be located within a 'Multi-Zone Precinct' chapter which is currently not part of the PDP structure. I therefore recommend relocating the Silverstream Retreat Precinct provisions into a new chapter, as shown in Appendix 1. For the avoidance of doubt, I am not recommending any changes to the provisions or their intent, and this is solely a structural change.
- 3.28 In summary, I recommend the following in relation to the Silverstream Christian Centre submission and supporting evidence:
- 3.28.1 Extend the Silverstream Retreat Precinct boundary to align with the site boundary at the northern extent of the site adjacent to Reynolds Bach Drive;
- 3.28.2 Align the zoning of the site with the ODP, applying the MRZ to the area where the Silverstream Retreat Centre currently operates and retain the LLRZ for the undeveloped southern section of the site, as shown in **Figure 4**.

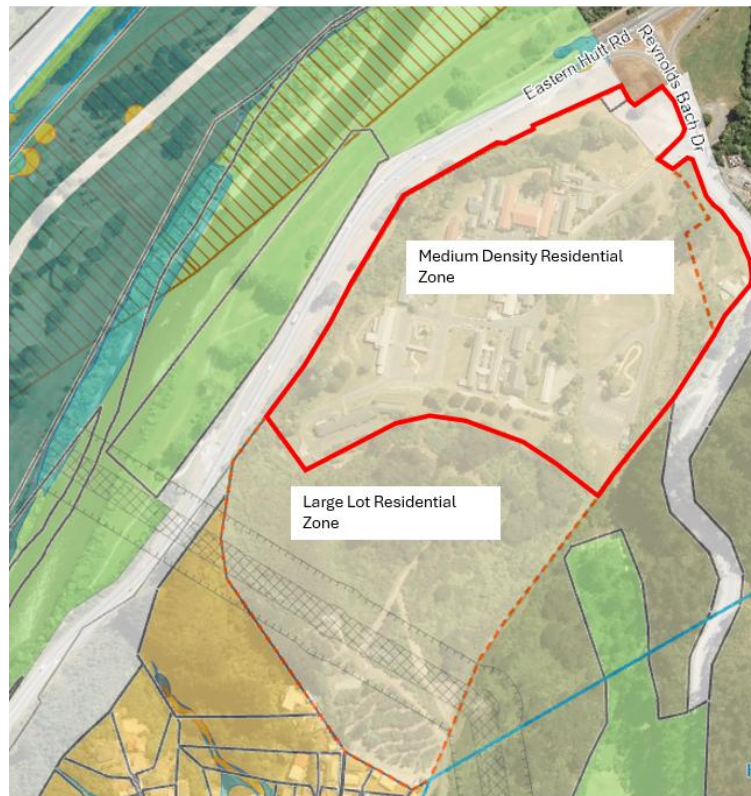


Figure 4 Recommended zoning for 320 Eastern Hutt Road

Section 32AA Assessment

- 3.29 I consider my recommendation to extend the Silverstream Retreat Precinct Boundary as sought by Silverstream Christian Centre is the most appropriate way to achieve the objectives of the PDP because it aligns the precinct with the extent of existing activities on the Silverstream Retreat site and those that were recently consented. This provides certainty for the Silverstream Christian Centre and other plan users that these activities are enabled and provided for on the site. I do not consider there are any additional costs associated with this amendment.
- 3.30 I consider my recommendation to rezone part of 320 Eastern Hutt Road/1-3 Reynolds Bach Drive to MRZ is the most appropriate way to achieve the objectives of the PDP because it aligns with the existing ODP zoning which has been in place for some time and provides certainty for the landowner about development potential for the site. There are no additional costs associated with the rezoning as the recommended zoning approach is the same as that of the ODP.

Amendments to other recommendations not raised in evidence

Submission 235 (Jeremy and Lynne Speight)

- 3.31 Following the publication of my section 42A report, I was made aware of an error in Attachment 2 of the report, where submission point 235.1 from Jeremy and Lynne Speight was incorrectly recorded as 'reject'. This does not align with the substantive analysis of this submission point at paragraphs 526 and 527 in the Section 42A Report where I agree with the relief sought to rezone 6 Crawford Grove and the adjoining properties at 5 and 7 Crawford Grove from LLRZ to MRZ. Accordingly, the recommendation should be 'accept'.

Submission 374 (Fire and Emergency New Zealand)

- 3.32 Fire and Emergency New Zealand sought amendments to the building height, height in relation to boundary and setback standards to provide for the erection of an emergency service tower or communication pole up to 15 metres in height on sites occupied by an emergency service facility. In my section 42A report I recommended accepting this relief, on the basis it applies to existing emergency service facilities and that this should be provided for given the critical nature of this activity.
- 3.33 However, while I support the exemption from the height standard, I have reconsidered my position in relation to the height in relation to boundary and setback standards. I did not fully consider the potential material effects of such an exemption where conceivably a tower or pole could be located directly on a boundary with subsequent visual and potential shading effects on the neighbouring residential site. This also does not align with similar standards in the Infrastructure chapter where greater heights are provided for support structures (see INF-S6), but they must not be located within 10 metres of a side or rear boundary that adjoins a residential zone, except where the structure does not exceed 5 metres in height or where it is located in road reserve (INF-S7). I do not suggest a 10 metre setback is required or appropriate in the

case of emergency service poles or towers in residential zones, which I understand to be less intrusive than a support structure for large scale infrastructure, but I do consider some setback is required which should align with the setbacks required for buildings within the MRZ, HRZ, and LLRZ. It is appropriate to assess encroachments into the required setbacks and height in relation boundary plane via resource consent. I note new emergency service facilities are a restricted discretionary activity and it is my understanding that there are no existing emergency service facilities within the residential zones, rather these are typically zoned Mixed Use in the PDP.

- 3.34 I therefore recommend providing an exemption from the MRZ and LLRZ height standards, but not from the height in relation to boundary and setback standards. The HRZ already provides a maximum height limit of 23 metres, and so in this case no exemption is required. I have provided my updated recommended amendments in Appendix 1.

KATE LOUISE PASCALL

Principal Planner

Boffa Miskell Limited (on behalf of Hutt City Council)

15 June 2026

APPENDIX 1: RECOMMENDED AMENDMENTS TO PROVISIONS

LLRZ — Large Lot Residential Zone

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

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

Development enabled within the zone contributes to ensuring that the District Plan provides for sufficient residential development capacity to meet expected demand for housing over the short-term, medium-term, and long-term.

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

LLRZ-PREC1 — Silverstream Retreat Precinct

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

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

Objectives

LLRZ-O1	Purpose of the Large Lot Residential Zone
The Large Lot Residential Zone contributes to a well-functioning urban environment through managing development in residential areas with constraints that mean they are less suited to the level of density and development found in other residential areas, particularly relatively steep slopes, high levels of vegetation cover, constraints in infrastructure, and lower levels of access to commercial services and community facilities.	
LLRZ-O2	Activities in the Large Lot Residential Zone
The Large Lot Residential Zone: <ol style="list-style-type: none"> a. Predominantly provides for residential activities and housing, including housing types that support low density, large lot residential development, with higher density and associated built form in locations where development constraints can be resolved, b. Provides for non-residential activities that are compatible with the purpose and the planned residential environment of the zone, the types of amenity values associated with low density, large lot residential development anticipated by the zone, and support the health and wellbeing of people and communities in the surrounding area, and 	

c. Is characterised by spacious residential and natural amenity values.

LLRZ-O3**Planned character and planned urban built environment of the Large Lot Residential Zone**

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

- a. Primarily comprises buildings and generous spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to complement and enhance the spacious residential and natural amenity that characterise the zone,
- b. Has an urban built character that is characterised primarily by a low concentration of building densities and forms, including a maximum building height of 8m above ground level,
- c. Provides a healthy and safe environment for communities,
- d. Provides on-site amenity for residents, as well as residential amenity for adjoining properties and the street,
- e. Is integrated with existing and planned infrastructure, and
- f. Is well-connected to open space and the natural environment.

Objectives – Silverstream Retreat Precinct**LLRZ-
PREC1-O1****Activities and Built Development**

This objective is additional within the Silverstream Retreat Precinct.

The Silverstream Retreat Precinct provides for activities and built development associated with the conference centre within the precinct.

Policies**LLRZ-P1****Compatible activities**

Provide for residential activities that are:

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

LLRZ-P2**Non-residential activities**

Only allow non-residential activities where:

- a. The activity:
 - i. Is ancillary to a residential activity on the site, or
 - ii. Supports the social, economic, and cultural well-being of the local community,
- b. The activity is compatible with the purpose of the zone,
- c. The activity is of an intensity, scale and design that is consistent with the planned character and planned urban built environment for the zone,
- d. There is a functional need or operational need to locate in the zone, having regard to whether the activity has an operational need to locate in the zone given the community served by the activity,
- e. The hours of operation are compatible with residential amenity values, and
- f. Adverse effects on adjoining sites and the safety and functionality of the transport network (including effects on pedestrians, cyclists, vehicles, and public transport) can be adequately mitigated.

LLRZ-P3**Other activities**

Avoid activities that are incompatible with the purpose and planned residential environment of the Large Lot Residential Zone unless they:

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

LLRZ-P4	Residential character and amenity
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Require development to:

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

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

- a. The site is either:
 - i. Sufficiently supported by existing or planned three waters infrastructure and the development would not compromise the capacity and level of service of the infrastructure, or
 - ii. An alternative method to service the development with three waters infrastructure is proposed to resolve any constraints,
- b. The transport network can safely and efficiently provide access to and from the site without compromising the safety and efficiency of the transport network, including for pedestrians, having regard to the level of access to commercial services and community facilities,
- c. The development results in attractive and safe streets and public open spaces, including by providing for passive surveillance,
- d. The development achieves the same urban design outcomes sought for higher density developments in the Medium Density Residential Zone,
- e. Housing is designed to meet the day-to-day needs of residents, and
- f. The scale, design and siting of the buildings, and proposed retains spacious residential and natural amenity values of the zone when viewed from surrounding sites.

Policies — Silverstream Retreat Precinct

LLRZ- PREC1-P1	Precinct Activities
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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.~~

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
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> 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.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with LLRZ-R3.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion in any infringed standard. <p>Notification:</p> <p>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.</p>

Land use activities

LLRZ-R4	Residential activities
	1. Activity status: Permitted
	<p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with LLRZ-S1: Number of residential units per site.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with LLRZ-R4.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion for the infringed standard.

Notification:

Public notification is precluded for applications under this rule.

LLRZ-R5**Papakāinga****1. Activity status:** Permitted

Where:

- a. Non-residential activities associated with the papakāinga do not include:
 - i. The repair, alteration, restoration, or maintenance of motor vehicles, or
 - ii. The use of heavy vehicles, or
 - iii. Any drive-through activity.
- b. The hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of:
 - i. 8.00am to 7.00pm Monday to Friday, and
 - ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
- c. All materials and goods stored, repaired, or manufactured in association with non-residential activities and all storage of refuse from non-residential activities must be within a building or screened from view at ground level.
- d. Retail activities are limited to:
 - i. Goods produced on the site, or
 - ii. Goods retailed online and not resulting in customer visits to the site, or
 - iii. Goods ancillary to a service provided by the papakāinga.
- e. The total gross floor area of non-residential activities is no more than 200m².
- f. There are no more than 3 residential units within the papakāinga.

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

1. The effects on the amenity of the surrounding residential area and residents.
2. Where LLRZ-R5.1(b), (d) or (f) are not met: the effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. Where LLRZ-R5.1(f) is not met: the capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
5. The matters in policies:
 - a. LLRZ-P1: Compatible activities,
 - b. LLRZ-P2: Non-residential activities,
 - c. LLRZ-P3: Other activities,
 - d. LLRZ-P4: Residential character and amenity, and
 - e. LLRZ-P5: Higher density residential development.
6. The matters in the policies of the Papakāinga chapter.

LLRZ-R6**Home businesses****1. Activity status:** Permitted

Where:

- a. At least one person employed by the home business lives permanently at the residential unit associated with the home business.
- b. No more than four people work onsite at the home business at any one time,
- c. Retail activities are limited to:

- i. Goods produced on the site, or
- ii. Goods retailed online and not resulting in customer visits to the home business, or
- iii. Goods ancillary to a service provided by the home business,
- d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles,
- e. The home business does not involve the use of heavy vehicles,
- f. The hours of operation for visitors, customers, clients, and deliveries, and pickups to the home business are not outside the hours of:
 - i. 8:00am to 7:00pm Monday to Friday,
 - ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays, and
- g. All materials and goods stored, repaired, or manufactured in association with the home business and all storage of refuse from the home business must be within buildings or screened from view at ground level.

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

- 1. The effects on the residential amenity of the surrounding area.
- 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- 4. The matters in policies:
 - a. LLRZ-P2: Non-residential activities,
 - b. LLRZ-P3: Other activities, and
 - c. LLRZ-P4: Residential character and amenity.

LLRZ-R7

Visitor accommodation

1. Activity status: Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

- 1. The effects on the residential amenity of the surrounding area.
- 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- 4. The matters of discretion for any infringed standard.
- 5. The matters in policies:
 - a. LLRZ-P2: Non-residential activities,
 - b. LLRZ-P3: Other activities, and
 - c. LLRZ-P4: Residential character and amenity.

LLRZ-R8

Child care services

1. Activity status: Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with LLRZ-R8.1.

Matters of discretion are restricted to:

- 1. The effects on the residential amenity of the surrounding area.
- 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- 4. The matters in policies:
 - a. LLRZ-P2: Non-residential activities,
 - b. LLRZ-P3: Other activities, and
 - c. LLRZ-P4: Residential character and amenity.

LLRZ-R9

Supported residential care facility

1. Activity status: Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with LLRZ-R9.1.

Matters of discretion are restricted to:

- 1. The effects on the residential amenity of the surrounding area.
- 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- 4. The matters in policies:
 - a. LLRZ-P2: Non-residential activities,
 - b. LLRZ-P3: Other activities, and
 - c. LLRZ-P4: Residential character and amenity.

LLRZ-R10

Educational facilities (excluding child care services)

1. Activity status: Restricted discretionary

Matters of discretion are restricted to:

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

4. The matters in policies:
 - a. LLRZ-P2: Non-residential activities,
 - b. LLRZ-P3: Other activities, and
 - c. LLRZ-P4: Residential character and amenity.

LLRZ-R11	Health care activities
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1. **Activity status:** Restricted discretionary

Where:

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

Matters of discretion are ~~limited~~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.

2. **Activity status:** Discretionary

Where:

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

LLRZ-R12	Community facilities
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1. **Activity status:** Restricted discretionary.

Matters of discretion are ~~limited~~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-R13	Marae
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1. **Activity status:** Restricted discretionary.

Matters of discretion are ~~limited~~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-R14	Emergency service facilities
	<p>1. Activity status: Restricted discretionary.</p> <p>Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with LLRZ-R19.1. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects on the amenity values of the surrounding area, including the streetscape and public spaces. 2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the surrounding residential area, including the streetscape and public spaces. 3. Any positive effects that can only be achieved through non-compliance with LLRZ-R19.1.

LLRZ-R20	Servicing
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="margin-left: 20px;">a. Servicing occurs only between:</p> <p style="margin-left: 40px;">i. 8:00am to 7:00pm Monday to Friday,</p> <p style="margin-left: 40px;">ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="margin-left: 20px;">a. Compliance is not achieved with LLRZ-R20.1.</p> <p>Matter of discretion is restricted to:</p> <p style="margin-left: 20px;">1. The nighttime amenity of activities sensitive to noise in the surrounding area.</p> <p>Notification:</p> <p>Public notification is precluded for applications under this rule.</p>

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

Standards

LLRZ-S1	Number of residential units per site
<p>1. For allotments smaller than 1,000m²: There shall be no more than 1 residential unit and 1 minor residential unit per site.</p> <p>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.</p> <p>3. For the purpose of this standard, a minor residential unit is a residential unit with a gross floor area of 60m² or less.</p> <p>Matters of discretion if the standard is breached:</p> <p>1. The planned character and planned urban built environment for the zone.</p> <p>2. The capacity of network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.</p> <p>3. The effects on the safety and efficiency of the transport network (including for pedestrians and cyclists).</p> <p>4. Any positive effects that cannot be achieved while meeting the standard, including positive effects of increasing housing capacity and variety.</p> <p>5. The matters set out in the following policies:</p> <p style="margin-left: 20px;">a. LLRZ-P4: Residential character and amenity, and</p> <p style="margin-left: 20px;">b. LLRZ-P5: Higher density residential development.</p>	
LLRZ-S2	Building coverage

1. Building and structure coverage shall not exceed 35%.
2. 1 does not apply to:
 - a. Decks less than ~~500m~~ 1m in height,
 - b. All structures less than 1.2 metres in height, and
 - c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes.

Matters of discretion if the standard is breached:

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

LLRZ-S3	Building height
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1. Buildings and structures shall not exceed a maximum height of 8m above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more as shown in LLRZ-Figure 1.

Matters of discretion if the standard is breached:

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

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.

LLRZ-S4	Height in relation to boundary
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1. 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.
2. Where the boundary forms part of ~~part of~~ a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the nearest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. Standard LLRZ-S4 does not apply to:
 - a. A boundary with a road,
 - b. Existing or proposed internal boundaries within a site,
 - c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,
 - d. Boundaries adjoining a Commercial and Mixed Use Zone or an Industrial Zone,
 - e. Chimney structures not exceeding 1.1m in ~~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~~

Matters of discretion if the standard is breached:

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

LLRZ-S5

Setbacks

1. Buildings and structures shall be setback from the relevant boundary by the minimum distance listed below:
 - a. Front yard: 3m
 - b. Side yard: 1m
 - c. Rear yard: 1m
2. Garages or carports with access parallel to the street must be setback 5m from the road boundary.
3. Where a garage or carport has access parallel to the street but has the ability to turn on the site and drive off the site in a forward direction, the normal front yard setback shall apply.
4. Where a site has more than one boundary with a road frontage, all such boundaries shall be subject to the front yard setback.
5. One accessory building may be located in a side and/or rear setback provided that the building does not extend more than 6m along the length of any boundary and is not located in a setback that adjoins the rail corridor.
6. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
7. This standard does not apply to:
 - a. boundary fences or walls of no more than 2m in height above ground level,
 - b. decks less than 500mm in height,
 - c. all structures less than 1.2m in height, and
 - d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.
 - 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.

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

<p>grounds and their ability to provide outdoor amenity to users.</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. LLRZ-P4: Residential character and amenity, and b. LLRZ-P5: Higher density residential development.
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LLRZ-S6	Permeable surface
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<ol style="list-style-type: none"> 1. The minimum permeable surface area of a site is 30%. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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.
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LLRZ-S7	Landscaped area
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<ol style="list-style-type: none"> 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. LLRZ-P4: Residential character and amenity, and b. LLRZ-P5: Higher density residential development. <p>Notification: Public and limited notification is precluded for resource consent applications for breach of standard HRZ-S13.</p>
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LLRZ-Figure 1	Maximum height
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LLRZ-Figure 2	Height in relation to boundary plane
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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](#)

Objectives

MRZ-O1	Purpose of the Medium Density Residential Zone
<p>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.</p>	
MRZ-O2	Activities in the Medium Density Residential Zone
<p>The Medium Density Residential Zone:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
<p>The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> 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
<p>Built development in the Medium Density Residential Zone will positively contribute to a predominantly residential urban environment that:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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:

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~~ Managing the effects of non-residential activities on 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
5. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, ~~and~~
6. ~~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.~~
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.

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

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~~
- ~~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
<p>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.</p>	

Rules

<p>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.</p>

Buildings and structures

MRZ-R1	Repair and maintenance of buildings and structures
<p>1. Activity status: Permitted</p>	
MRZ-R2	Demolition or removal of buildings and structures
<p>1. Activity status: Permitted</p>	
MRZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> 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. 	
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> 1. Compliance is not achieved with MRZ-R3.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion for any infringed standard. <p>Notification: Public notification is precluded for applications under this rule.</p>	

Land use activities

MRZ-R4	Residential activities
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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 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 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.

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,

<p>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).</p>	
MRZ-R7	Visitor accommodation
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy, including staff and residents, is limited to 10 persons at any one time.</p>	
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R7.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>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.</p>	
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R8.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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-R9	Supported residential care facility
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed 10.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R9.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. No more than four staff may work on the health care activity premises at any one time.</p> <p>Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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).
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with RZ-R10.1.</p>
MRZ-R11	Educational facilities (excluding child care services)
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> 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-R12

Retirement villages

1. **Activity status:** Restricted discretionary
Matters of discretion are ~~limited~~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 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. MRZ-P2: Non-residential activities,~~
 - ~~b. MRZ-P3: Other activities,~~
 - c. MRZ-P10: Retirement villages,
 - d. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
 - ~~e. MRZ-P14: Urban design outcomes (exclusions).~~

MRZ-R13

Marae

1. **Activity status:** Restricted discretionary
Matters of discretion are ~~limited~~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-R14

Community facilities

1. **Activity status:** Restricted discretionary
Matters of discretion are ~~limited~~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.

	<p>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.</p> <p>4. The matters in policies:</p> <ul style="list-style-type: none"> 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-R15	Emergency service facilities
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	<p>1. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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-R16	Activities not otherwise provided for
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	<p>1. Activity status: Discretionary</p>
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MRZ-R17	Industrial activities
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	<p>1. Activity status: Non-complying</p>
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MRZ-R18	Rural activities, Intensive indoor primary production, Rural industry, Top soil stripping and Turf farming
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	<p>1. Activity status: Non-complying</p>
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MRZ-R19	Quarrying activities and Mining activities
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	<p>1. Activity status: Non-complying</p>
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General Rules

MRZ-R20	Outdoor storage and work areas
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 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.
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	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MRZ-R20.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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. 		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;">MRZ-R21</td> <td>Servicing</td> </tr> </table>	MRZ-R21	Servicing
MRZ-R21	Servicing		
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Servicing occurs only between: <ul style="list-style-type: none"> i. 87:00am to 7:00pm Monday to Friday, and ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays. 		
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with RZ-R21.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The night-time amenity of activities sensitive to noise in the surrounding area. <p>Notification: Public notification is precluded for applications under this rule.</p>		

Standards

MRZ-S1	Number of residential units per site
	<p>1. There must be no more than 3 residential units per site.</p> <p>Matters of discretion if the standard is breached:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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
	<ul style="list-style-type: none"> 1. Building and structure coverage must not exceed 50%. 2. 1 does not apply to: <ul style="list-style-type: none"> a. Decks less than 500m1m 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. <p>Matters of discretion if the standard is breached:</p>

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.

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.

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.

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.

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.

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.

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 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
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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
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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.

This standard does not apply to:
1. Retirement villages

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.

This standard does not apply to:
1. Retirement villages

MRZ-S10

Windows to street

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

Matters of discretion if the standard is breached:

1. The planned character and 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.

This standard does not apply to:
1. Retirement villages

MRZ-S11

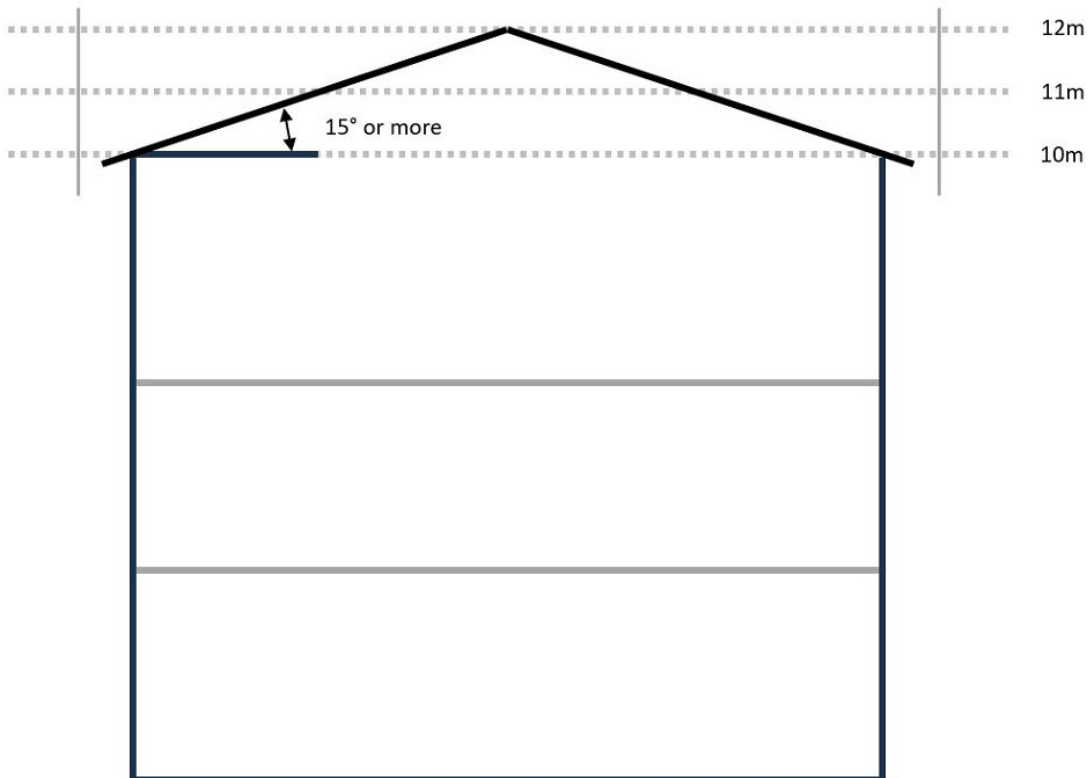
Landscaped area

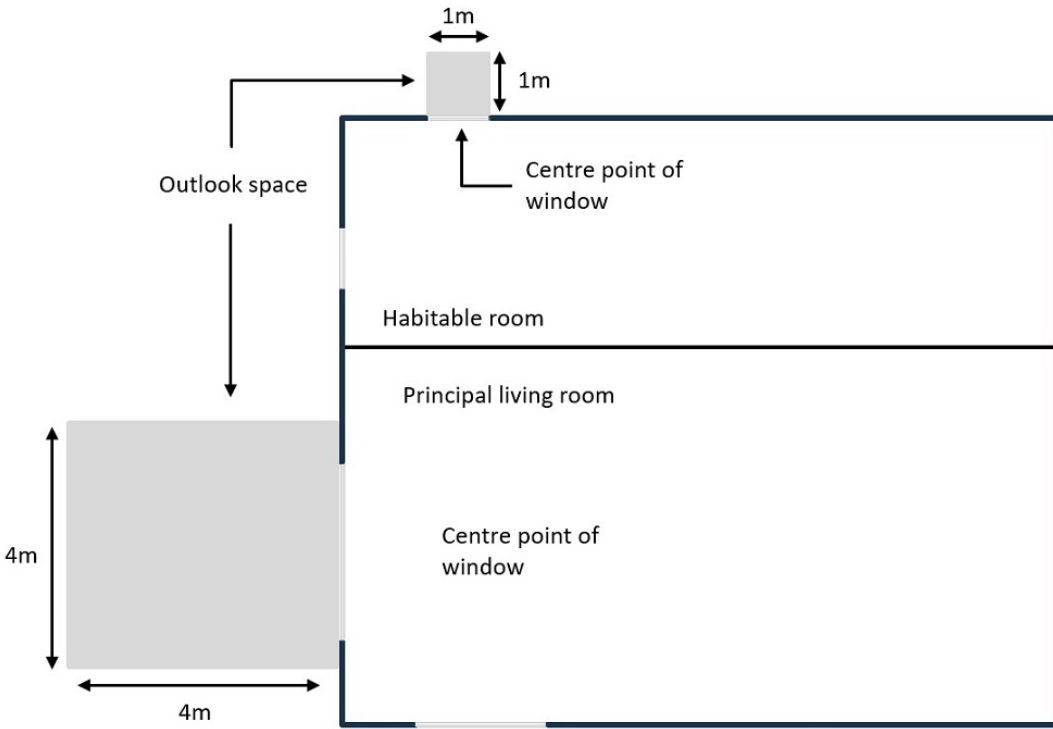
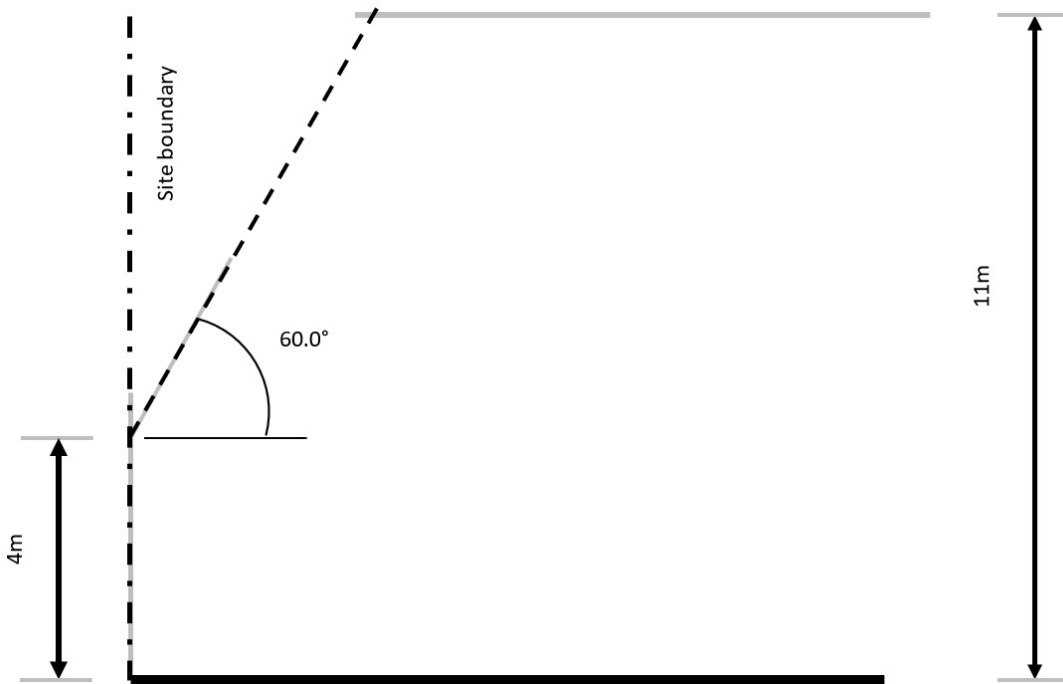
1. A minimum of 20% of a developed site shall be landscaped with grass or plants. The landscaped area can include tree canopies regardless of the ground treatment below them.
2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential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

Matters of discretion if the standard is breached:

1. The planned character and 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





HRZ — High Density Residential Zone

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

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

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

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

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

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

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

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

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

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

Objectives

HRZ-O1	Purpose of the High Density Residential Zone
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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-O2	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-O3	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-O4	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
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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
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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.

HRZ-P5	Benefits of sufficient housing capacity and variety
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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
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Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

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

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

HRZ-P9	Specific Height Control Overlay
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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
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Enable retirement villages in the High Density Residential Zone ~~to where they:~~

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~~ Managing the effects of non-residential activities on 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
5. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, ~~and~~
6. ~~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.~~

HRZ-P11	Changing urban environment
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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
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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. E.~~
- 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.

HRZ-P13	Urban design outcomes for non-residential activities and developments of more than 3 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.
 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)
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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,~~
- ~~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
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> 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.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HRZ-R3.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion for any infringed standard. <p>Public notification is precluded for applications under this rule.</p>

Land use activities

HRZ-R4	Residential activities
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. HRZ-S1: Number of residential units, ii. HRZ-S8: Outdoor living space, iii. HRZ-S9: Outlook space, iv. HRZ-S10: Windows to street, and v. HRZ-S11: Landscaped area.

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

- 1. The matters of discretion for any infringed standard.

Notification:

Public notification is precluded for applications under this rule.

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

HRZ-R5**Papakāinga****1. Activity status:** Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

- 1. The effects on the amenity of the surrounding residential area and residents.
- 2. Where HRZ-R5.1 (b), (d) or (f) are not met: the effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- 4. Where HRZ-R5.1(f) is not met: the capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
- 5. Where HRZ-R5.1(g) is not met: the matters of discretion for any infringed standard.
- 6. The matters in policies:

- a. HRZ-P1: Compatible activities,
 - b. HRZ-P2: Non-residential activities, and
 - c. HRZ-P3: Other activities
7. The urban design matters in HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units and HRZ-P14: Urban design outcomes (exclusions).
8. The matters in the policies of the Papakāinga chapter.

HRZ-R6**Home businesses****1. Activity status:** Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

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

HRZ-R7**Visitor accommodation****1. Activity status:** Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

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

HRZ-R8

Child care services

1. Activity status: Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

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

HRZ-R9

Supported residential care facility

1. Activity status: Permitted

Where:

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

2. Activity status: Restricted discretionary

Where:

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

Matters of discretion are restricted to:

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

HRZ-R10

Commercial activities not otherwise provided for

1. Activity status: Restricted discretionary

Where:

- a. The total gross floor area of the commercial activities does not exceed 200m² per site.
- b. The commercial activity is entirely indoors.
- c. The commercial activity is not paid carparking, a motor vehicle servicing activity, a service station, a drive-through activity, or a yard-based retail activity.
- d. The hours of operation are not outside:
 - i. 7.00am to 9.00pm Monday to Friday, and
 - ii. 8.00am to 7.00pm Saturday, Sunday, and public holidays.

Matters of discretion are ~~limited~~restricted to:

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

2. Activity status: Discretionary

Where:

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

HRZ-R11

Health care activities

1. Activity status: Restricted discretionary

Where:

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

Matters of discretion are ~~limited~~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).~~

2. Activity status: Discretionary

Where:

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

HRZ-R12

Educational facilities (excluding child care services)

1. Activity status: Restricted discretionary

Matters of discretion are restricted to:

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

HRZ-R13

Retirement villages

1. Activity status: Restricted discretionary

Matters of discretion are ~~limited~~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 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).~~

<p>HRZ-R14</p>	<p>Marae</p> <p>1. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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).
<p>HRZ-R15</p>	<p>Community facilities</p> <p>1. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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).
<p>HRZ-R16</p>	<p>Emergency service facilities</p> <p>1. Activity status: Restricted discretionary Matters of discretion are limitedrestricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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).
<p>HRZ-R17</p>	<p>Activities not otherwise provided for</p>
<p>1. Activity status: Discretionary</p>	
<p>HRZ-R18</p>	<p>Industrial activities</p>
<p>1. Activity status: Non-complying</p>	

HRZ-R19	Rural activities, Intensive indoor primary production, Rural industry, Top soil stripping and Turf farming
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1. **Activity status:** Non-complying

HRZ-R20	Quarrying activities and Mining activities
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1. **Activity status:** Non-complying

General Rules

HRZ-R21	Outdoor storage and work areas
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1. **Activity status:** Permitted

Where:

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

2. **Activity status:** Restricted discretionary

Where:

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

Matters of discretion are restricted to:

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

HRZ-R22	Servicing
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1. **Activity status:** Permitted

Where:

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

2. **Activity status:** Restricted discretionary

Where:

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

Matter of discretion is restricted to:

- 1. The nighttime amenity of activities sensitive to noise in the surrounding area.

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

Standards

HRZ-S1	Number of residential units per site
<p>1. There shall be no more than 3 residential units per site.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
<ol style="list-style-type: none"> 1. Building and structure coverage shall need not exceed 50%. 2. 1 does not apply to: <ol style="list-style-type: none"> 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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
<ol style="list-style-type: none"> 1. Buildings and structures must not exceed a maximum height above ground level of: <ol style="list-style-type: none"> 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. <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> 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. <p><u>This standard does not apply to:</u></p> <p><u>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.</u></p>	
HRZ-S4	Height in relation to boundary
<ol style="list-style-type: none"> 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 **withwidth** 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. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
- ~~3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).~~
- 4. Whether topographical or other site constraints make compliance with the standard impractical.
- 5. Any positive effects that cannot be achieved while meeting the standard

HRZ-S5

Setbacks

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

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.

This standard does not apply to:

- 1. Retirement villages

HRZ-S9

Outlook space

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

Matters of discretion if the standard is breached:

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

This standard does not apply to:
1. Retirement villages

HRZ-S10	Windows to street
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1. Residential units facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

Matters of discretion if the standard is breached:

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

This standard does not apply to:
1. Retirement villages

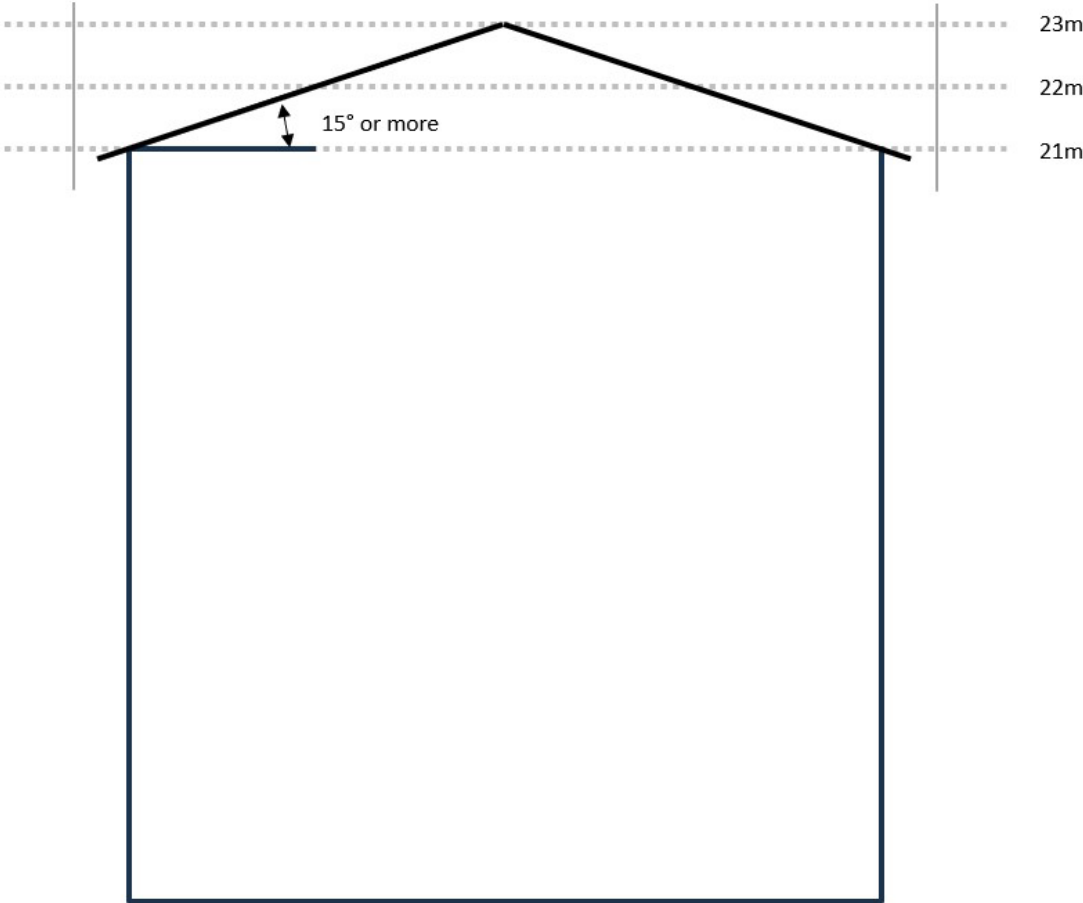
HRZ-S11	Landscaped area
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1. A minimum of 20% of a developed site shall be landscaped with grass or plants. The landscaped area can include tree canopies regardless of the ground treatment below them.
2. The landscaped area may be located on any part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

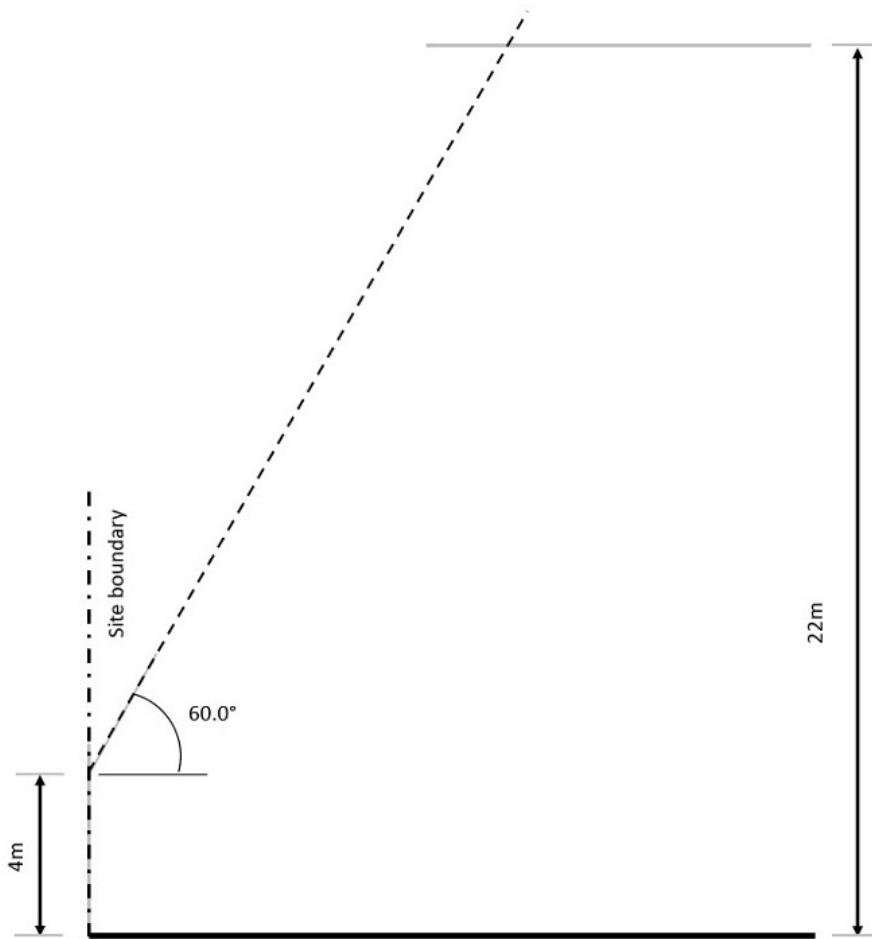
Matters of discretion if the standard is breached:

1. The planned character and 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.

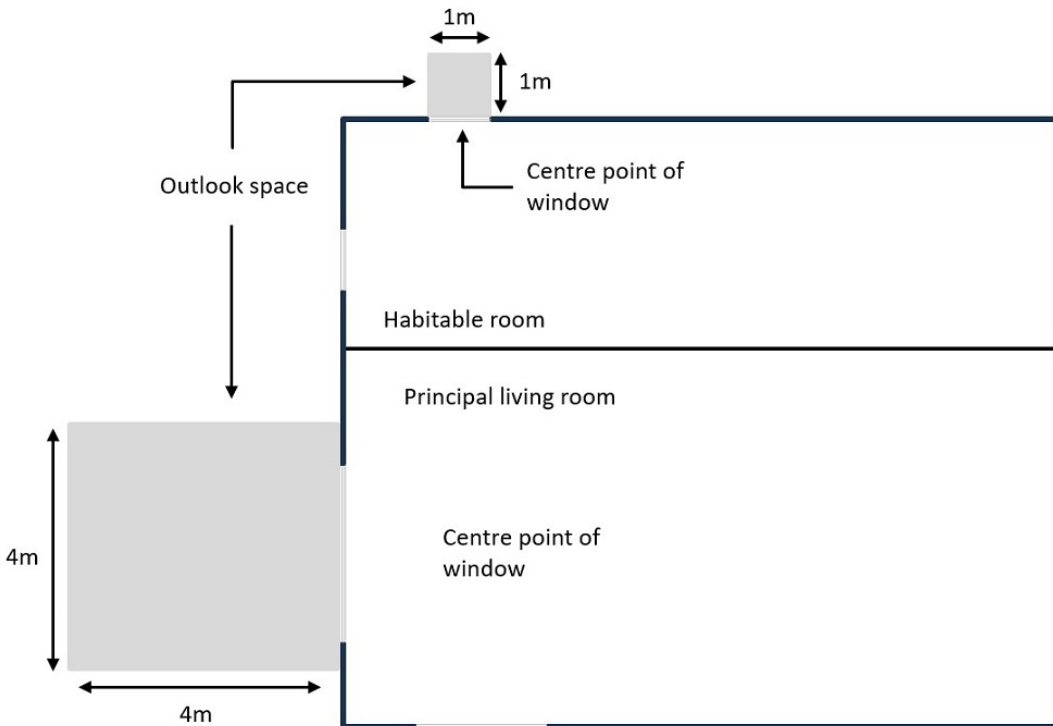
HRZ-Figure 1	Maximum height
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HRZ-Figure 2	Height in relation to boundary plane
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HRZ-Figure 3 Outlook space per residential unit



PREC1 — Silverstream Retreat Precinct

The Silverstream Retreat Precinct identifies the location of the Silverstream Retreat at 320 Eastern Hutt Road. This precinct enables activities associated with the operation of the Retreat, including visitor accommodation, conference facilities, and places of assembly. The site has a split zoning of Medium Density Residential Zone and Large Lot Residential Zone.

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 Medium Density Residential Zone and Large Lot Residential Zone apply.

Objectives

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

Policies

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

Rules

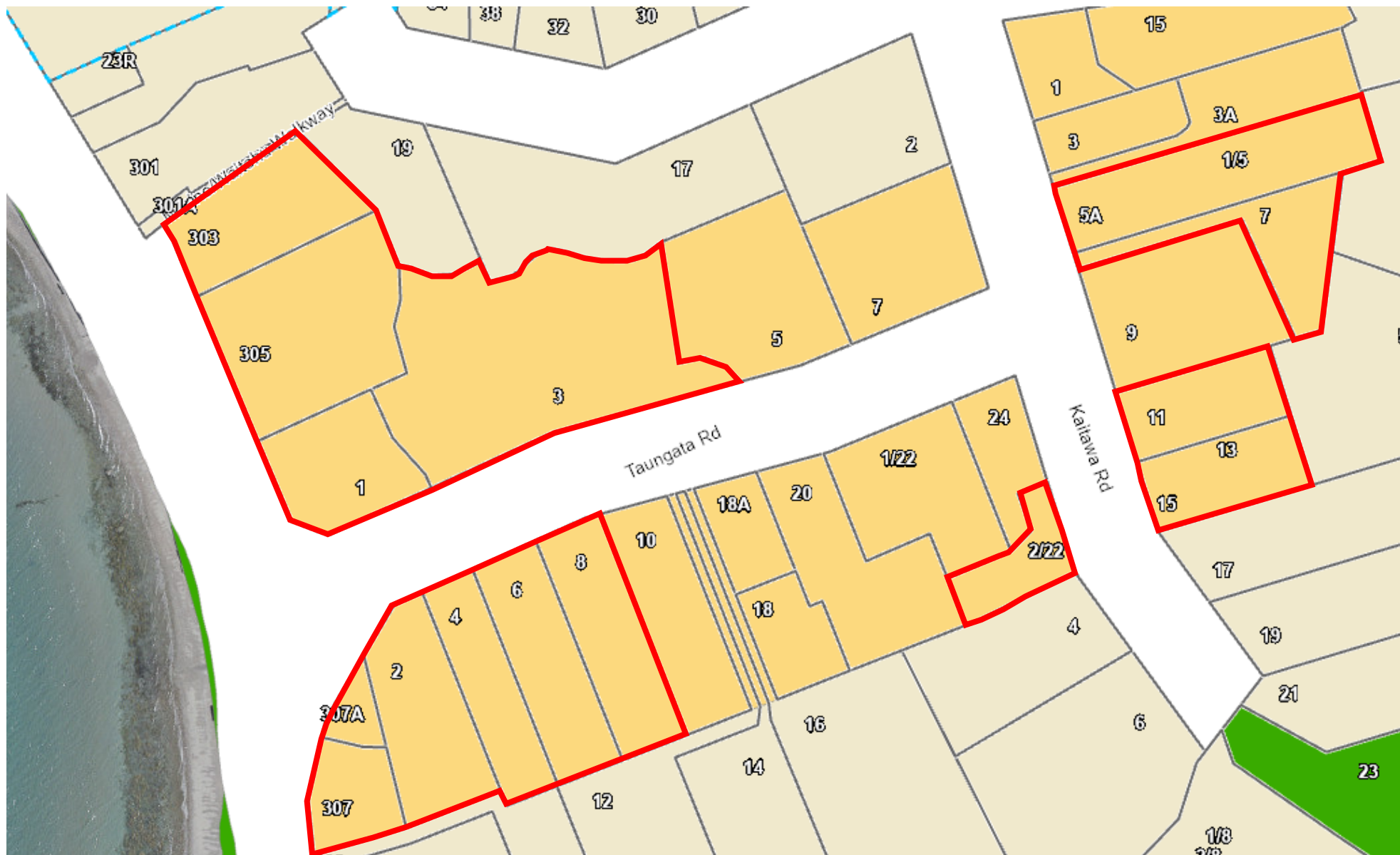
Note: Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.
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Land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

LLRZ-PREC1-R1	Conference facilities and places of assembly
	1. Activity status: Permitted.
LLRZ-PREC1-R2	Visitor accommodation
	1. Activity status: Permitted

**APPENDIX 2: FULL SET OF MAPS SHOWING PROPERTIES
SUBJECT TO REZONING REQUESTS**

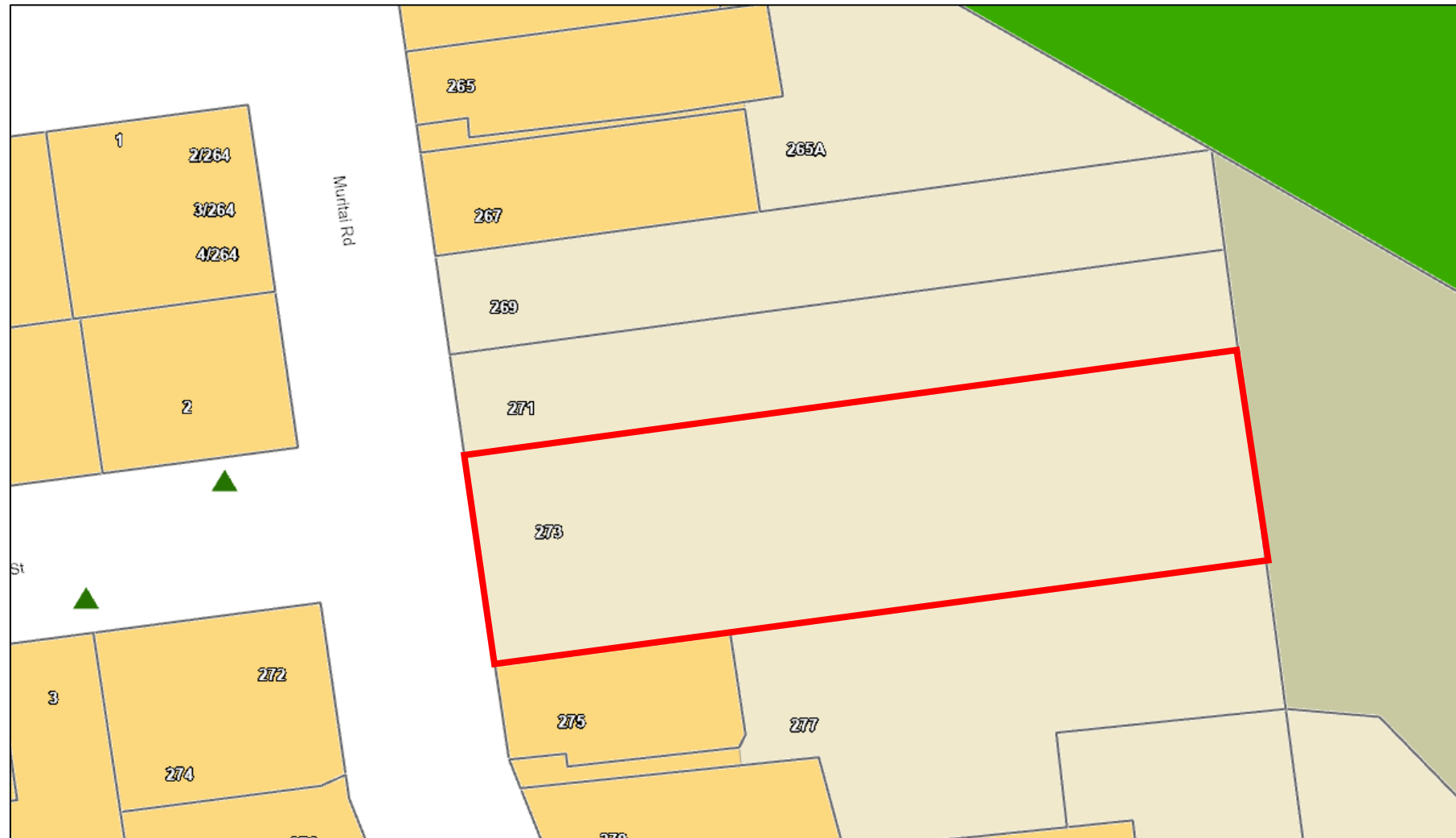
Site addresses: 303, 305, 307A and 307 Marine Drive; 1, 2, 3, 4, 6 and 8 Taungata Road; 5A, 7, 11, 13 and 15 Kaitawa Road and 2/22 Taungata Road
Submitter(s): (York Bay Residents Association)
Request: Rezone from MRZ to LLRZ



Site address: 273 Muritai Road

Submitter: Rowan Swain and Kim Weber-Swain [317.1]

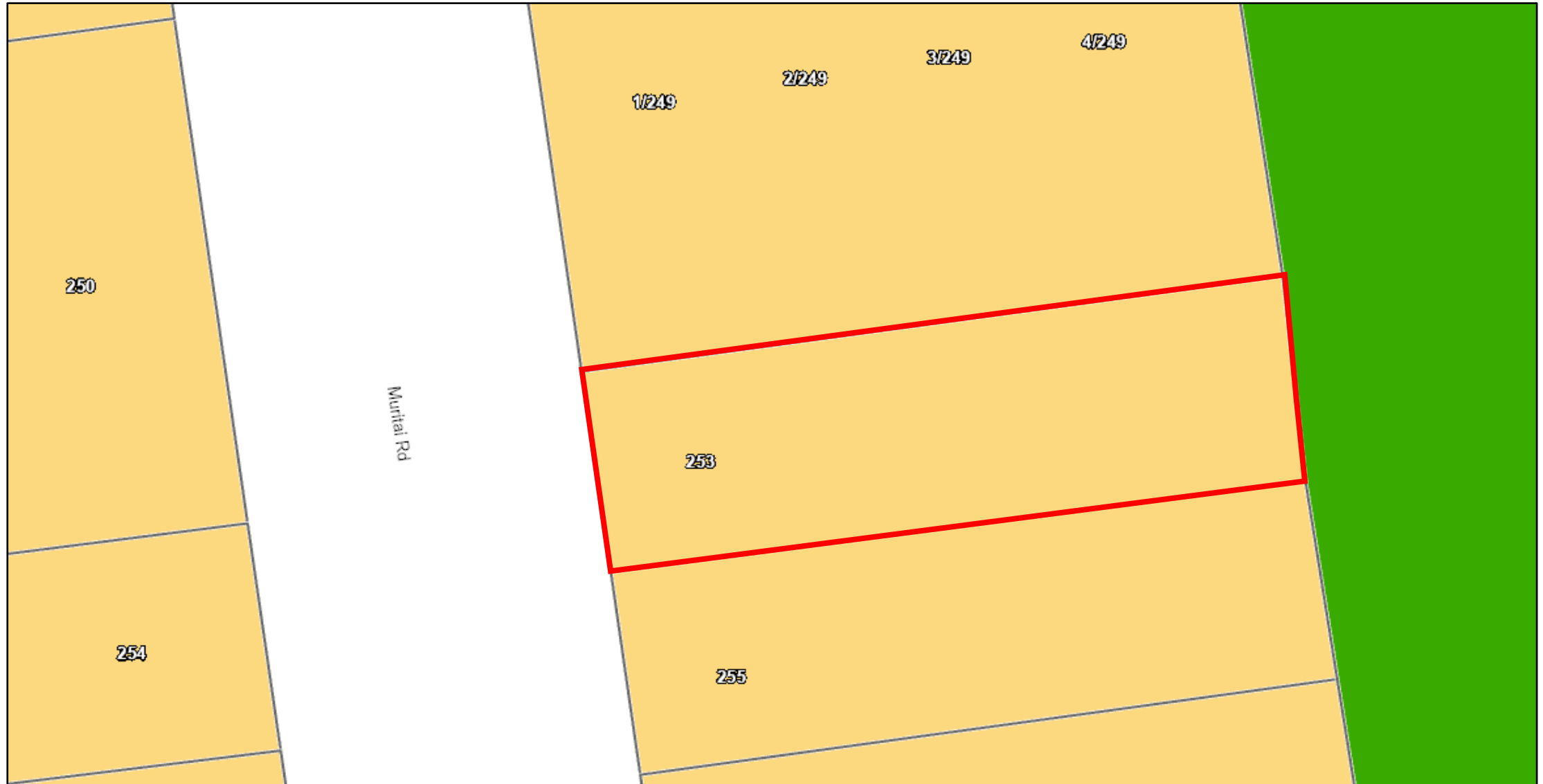
Request: Rezone from LLRZ to MRZ



Site address: 253 Muritai Road

Submitter: Andrew Robinson and Robyn Robinson [380.1]

Request: Rezone from MRZ to LLRZ



Site address: 396 Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

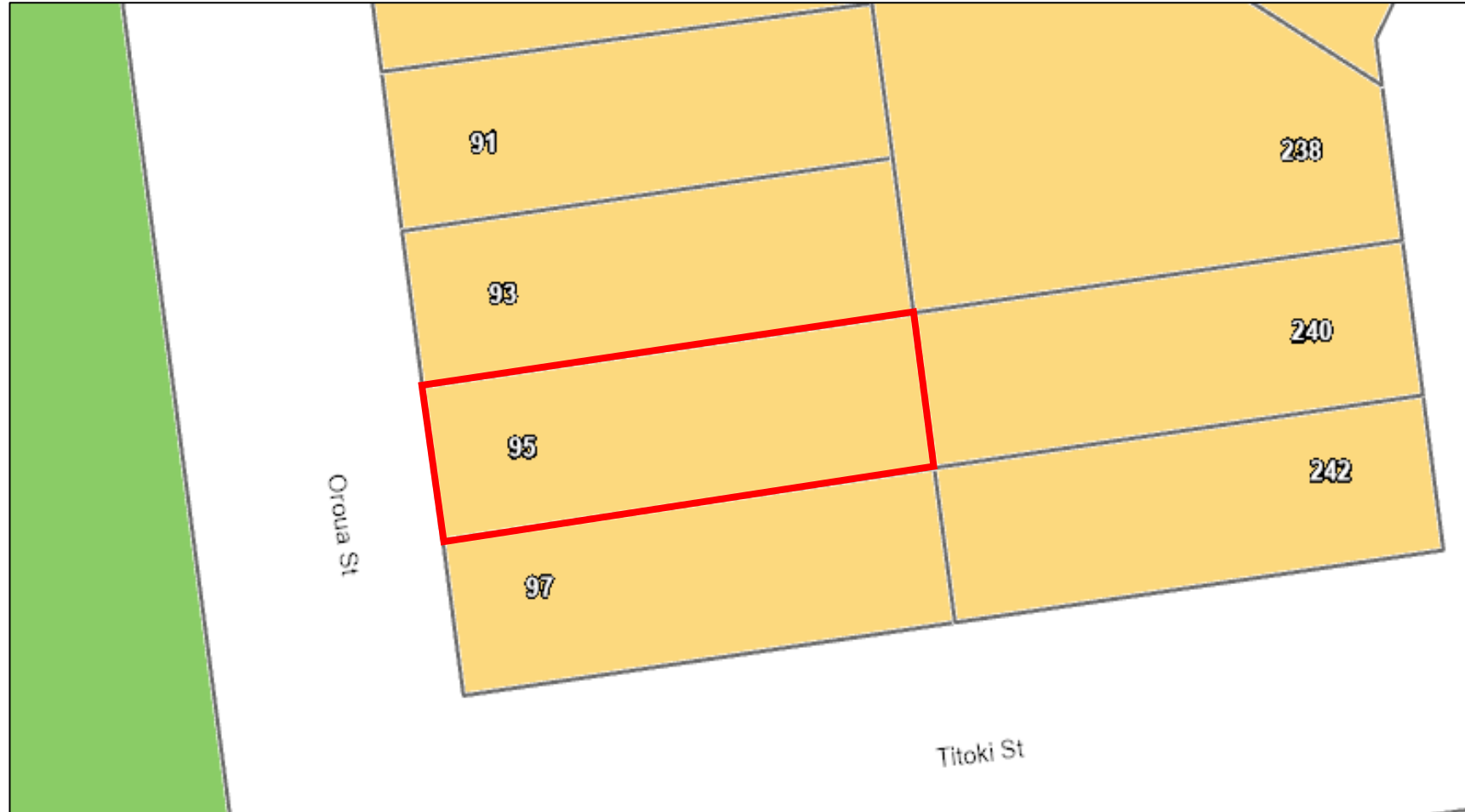
Request: Rezone from LLRZ to MRZ



Site address: 95 Oroua Street

Submitter: Sensible Solutions for Eastbourne [383.1]

Request: Rezone from LLRZ to MRZ



Site address: 376A Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

Request: Rezone from LLRZ to MRZ



Site address: 2 Pukatea Street

Submitter: Sensible Solutions for Eastbourne [383.1]

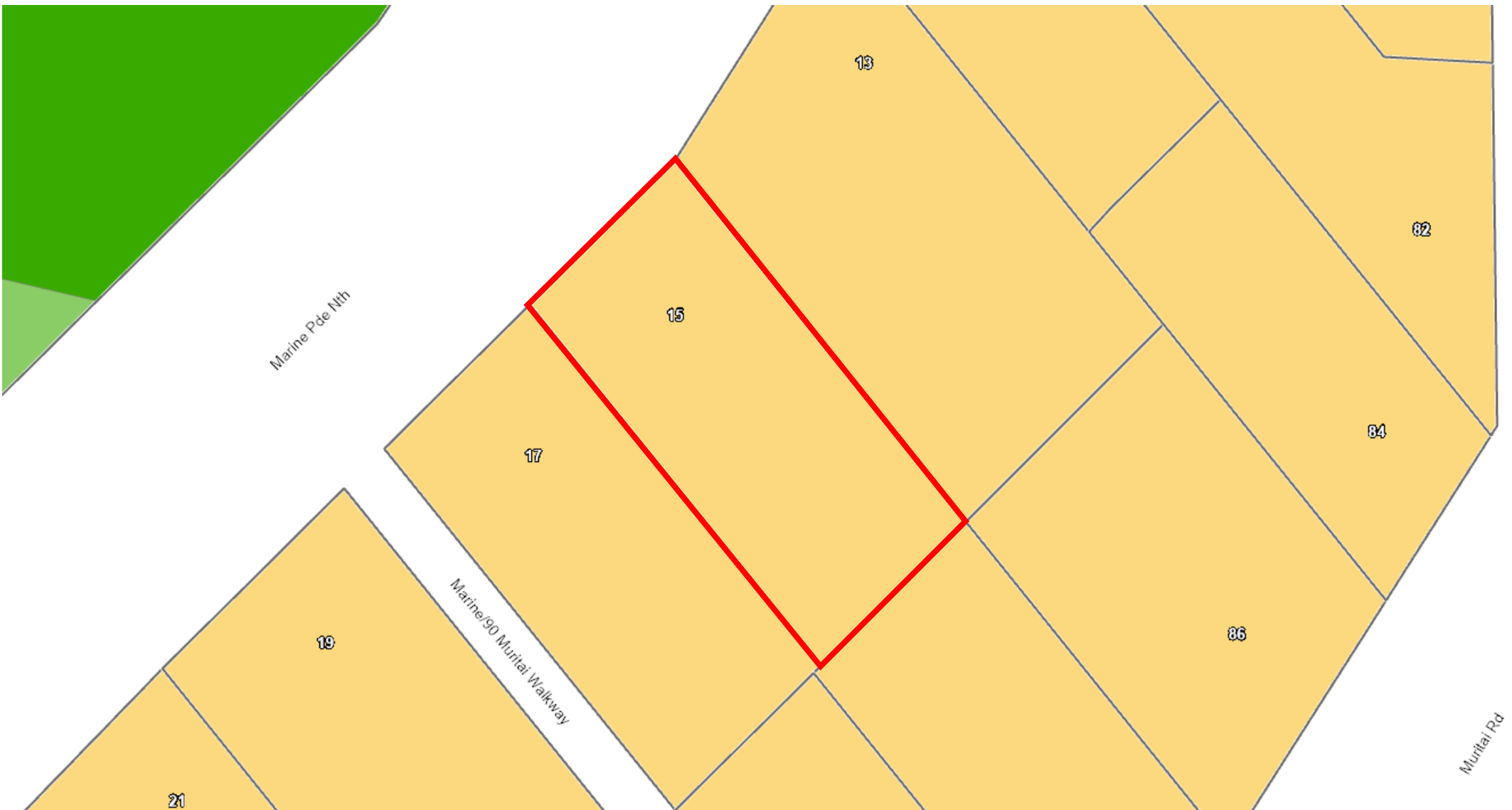
Request: Rezone from LLRZ to MRZ



Site address: 15 Marine Parade

Submitter: Sensible Solutions for Eastbourne [383.1]

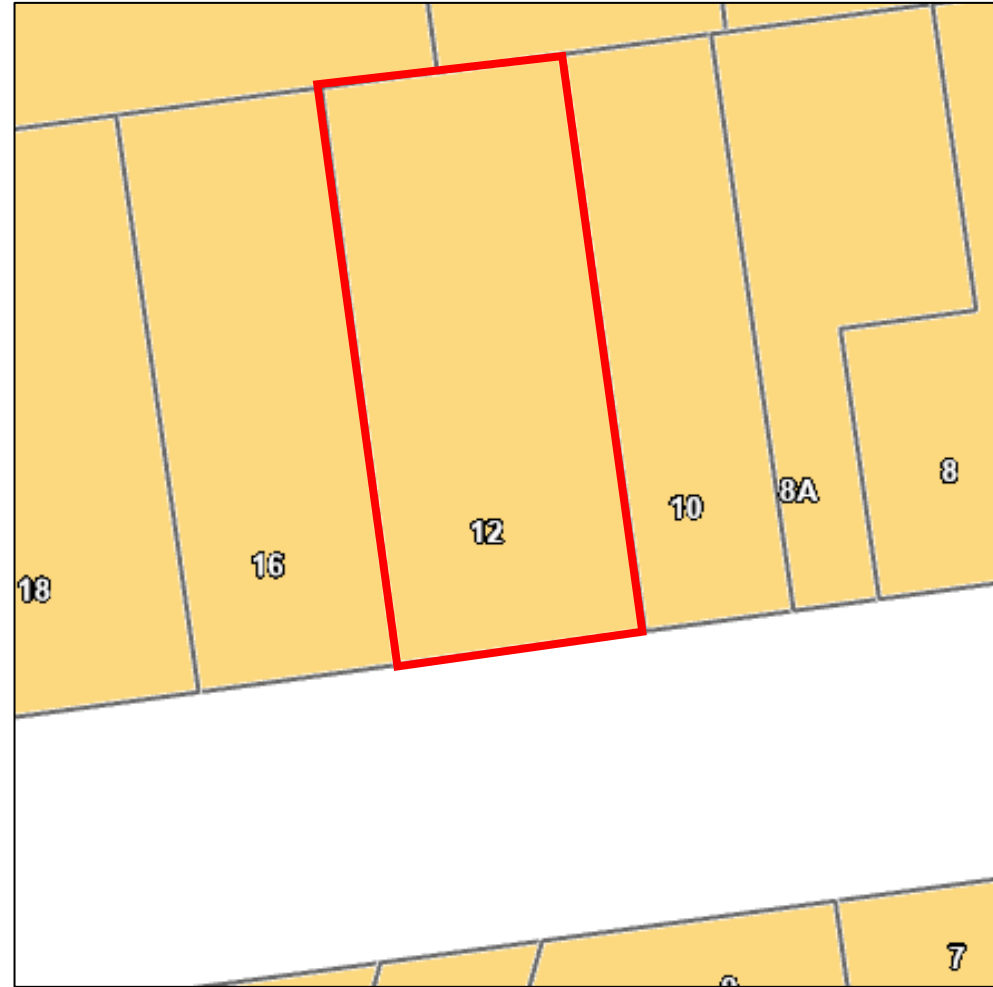
Request: Rezone from LLRZ to MRZ



Site address: 12 Puriri Street

Submitter: Sensible Solutions for Eastbourne [383.1]

Request: Rezone from LLRZ to MRZ/Retain MRZ



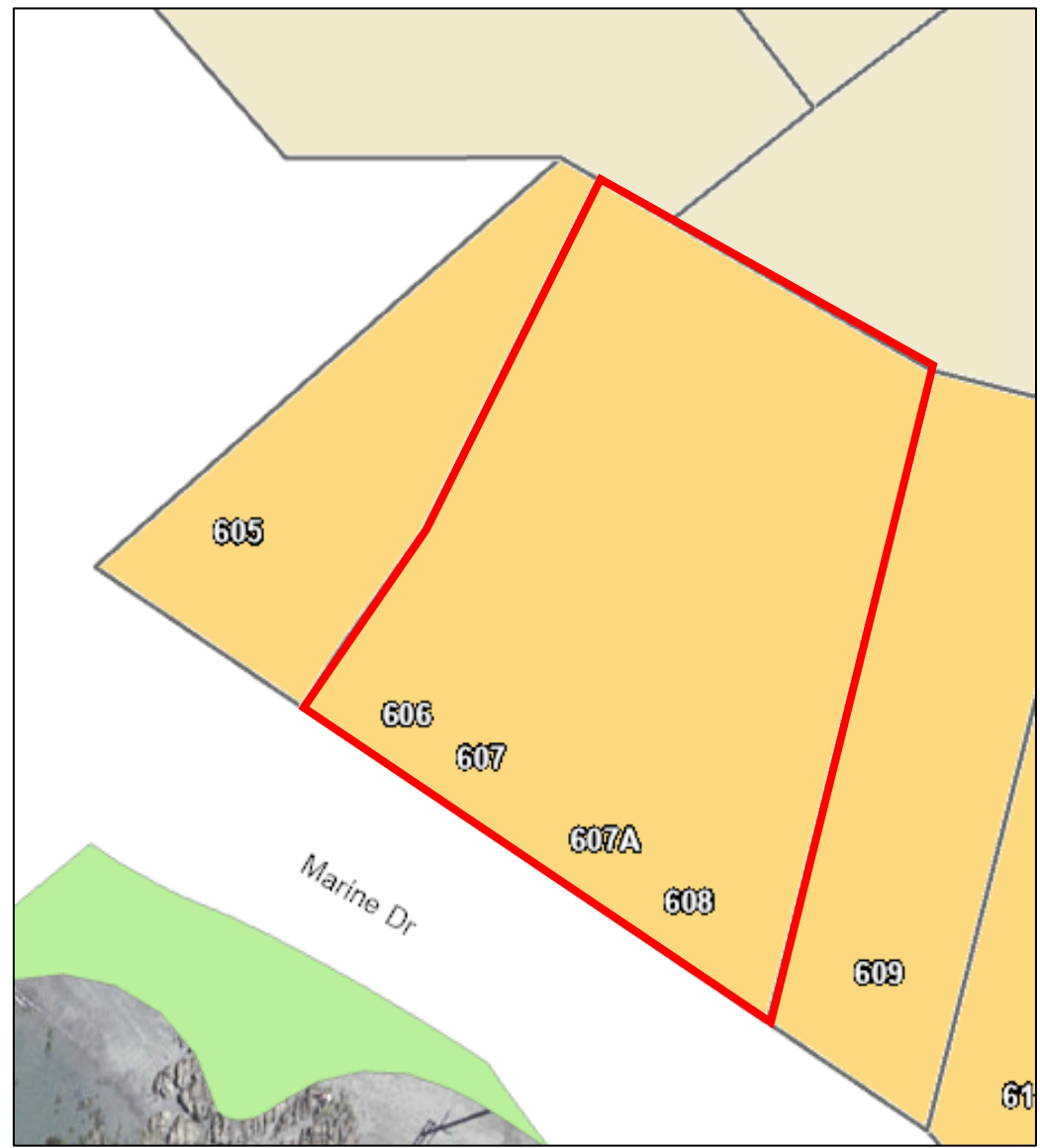
Site address: 30 Kotari Road
Submitter: Sensible Solutions for Eastbourne [383.1]
Request: Rezone from LLRZ to MRZ



Site address: 608 Marine Drive

Submitter: Sensible Solutions for Eastbourne [383.1]

Request: Rezone from LLRZ to MRZ



Site address: 263 and 263A Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

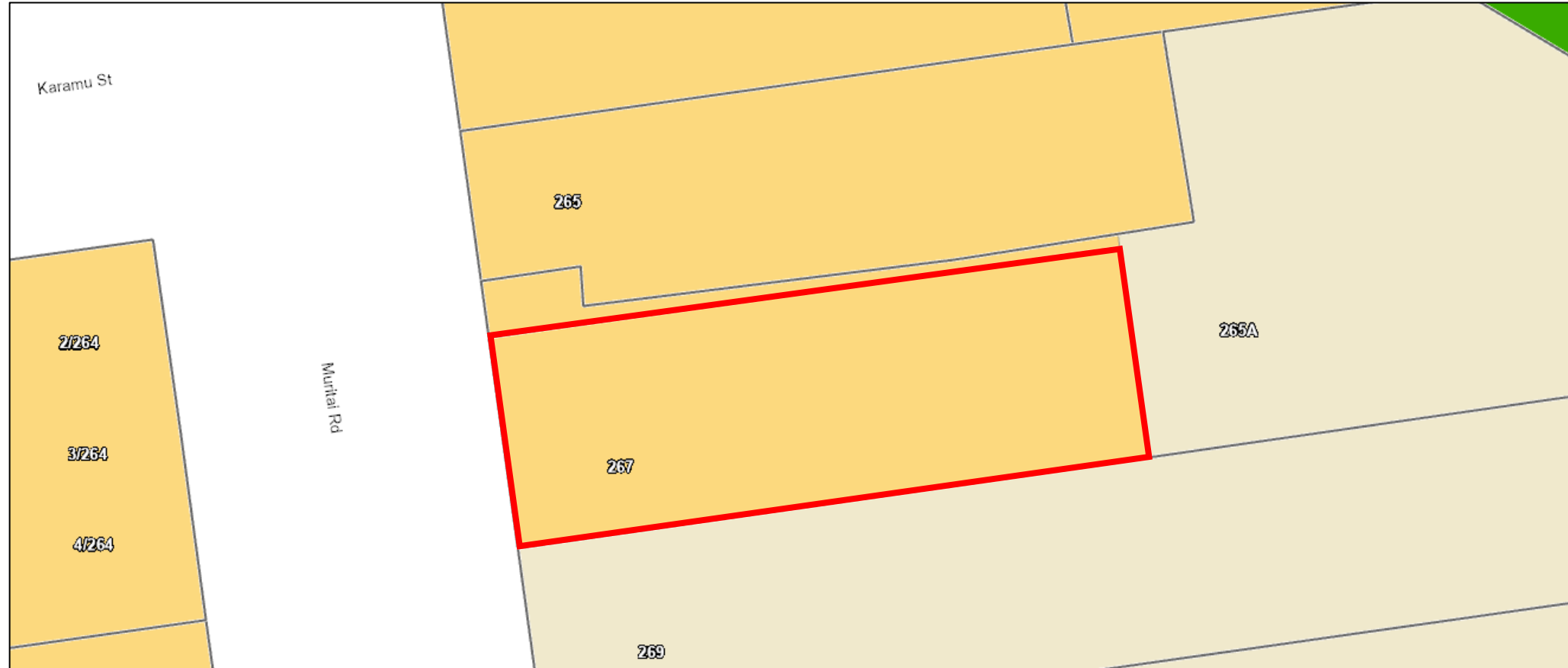
Request: Rezone from LLRZ to MRZ



Site address: 267 Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

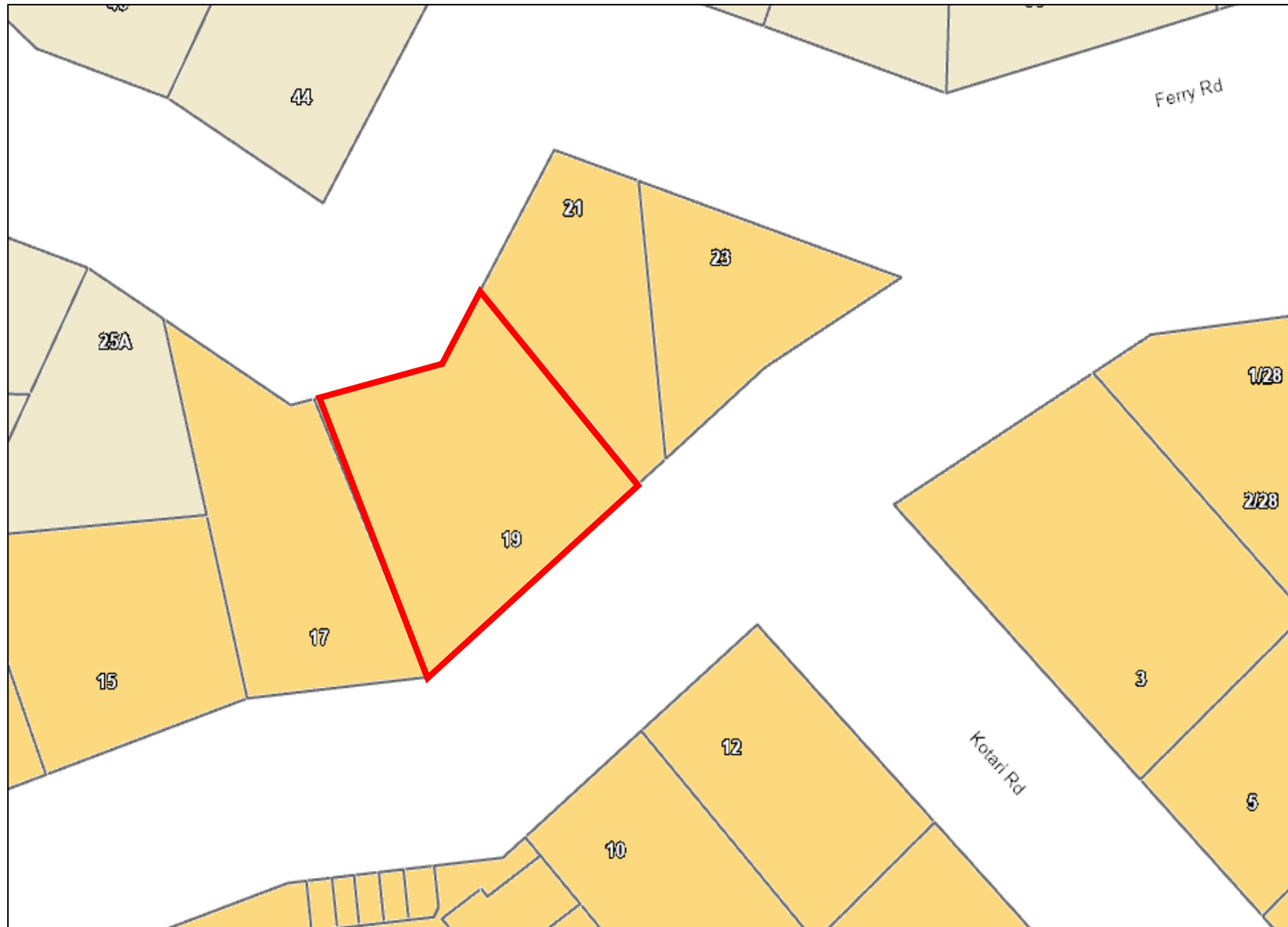
Request: Rezone from LLRZ to MRZ



Site address: 19 Ferry Road

Submitter: Sensible Solutions for Eastbourne [383.1]

Request: Rezone from LLRZ to MRZ



Site address: 233A Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

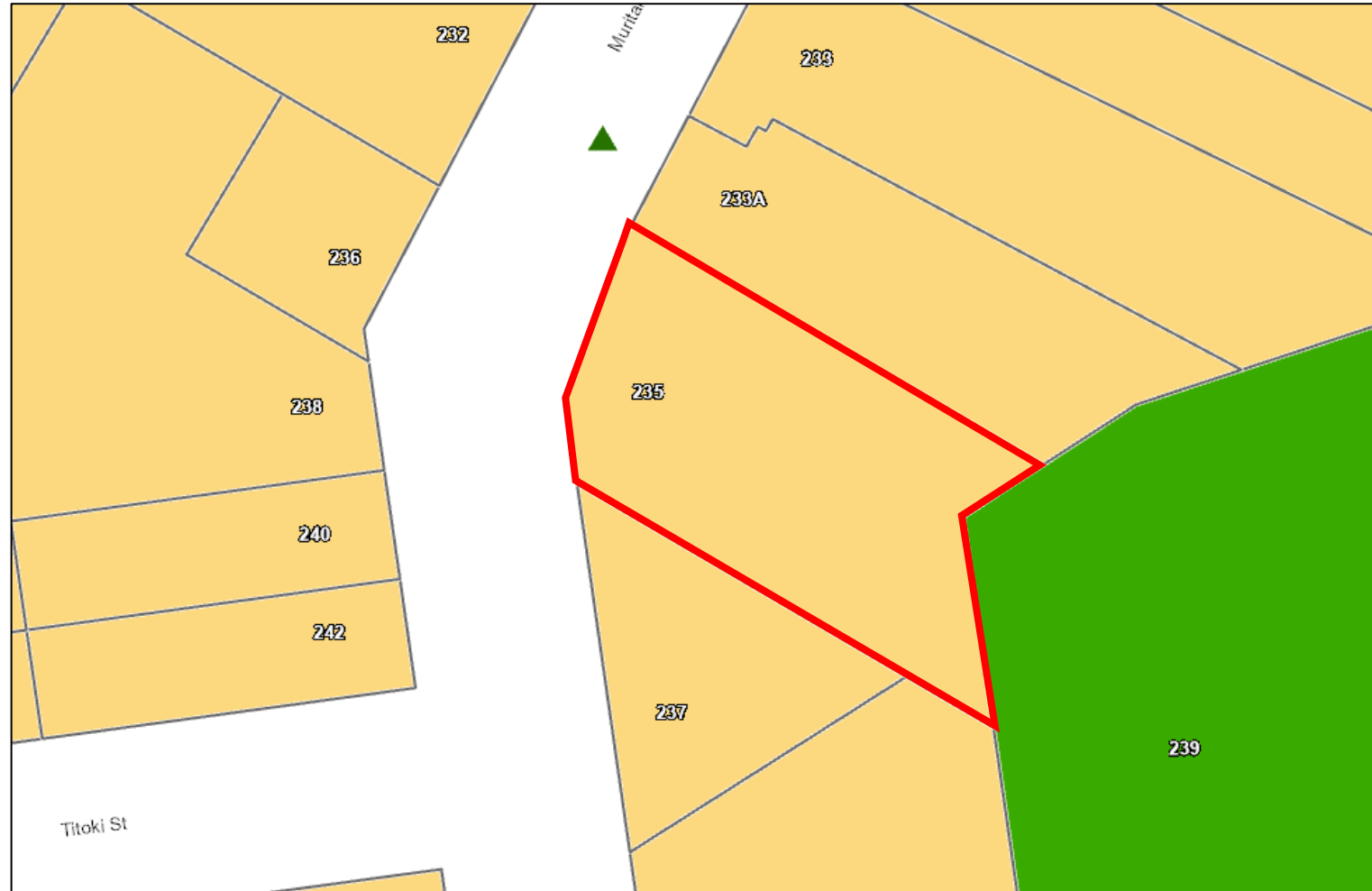
Request: Rezone from LLRZ to MRZ



Site address: 235 Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

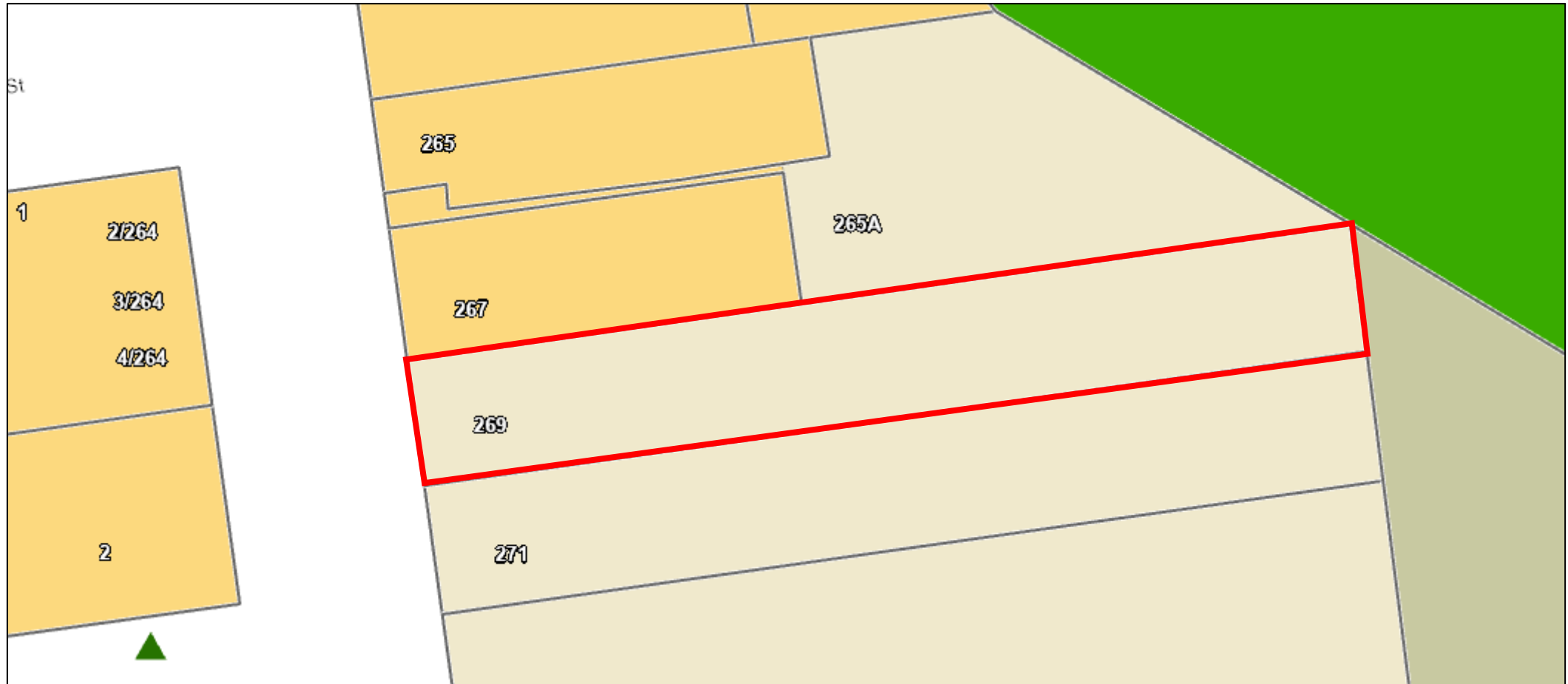
Request: Rezone from LLRZ to MRZ



Site address: 269 Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

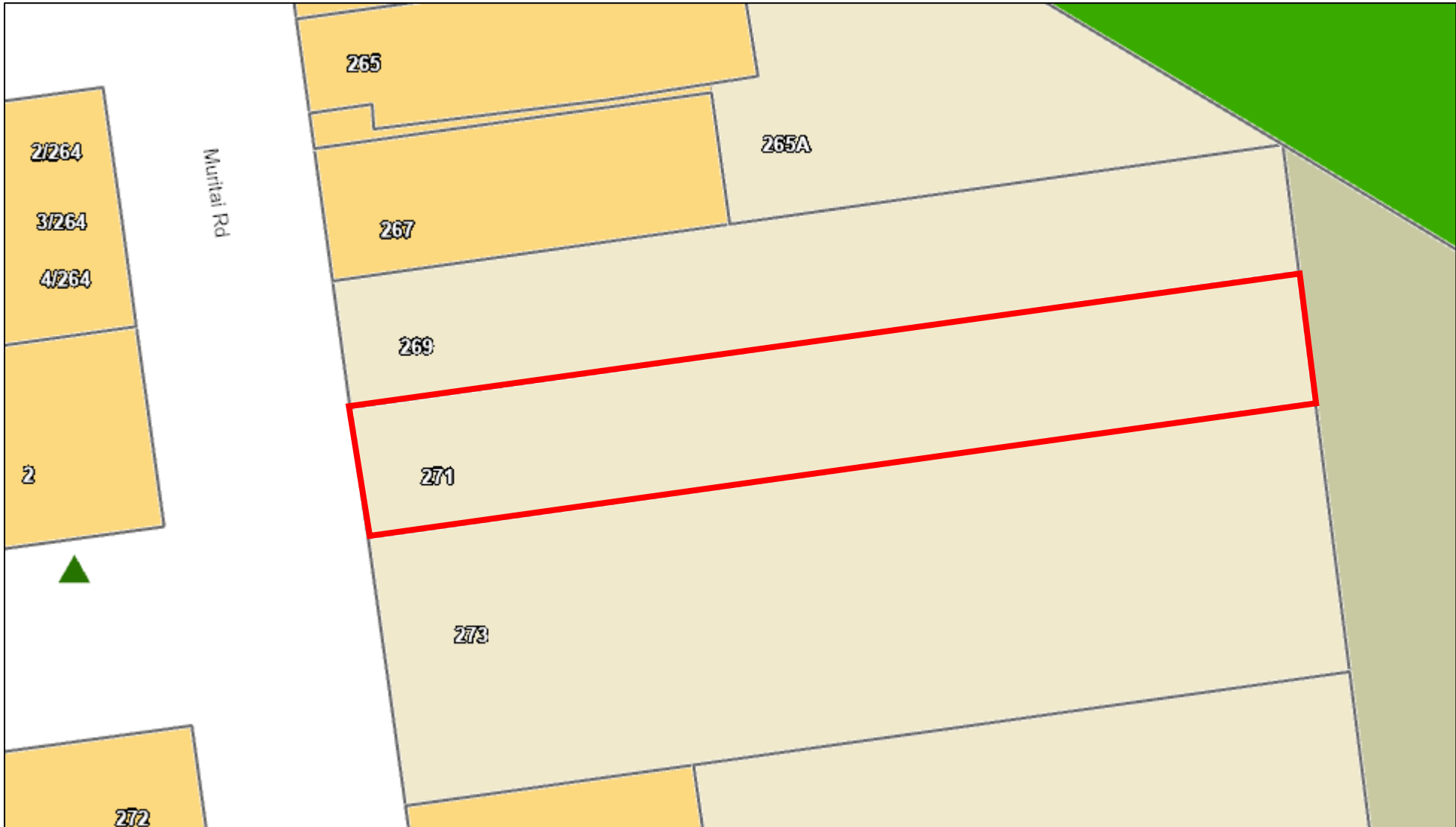
Request: Rezone from LLRZ to MRZ



Site address: 271 Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

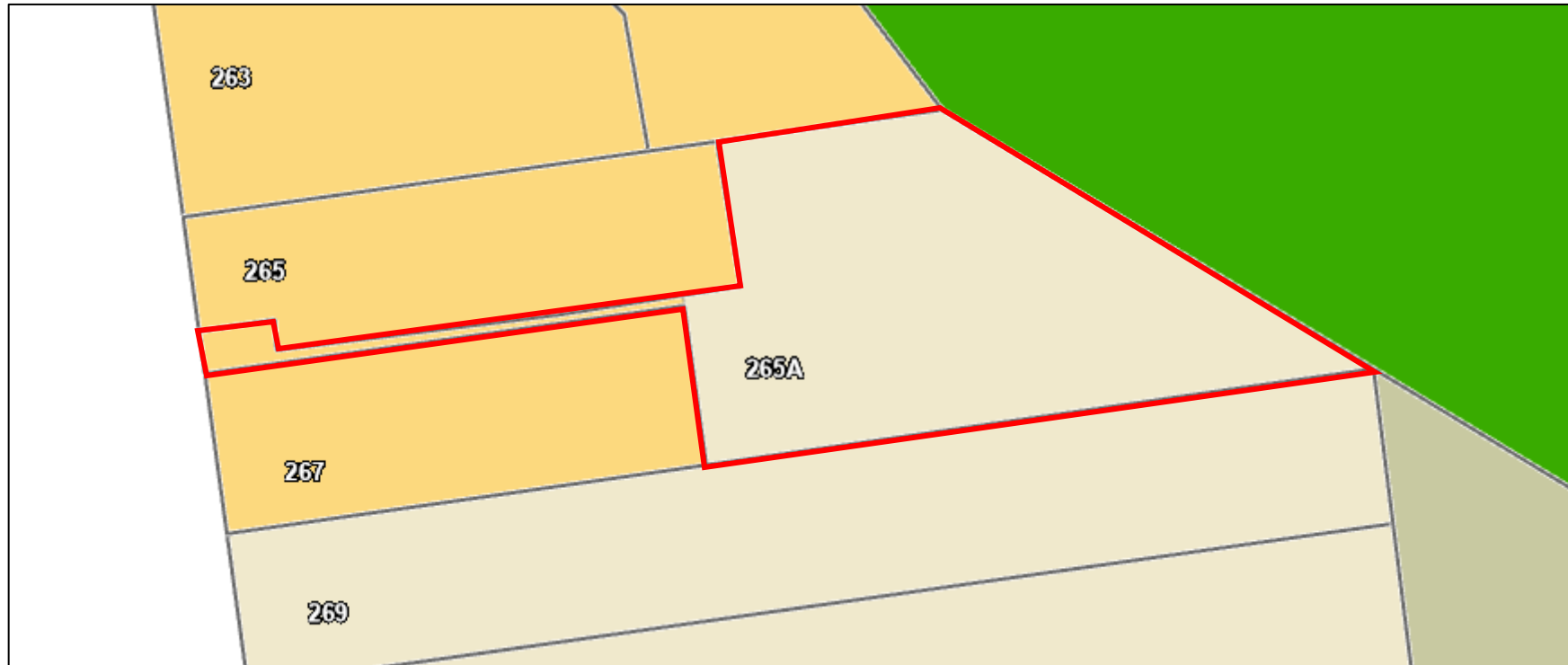
Request: Rezone from LLRZ to MRZ



Site address: 265A Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

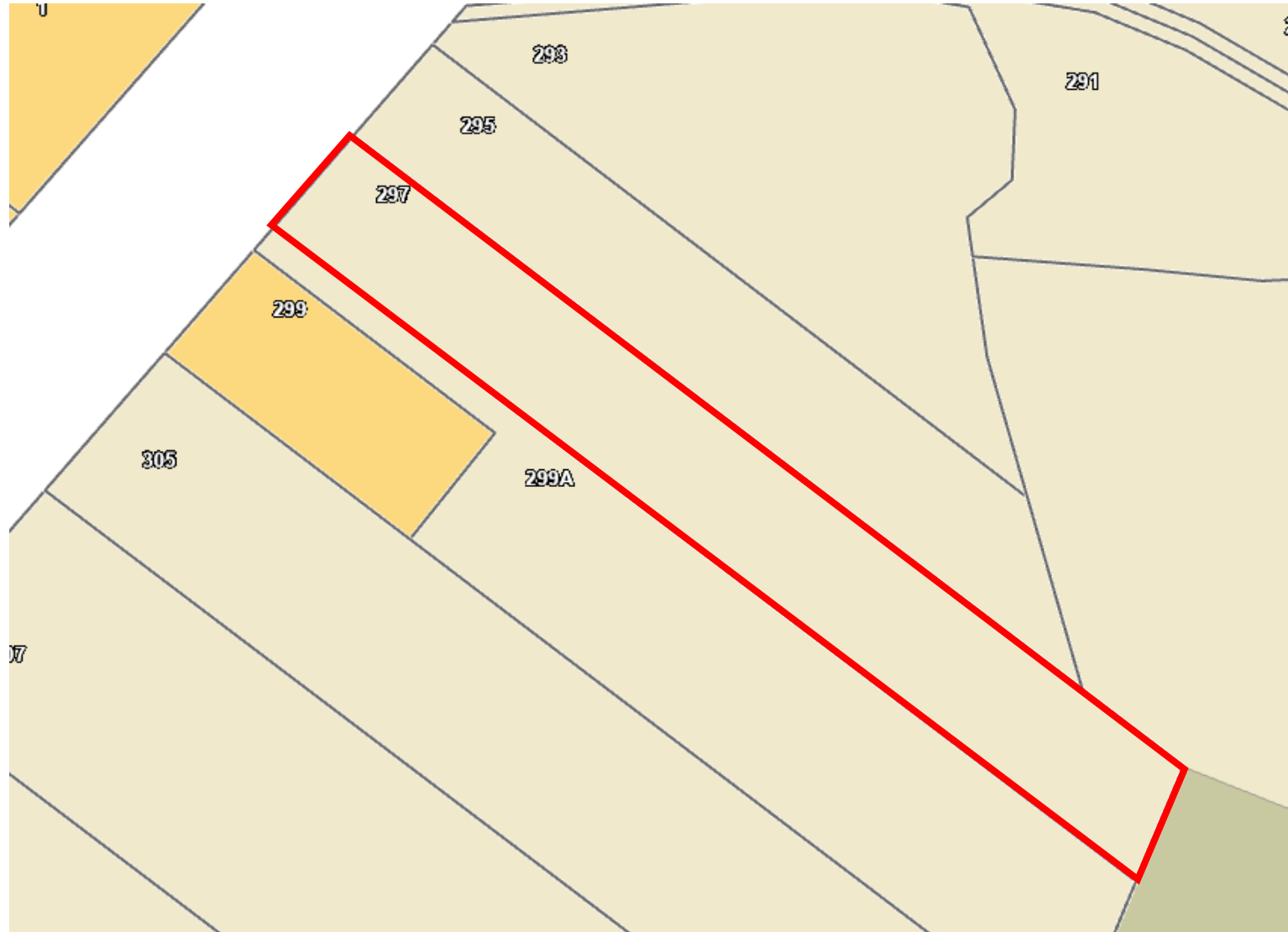
Request: Rezone from LLRZ to MRZ



Site address: 297 Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

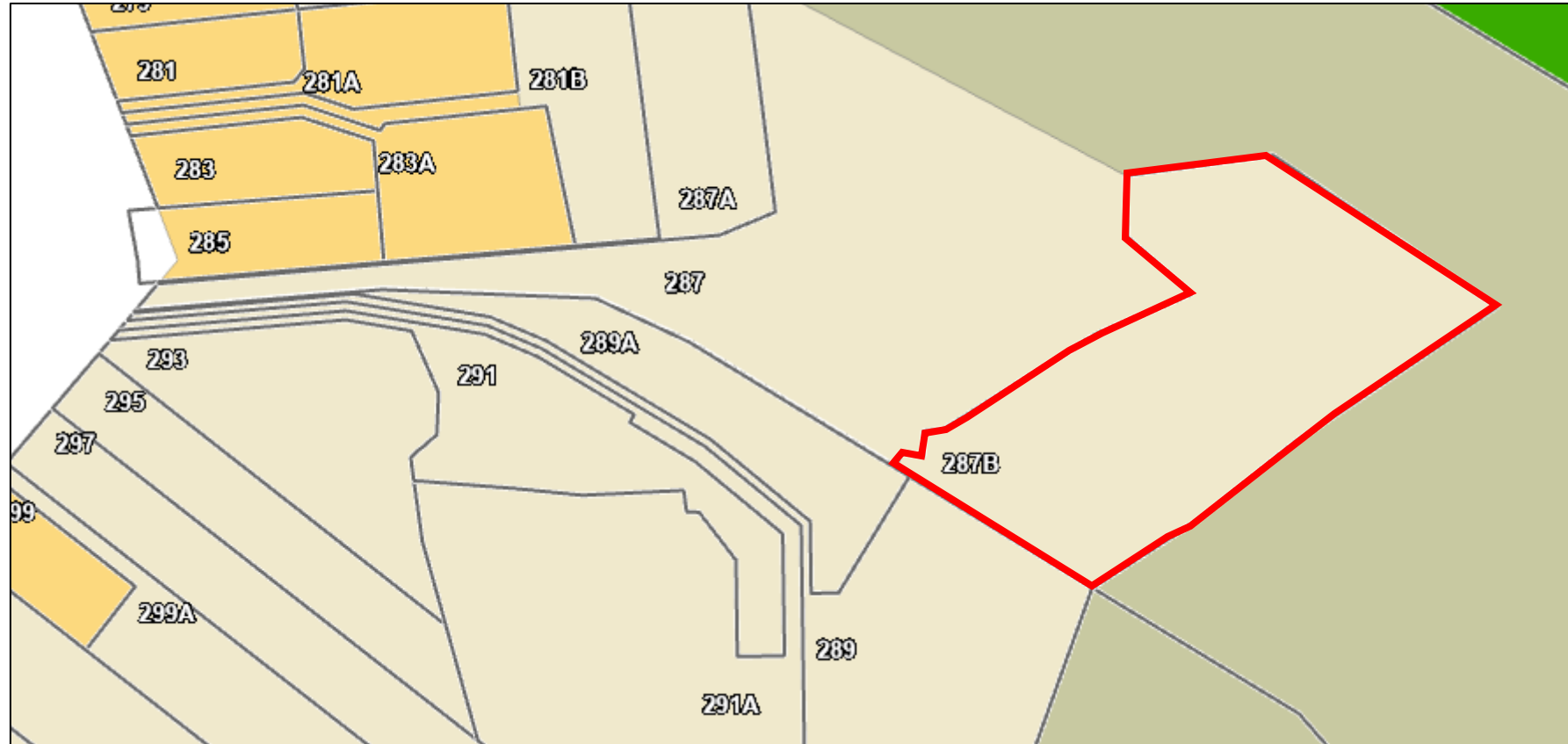
Request: Rezone from LLRZ to MRZ



Site address: 287B Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

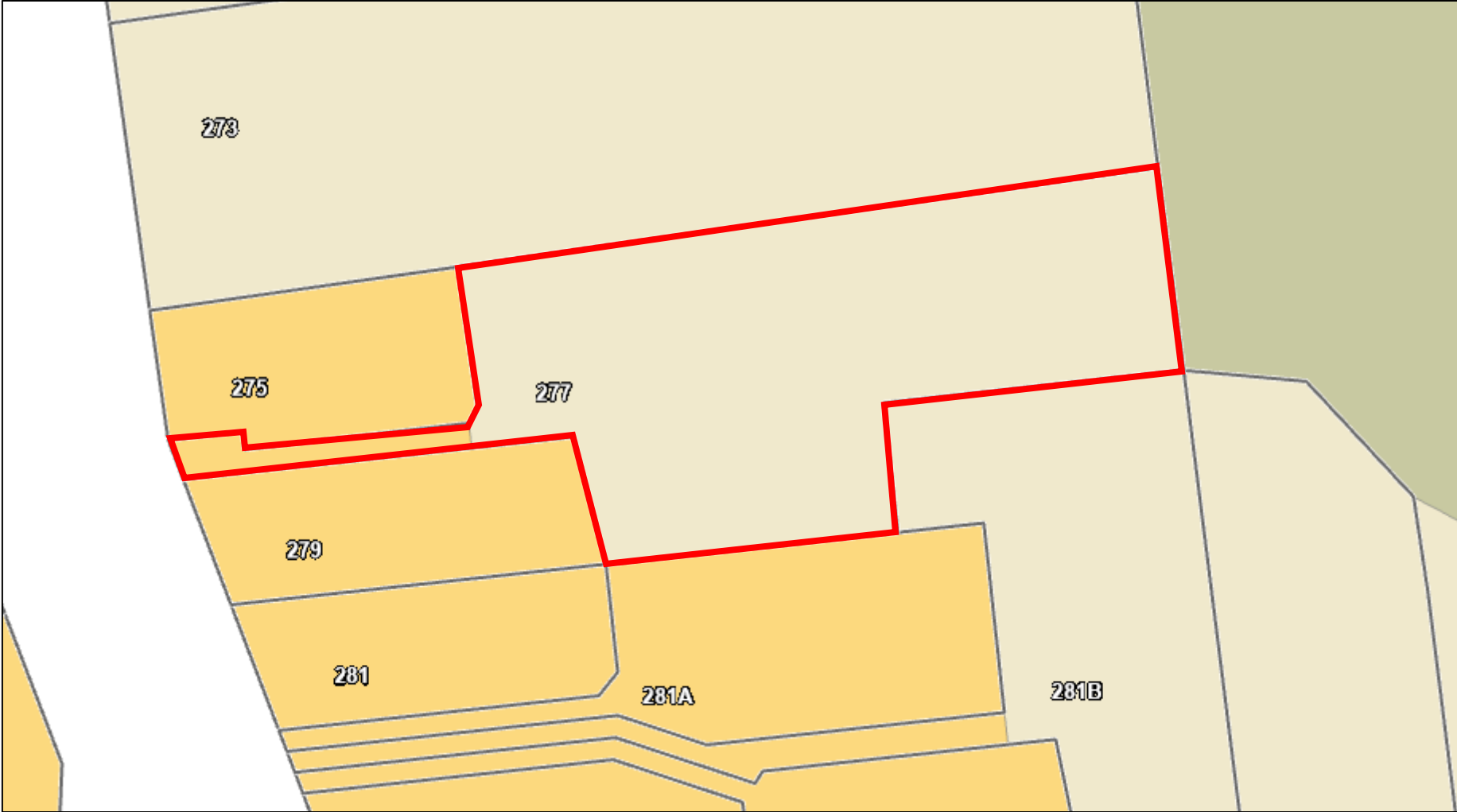
Request: Rezone from LLRZ to MRZ



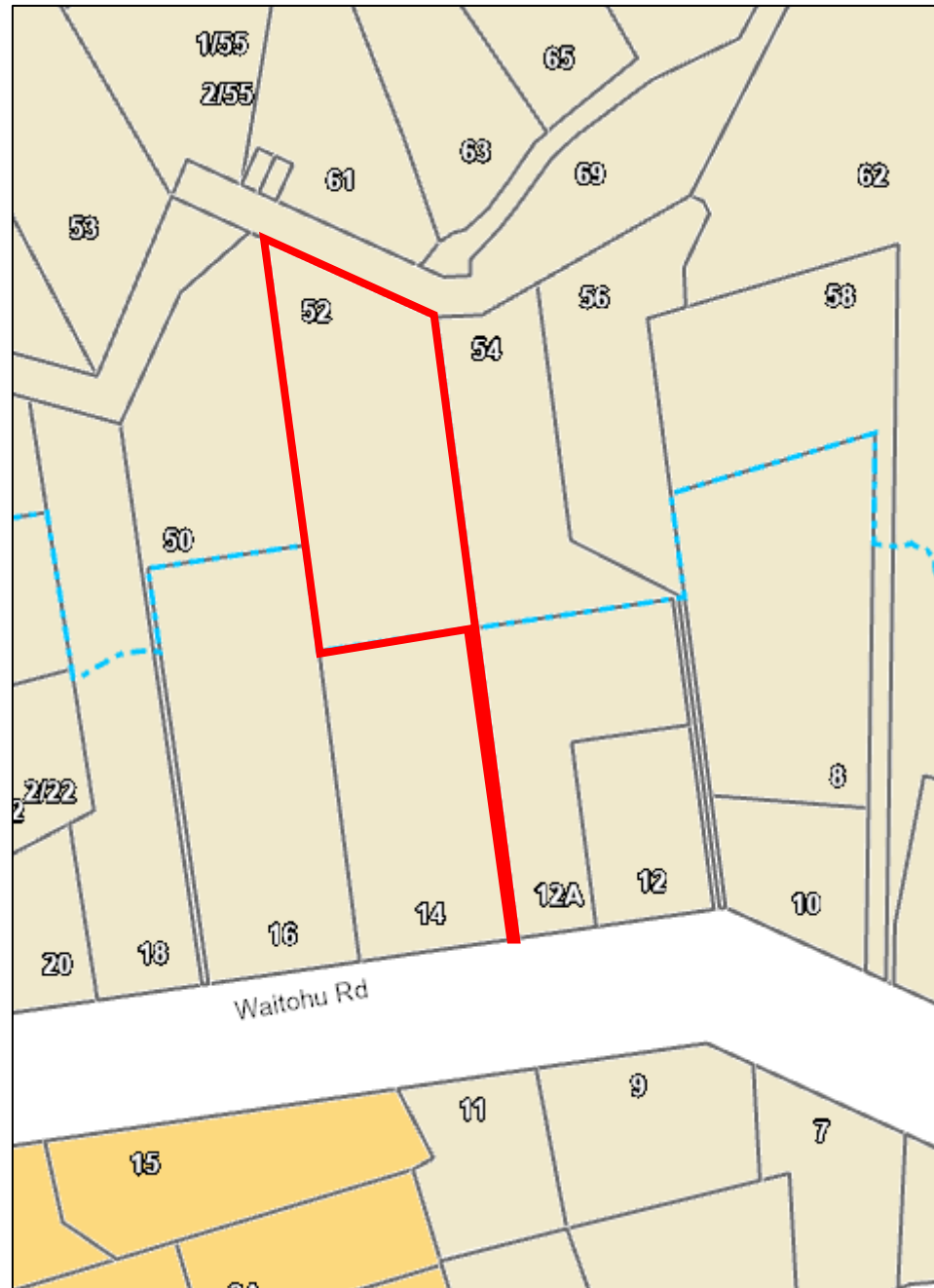
Site address: 277 Muritai Road

Submitter: Sensible Solutions for Eastbourne [383.1]

Request: Rezone from LLRZ to MRZ



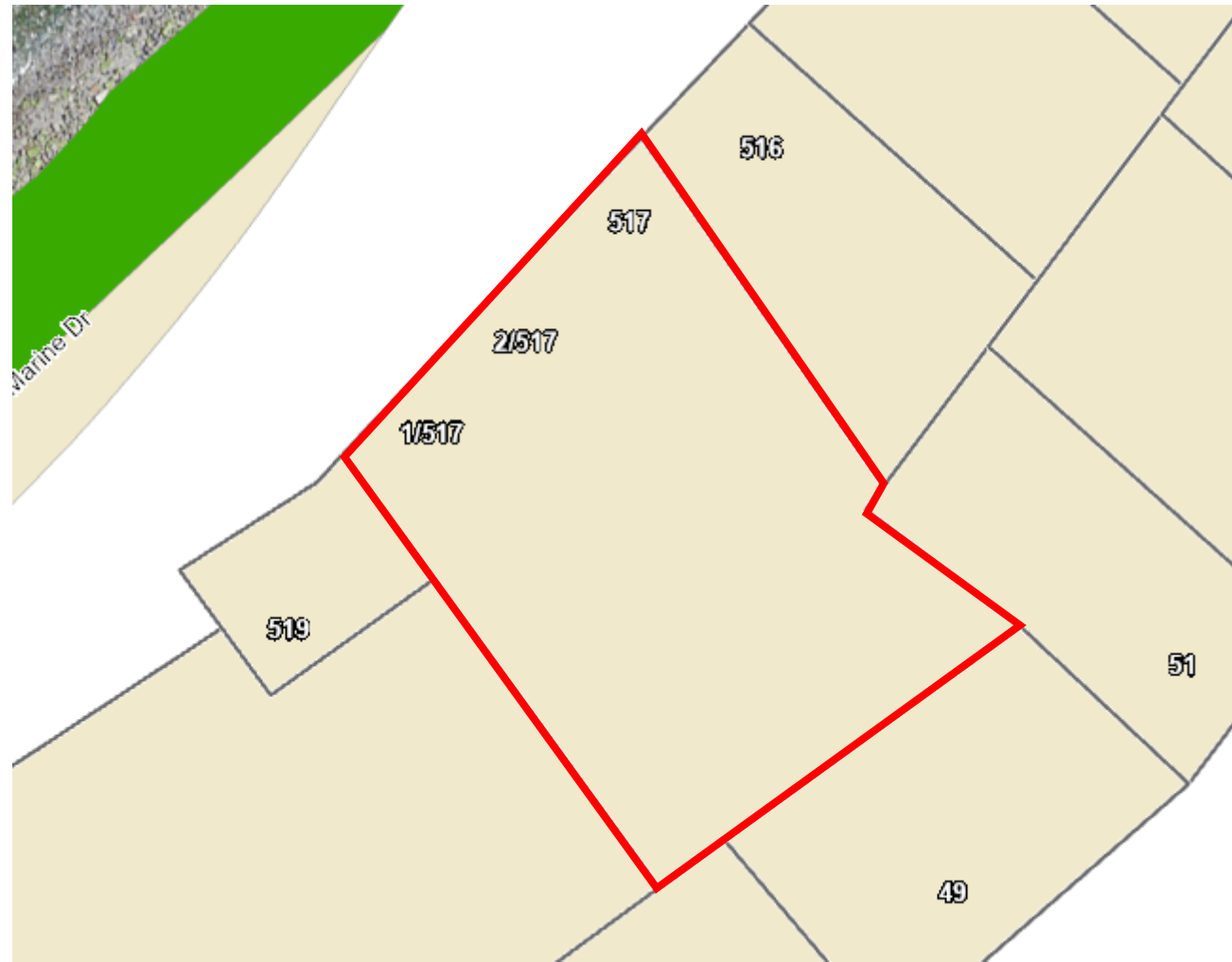
Site address: 52 Waitohu Road
Submitter: Sensible Solutions for Eastbourne [383.1]
Request: Rezone from LLRZ to MRZ



Site address: 2/517 Marine Drive

Submitter: Sensible Solutions for Eastbourne [383.1]

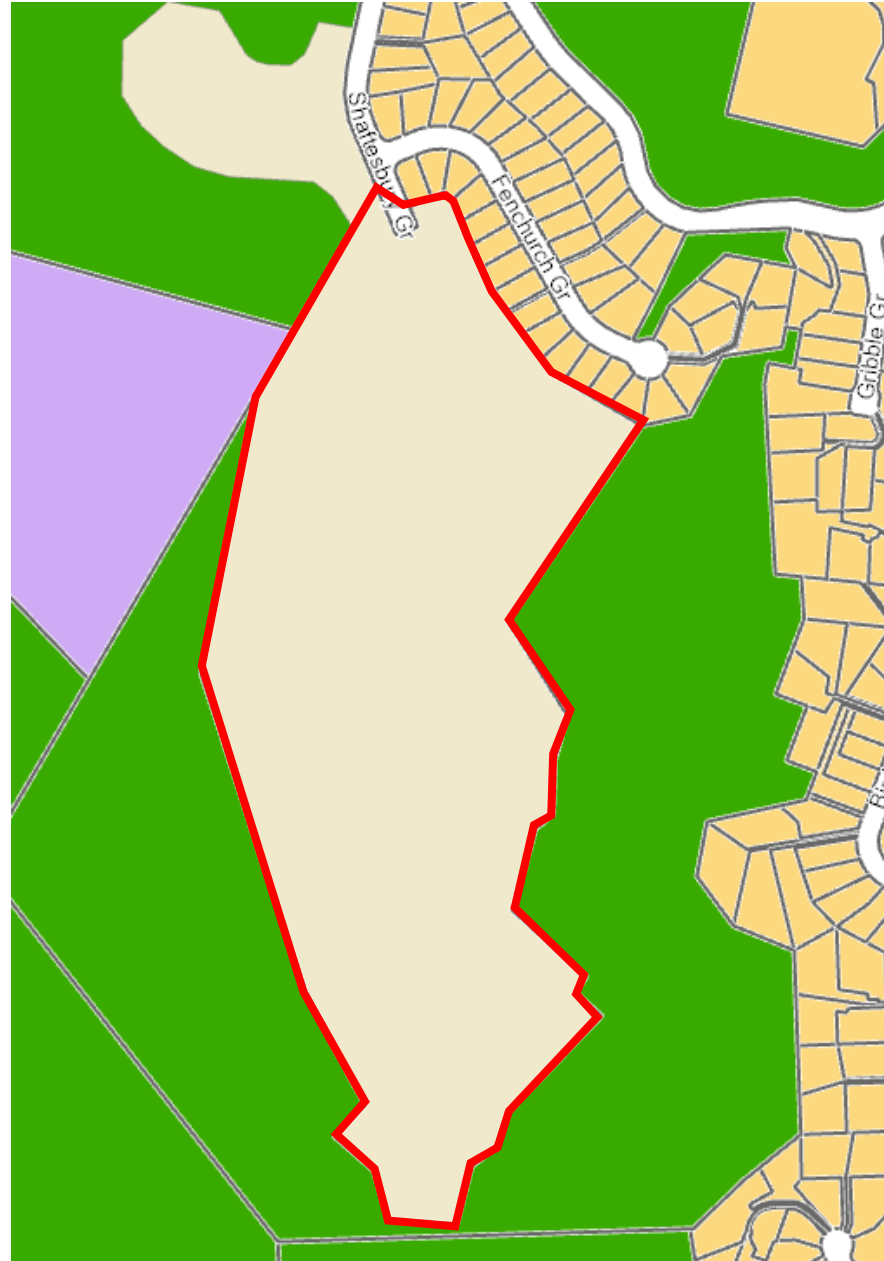
Request: Rezone from LLRZ to MRZ



Site address: 12 Shaftesbury Grove

Submitters: M & J Walsh Partnership [256.1] and Policy Planning Team of Hutt City Council [440.118]

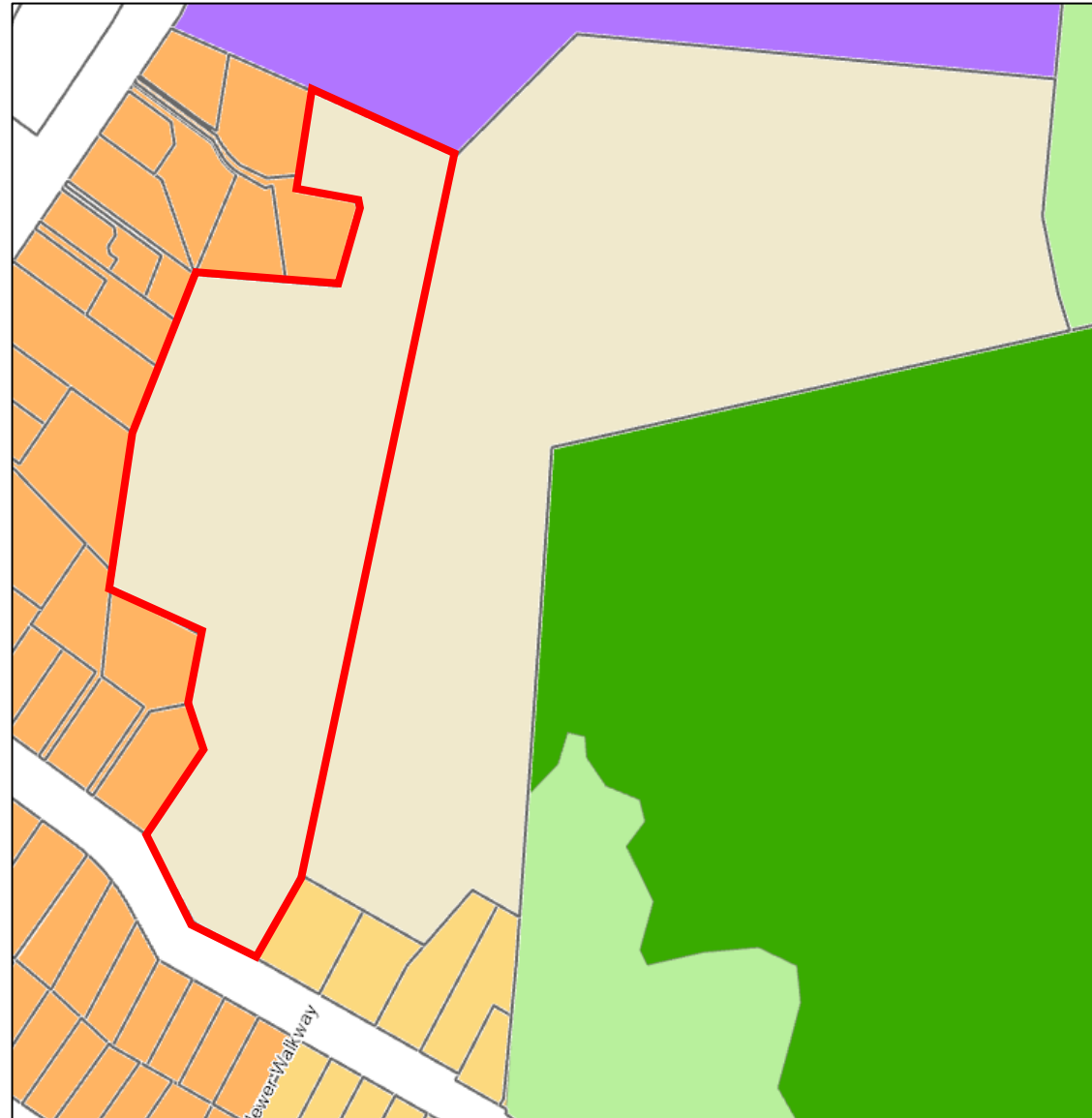
Request: Rezone from LLRZ to MRZ



Site address: 443 and 452 Cambridge Terrace

Submitters: Lucas Land Surveys Limited [325.1b], Design Network Architecture [349.1], and John Havler [350.1]

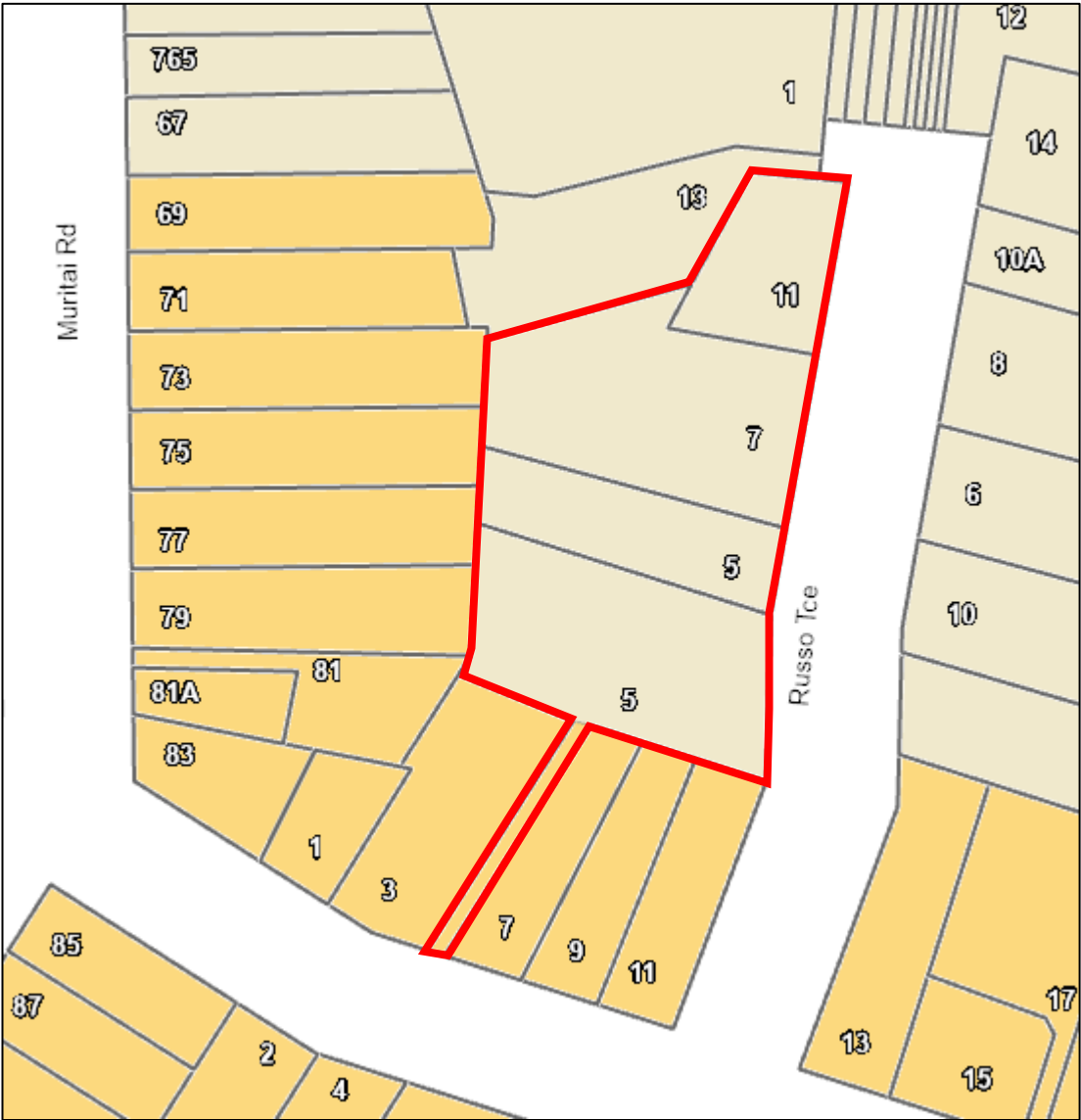
Request: Rezone from LLRZ to MRZ (NB the map below shows the revised rezoning request as discussed in the Officer's S42A Report)



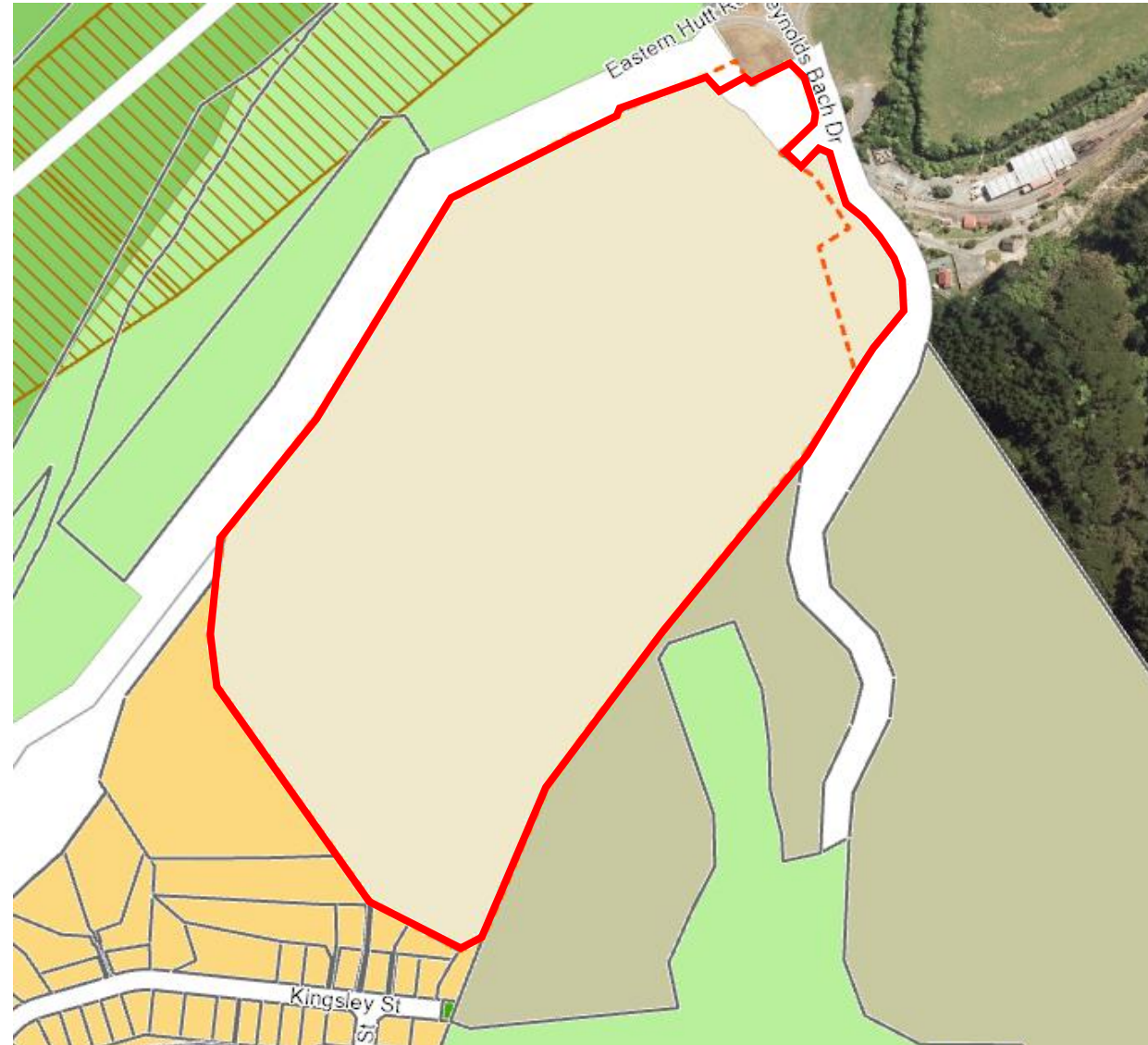
Site address: 5, 7, and 11 Russo Terrace and 5 Totara Street

Submitter: Loren Brown [500.2]

Request: Rezone from LLRZ to MRZ



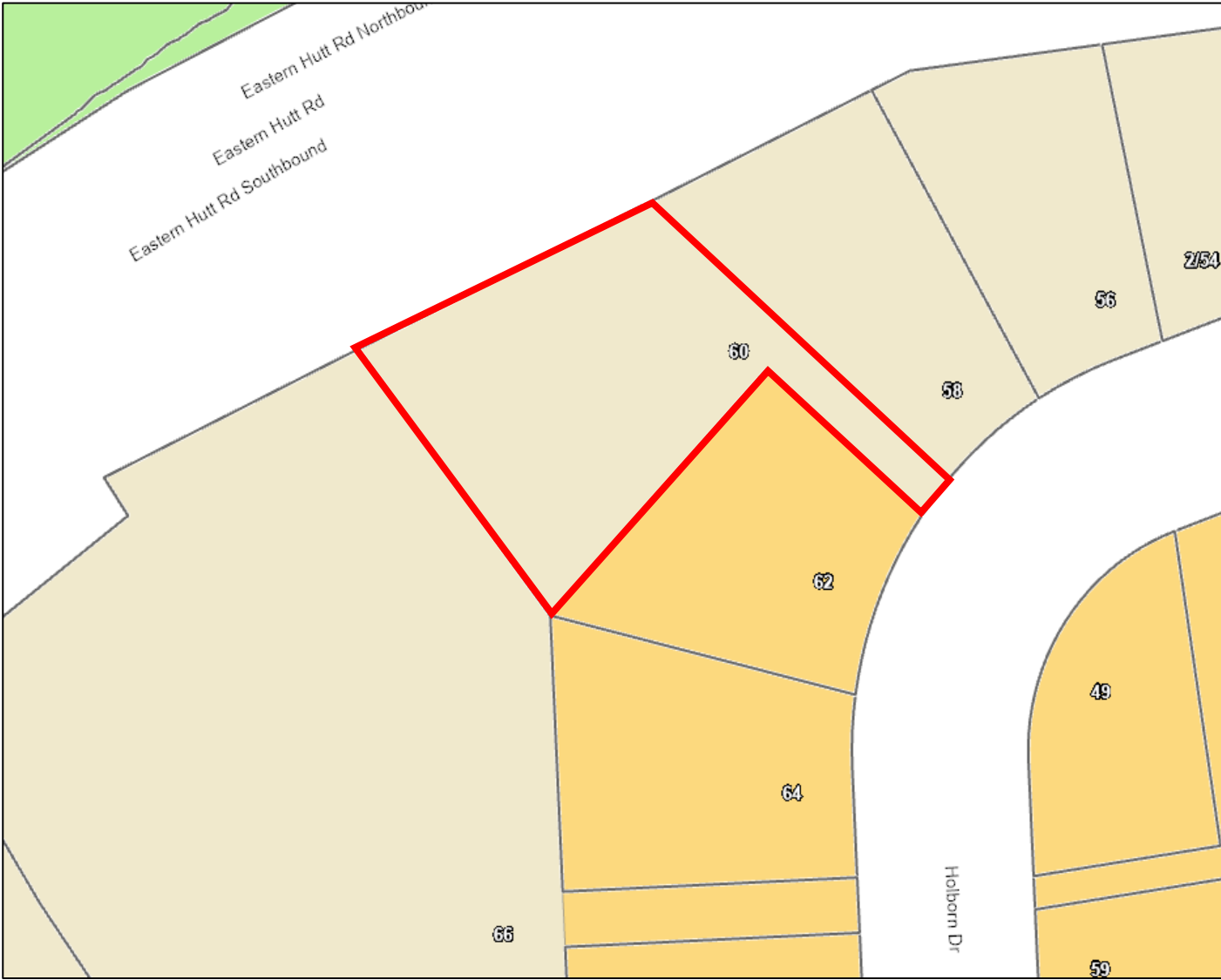
Site address: 320 Eastern Hutt Road/1 and 3 Reynolds Bach Drive
Submitter: Silverstream Park Christian Centre [32.1, 32.2, and 32.5]
Request: Rezone from LLRZ to MRZ



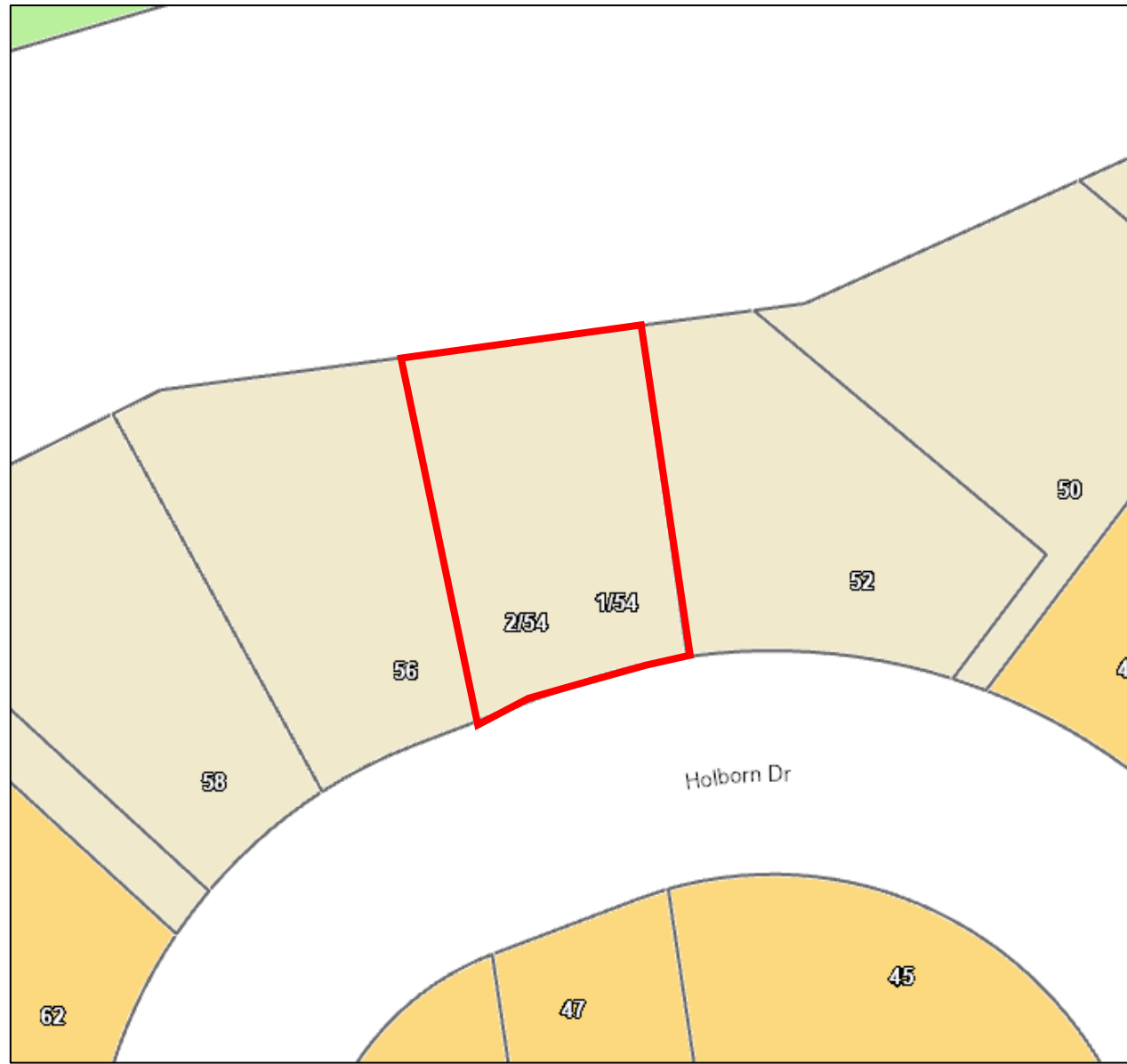
Site address: 60 Holborn Drive

Submitter: Tim Philips [64.1]

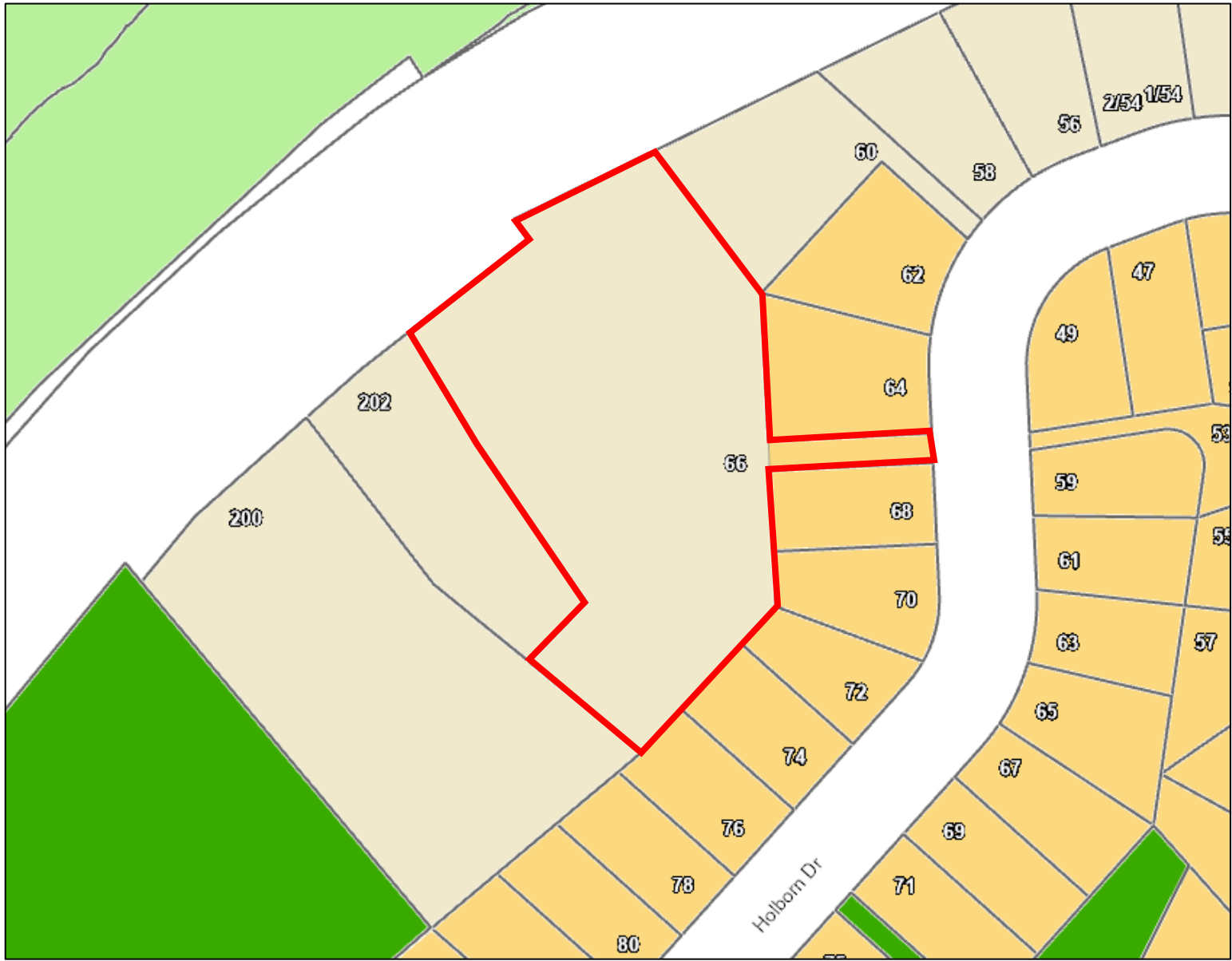
Request: Rezone from LLRZ to MRZ



Site address: 1/54 Holborn Drive
Submitter: Carleen Richards [117.1]
Request: Rezone from LLRZ to MRZ



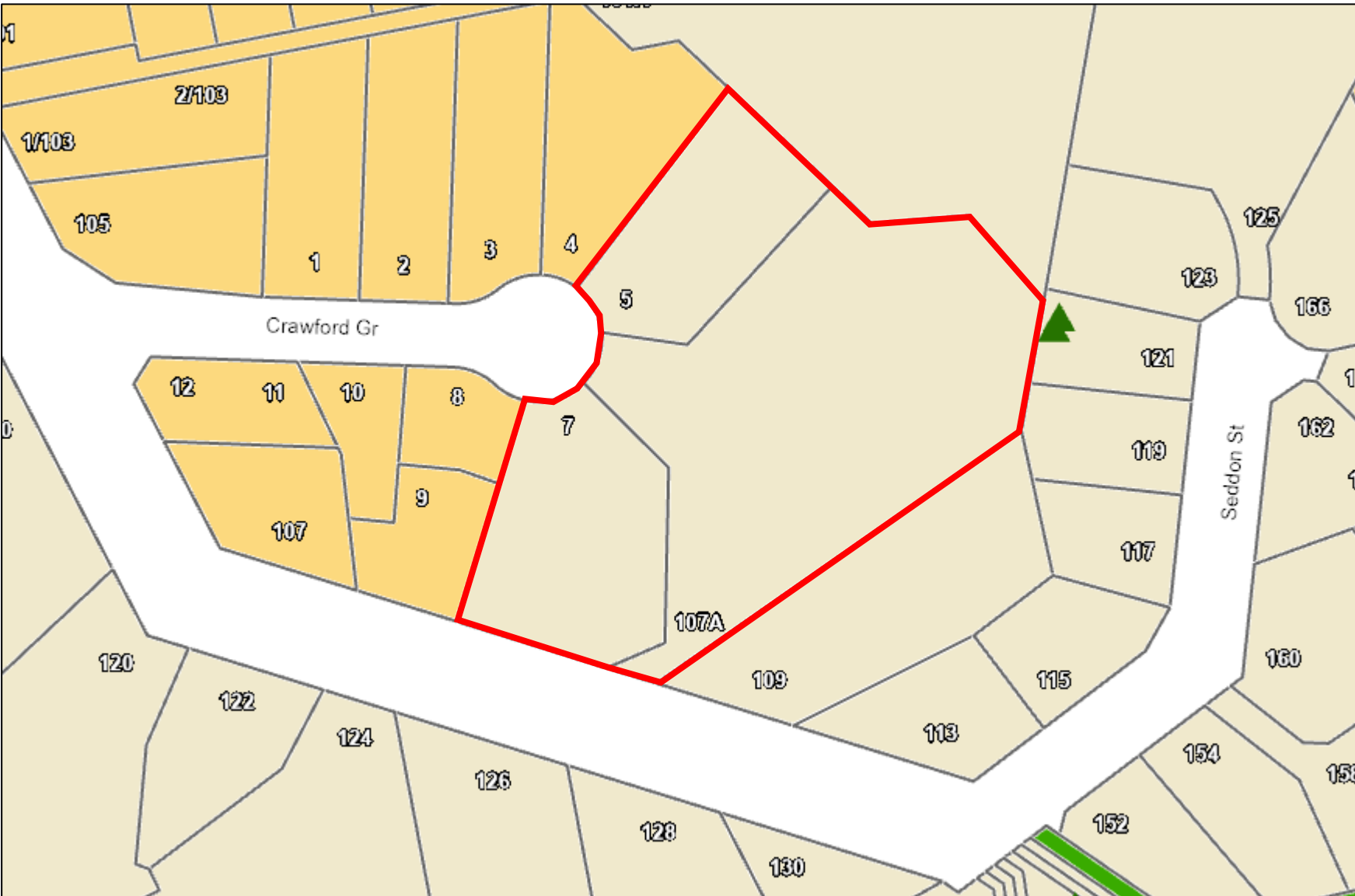
Site address: 66 Holborn Drive
Submitter: Rachel and James Prier [300.1]
Request: Rezone from LLRZ to MRZ



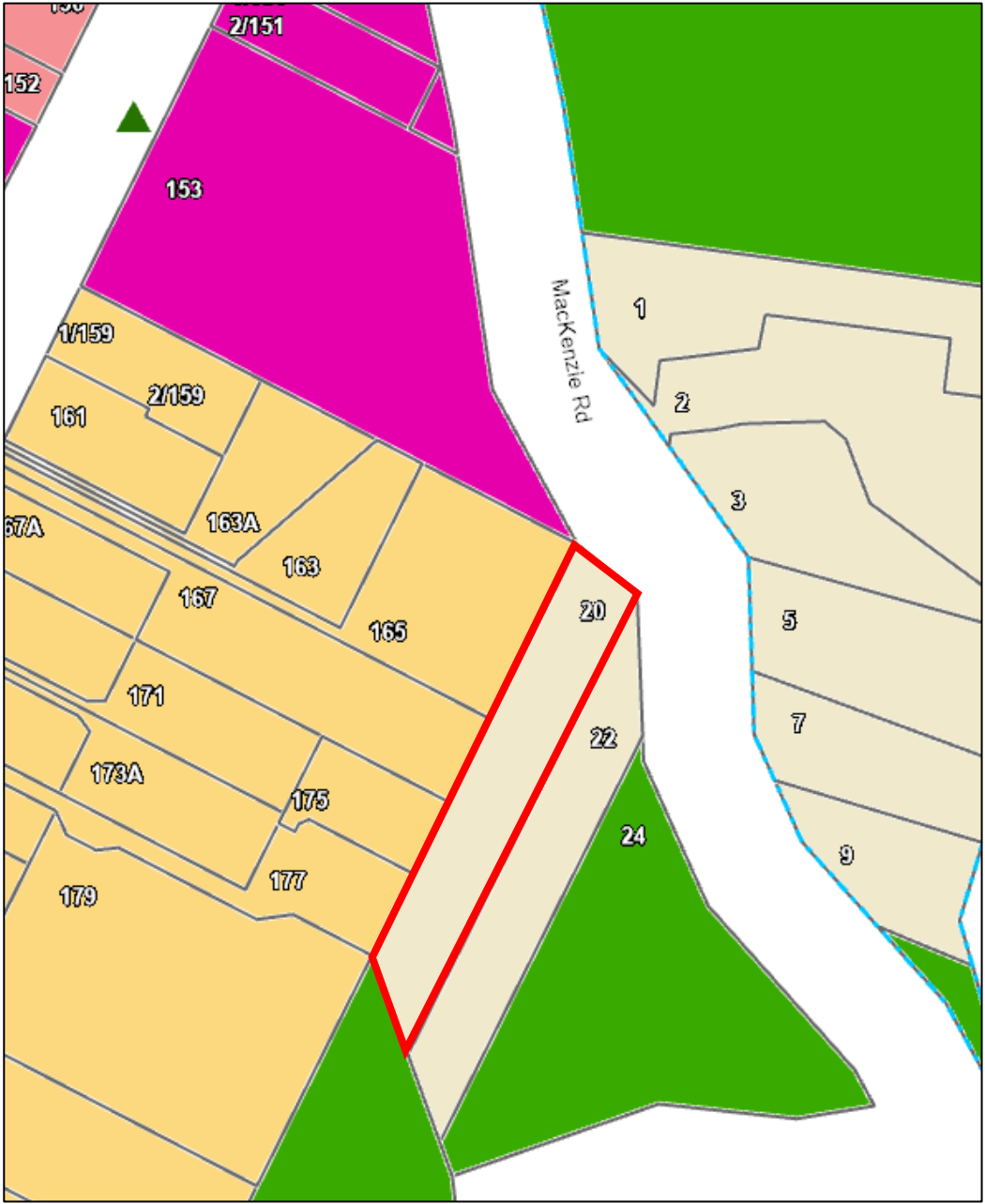
Site address: 6 Crawford Grove/107A Seddon Street and adjoining properties 5 and 7 Crawford Grove

Submitter: Jeremy and Lynne Speight [235.1]

Request: Rezone from LLRZ to MRZ



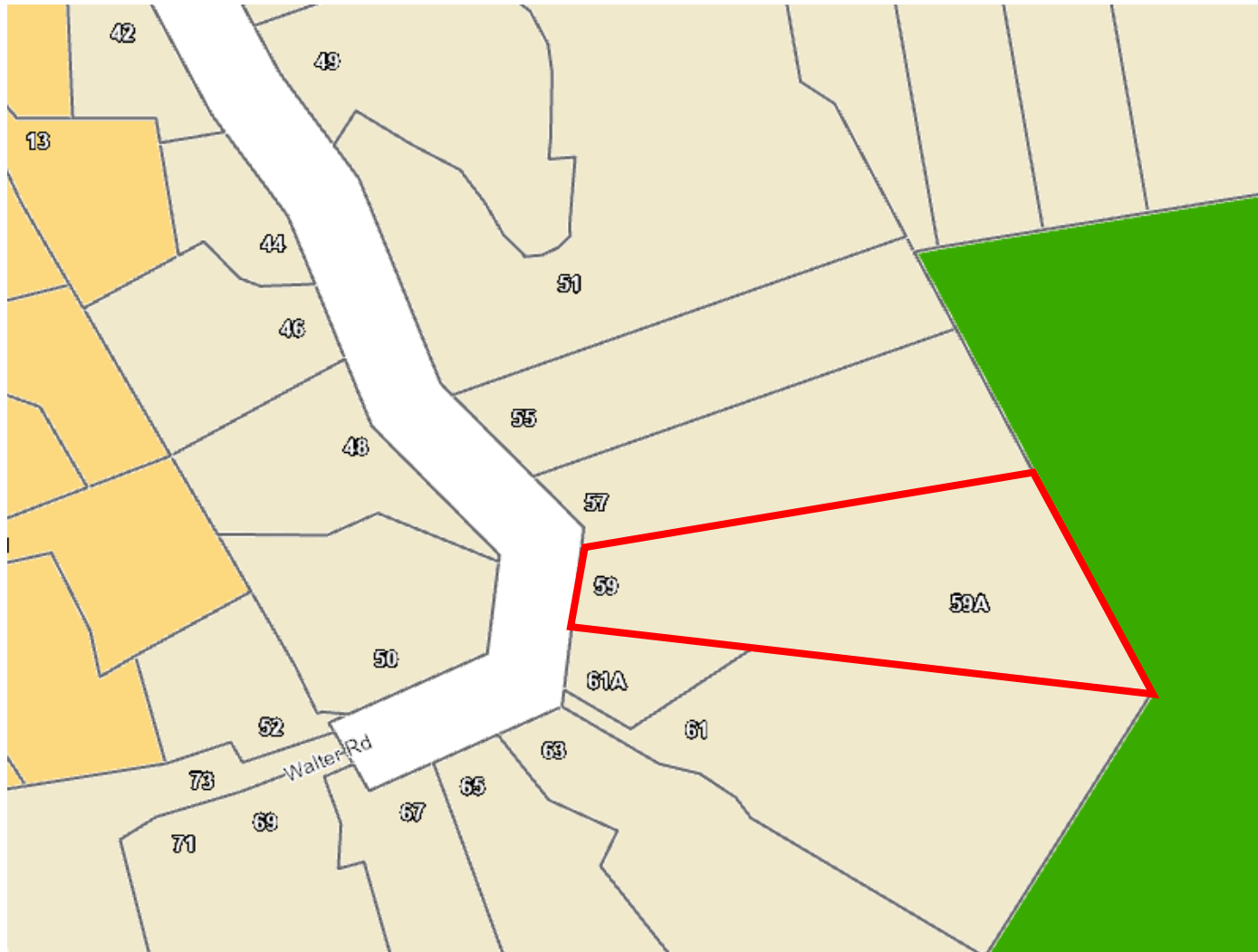
Site address: 20 Mackenzie Road
Submitter: Ian Binnie [513.1]
Request: Rezone from LLRZ to MRZ



Site address: 59A Walter Road

Submitter: John and Elisa Mendzela [287.2a]

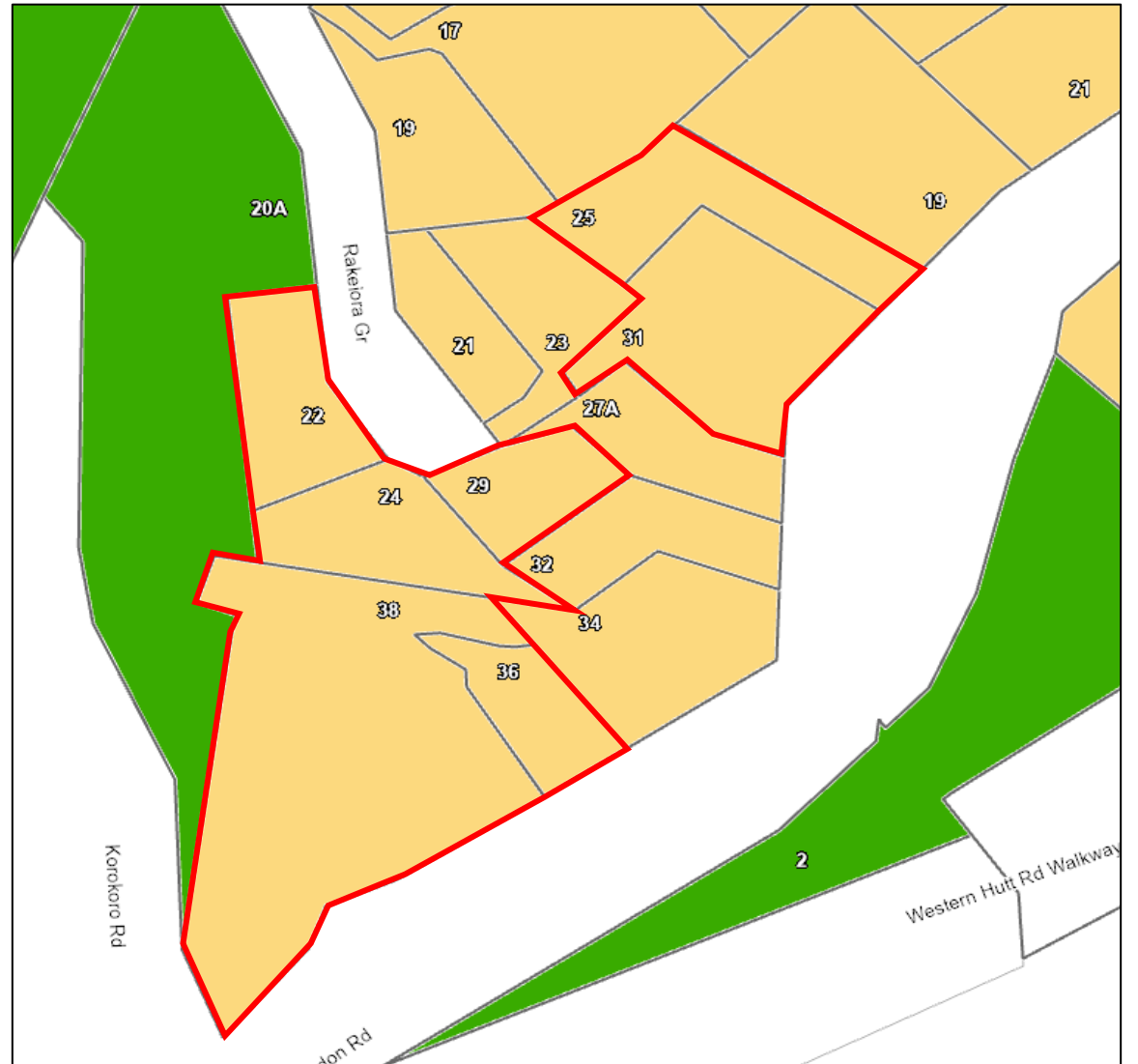
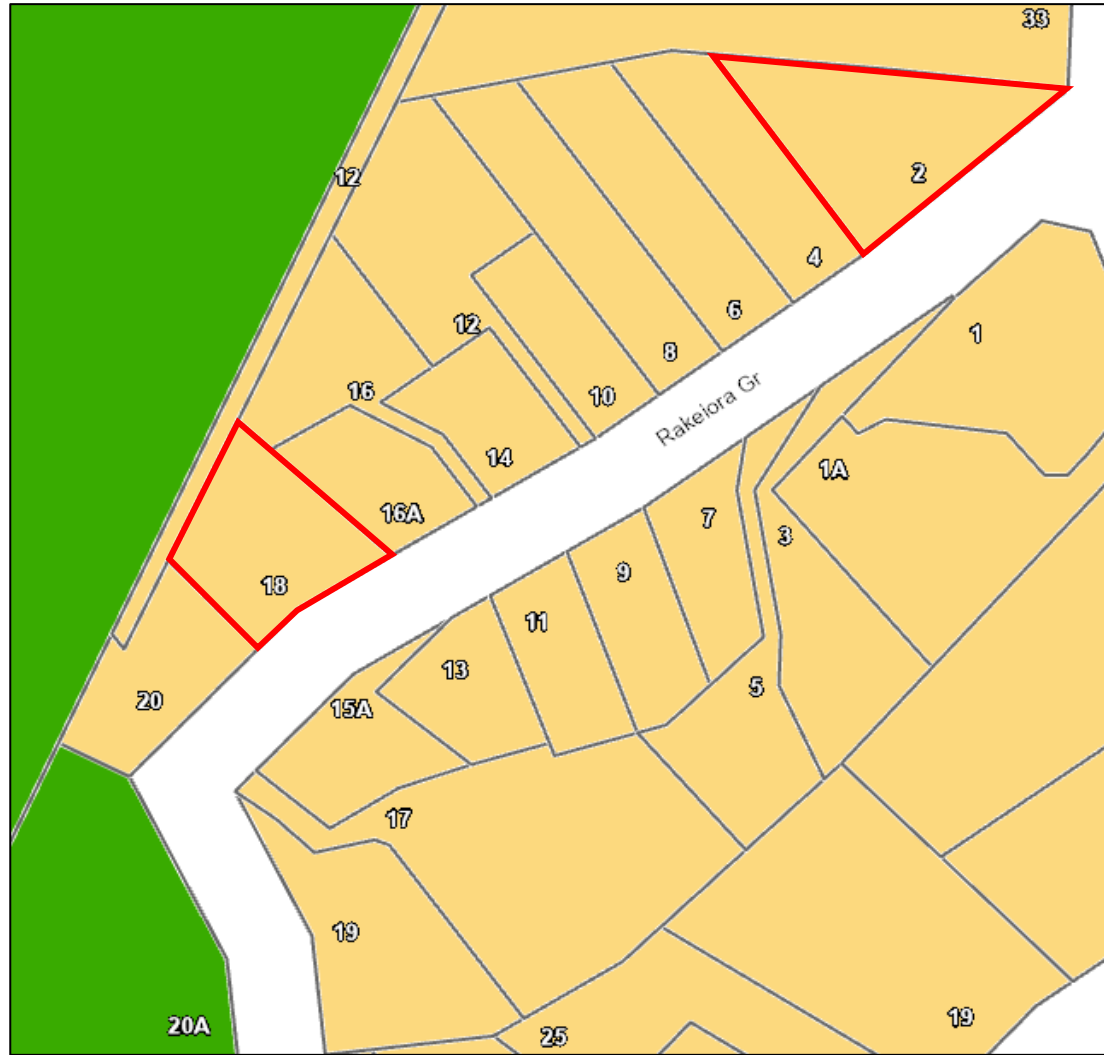
Request: Rezone from LLRZ to MRZ



Site address: Rakeiora Grove

Submitter: Rebecca Leask and others [472.1, 472.2, and 472.3]

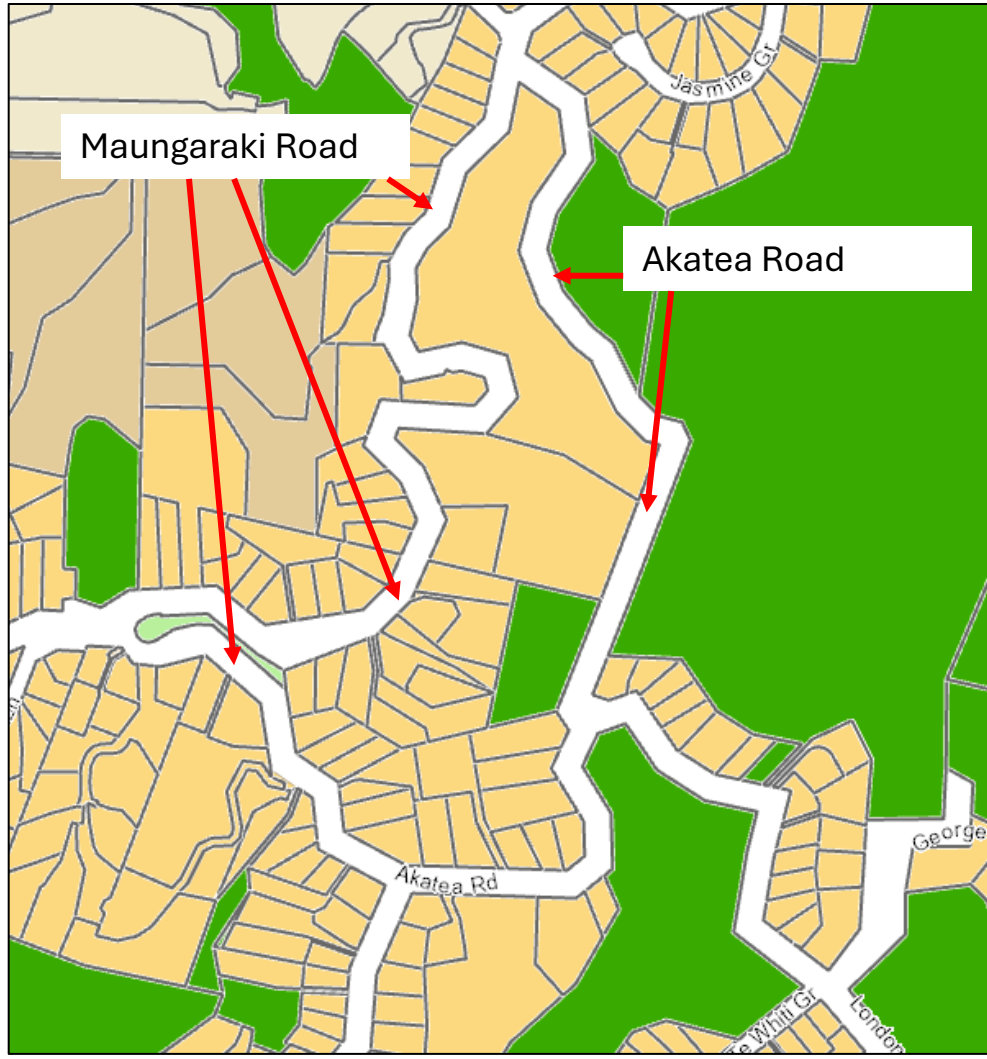
Request: Rezone from MRZ to LLRZ



Site address: Akatea Road and London Road

Submitter: Michael Stewart [481.1]

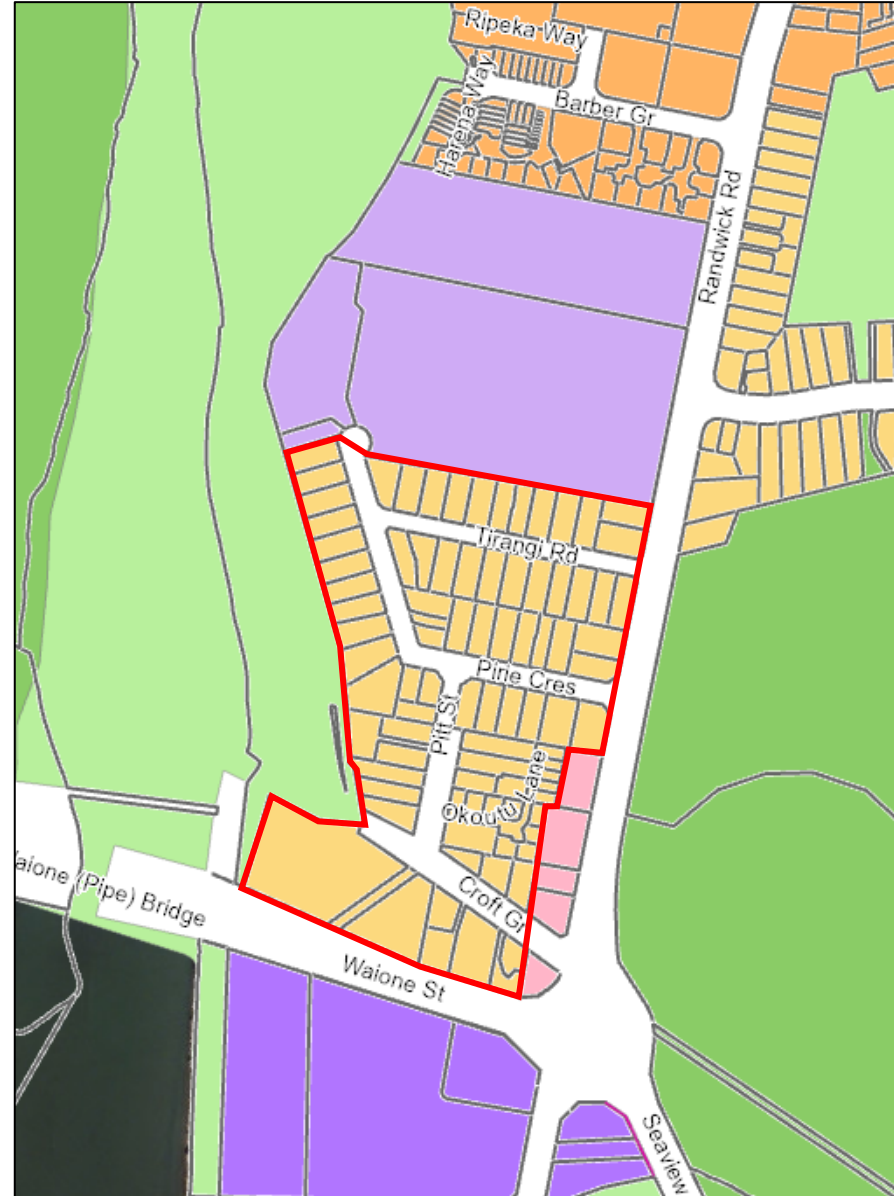
Request: Rezone from MRZ to LLRZ



Site location: MRZ between Randwick Road, Waione Street and Commercial/Industrial/Open Space Zones, including Tirangi Road, Pitt St, Pirie Cres, Croft Gr, and Okutu Lane

Submitter: Argosy Property No.1 [237.58]

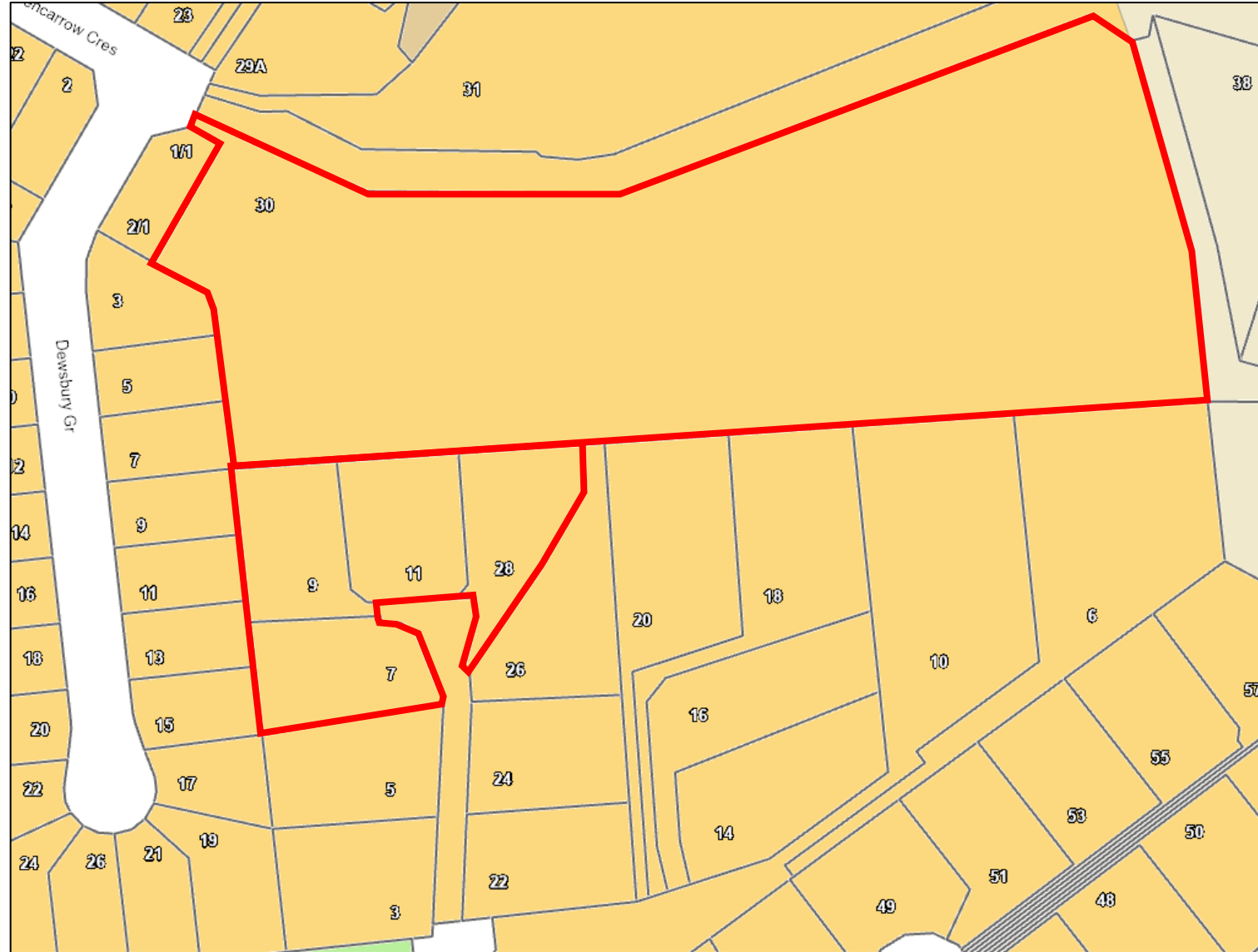
Request: Rezone from MRZ to HRZ



Site address: 7, 9, 11, and 28 Ashburn Road and neighbouring properties, particularly 30 Pencarrow Road

Submitters: Tania Pitama [304.1], Harry and Joyce Wild [362.1], Melissa Yaxley [320.1], Charles Hannaford [333.1]

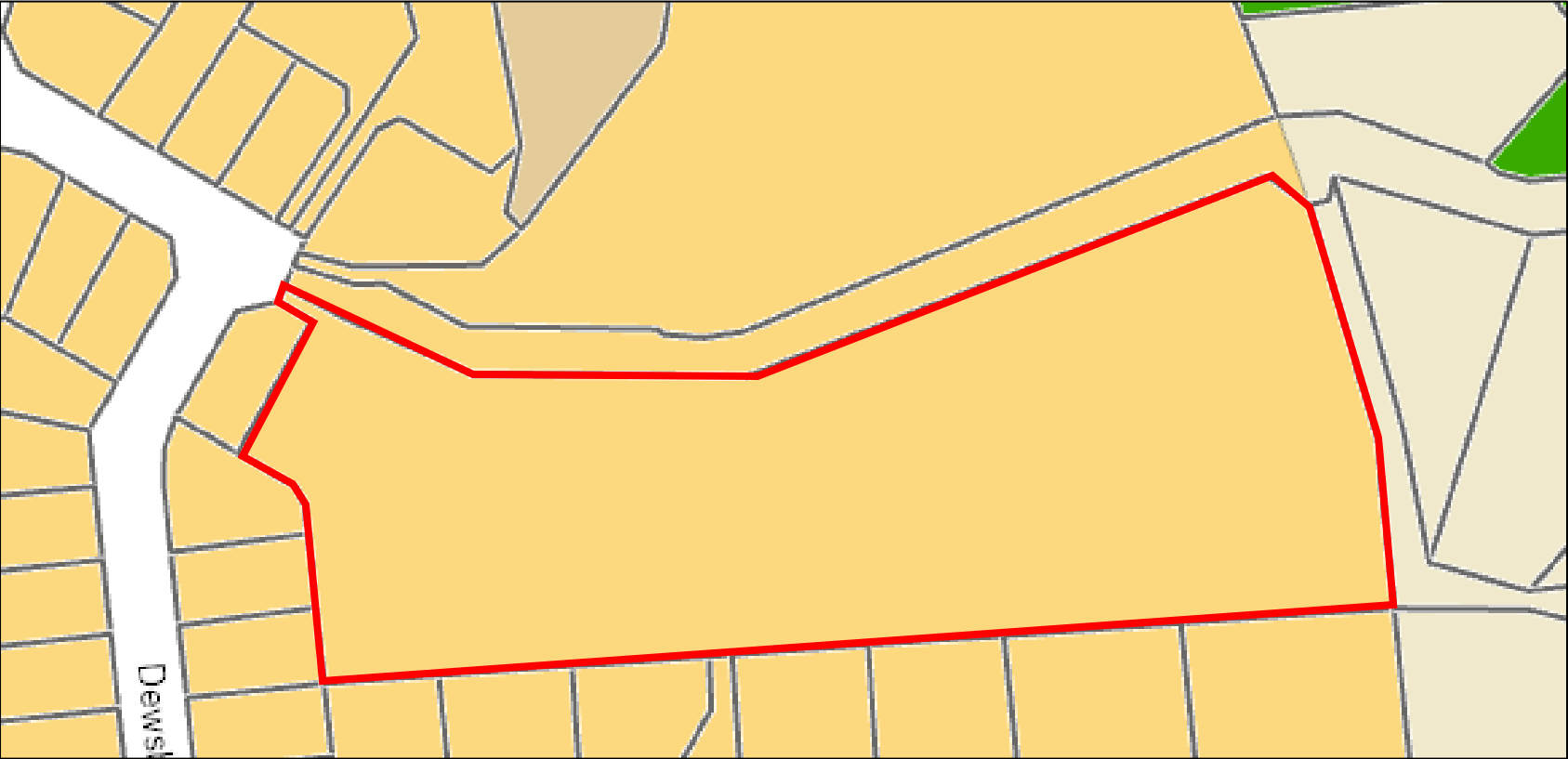
Request: Rezone from MRZ to LLRZ



Site address: 30 Pencarrow Crescent

Submitter: DMAC Homes Limited Trading as Friday Homes [29.1]

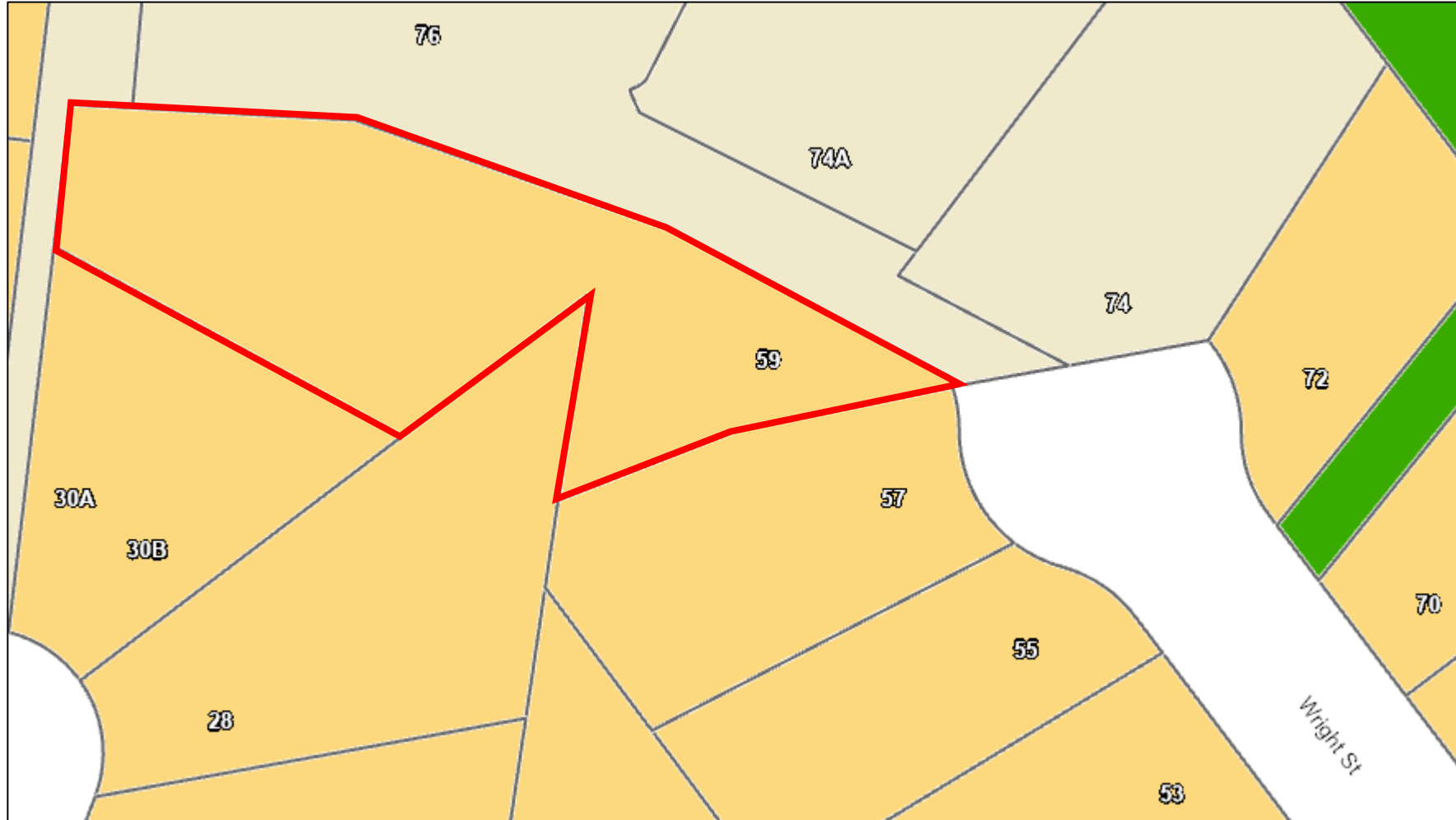
Request: Retain MRZ



Site address: 59 Wright Street

Submitter: Jaimie-Leigh and Nathaniel Cann [266.1]

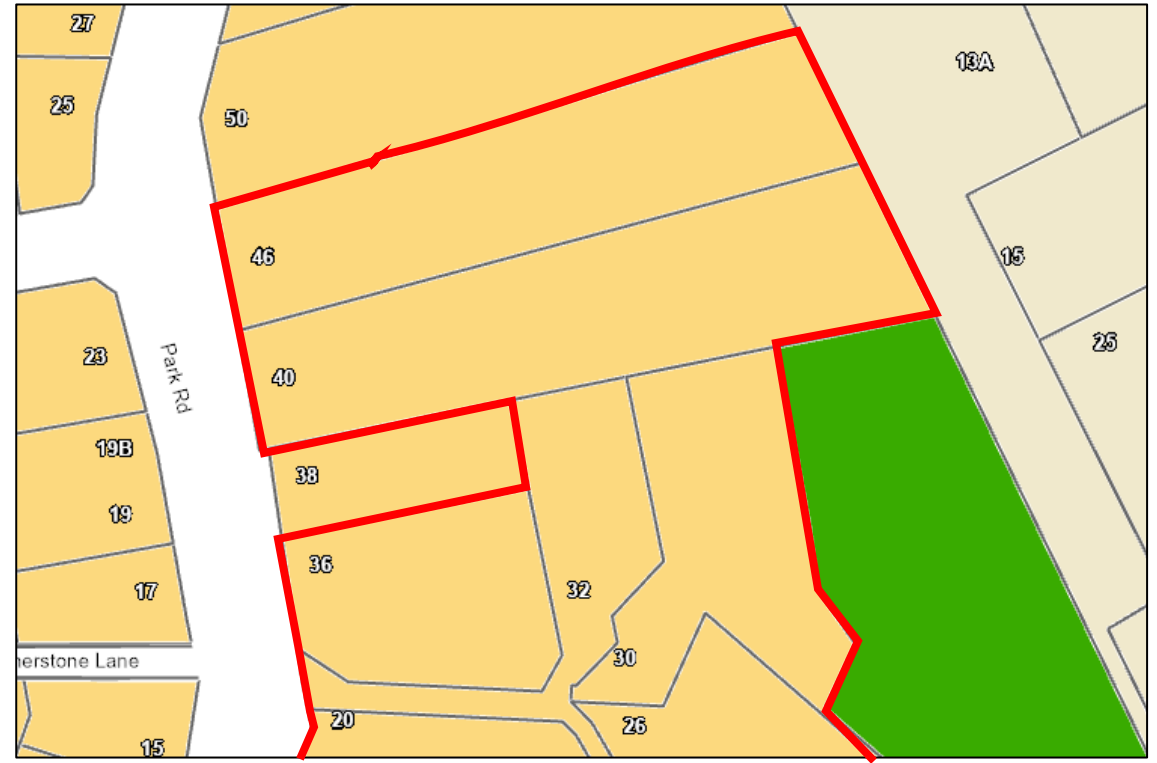
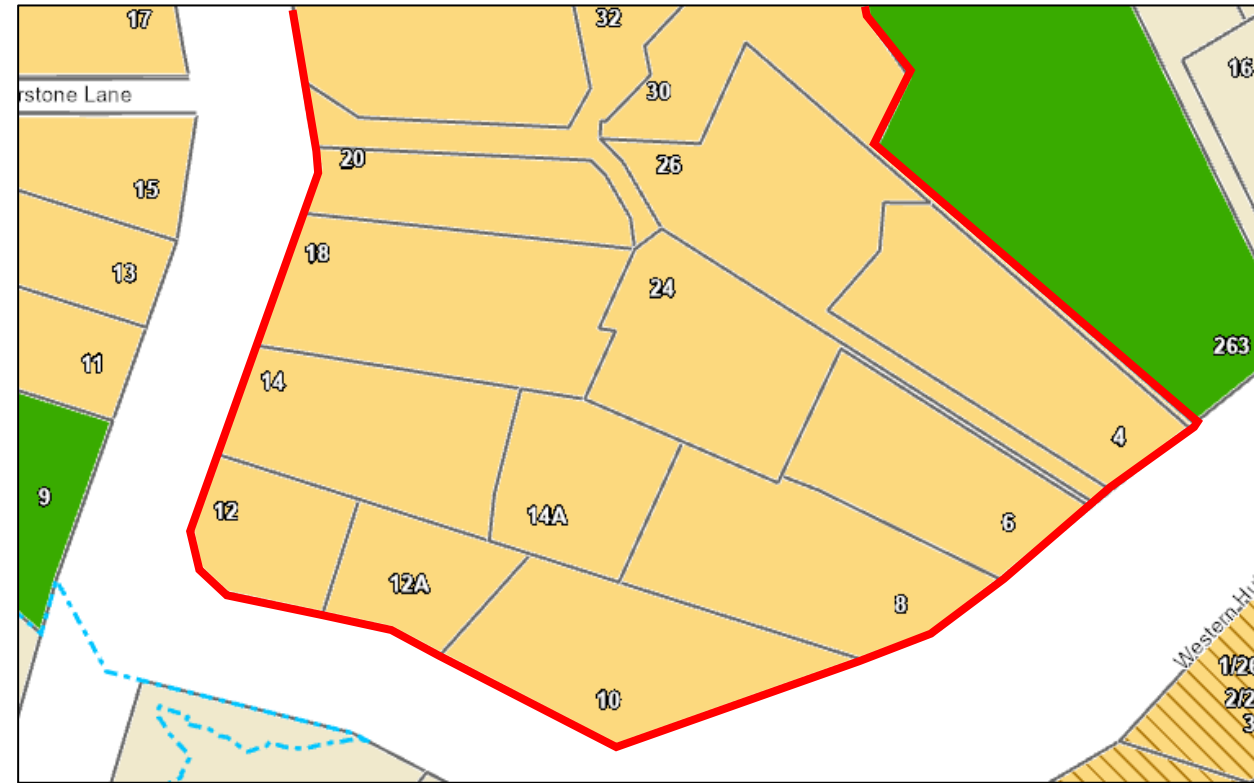
Request: Rezone from MRZ to LLRZ



Site address: 4, 6, 8, 10, 12, 12a, 14, 14a, 18, 20, 24, 26, 30, 32, 36, 40 and 46 Park Road

Submitters: Bunny Willing [247.1], Victoria and Martin Jaenecke [249.1], Doreen Marilyn Brown [257.1], Ian Roderick Brown, Doreen Marilyn Brown [258.1], Elizabeth Cole [260.1], Michael and Sandra Fackney [262.1], Russel Hudson and Linda Hudson [270.1]

Request: Rezone from MRZ to LLRZ



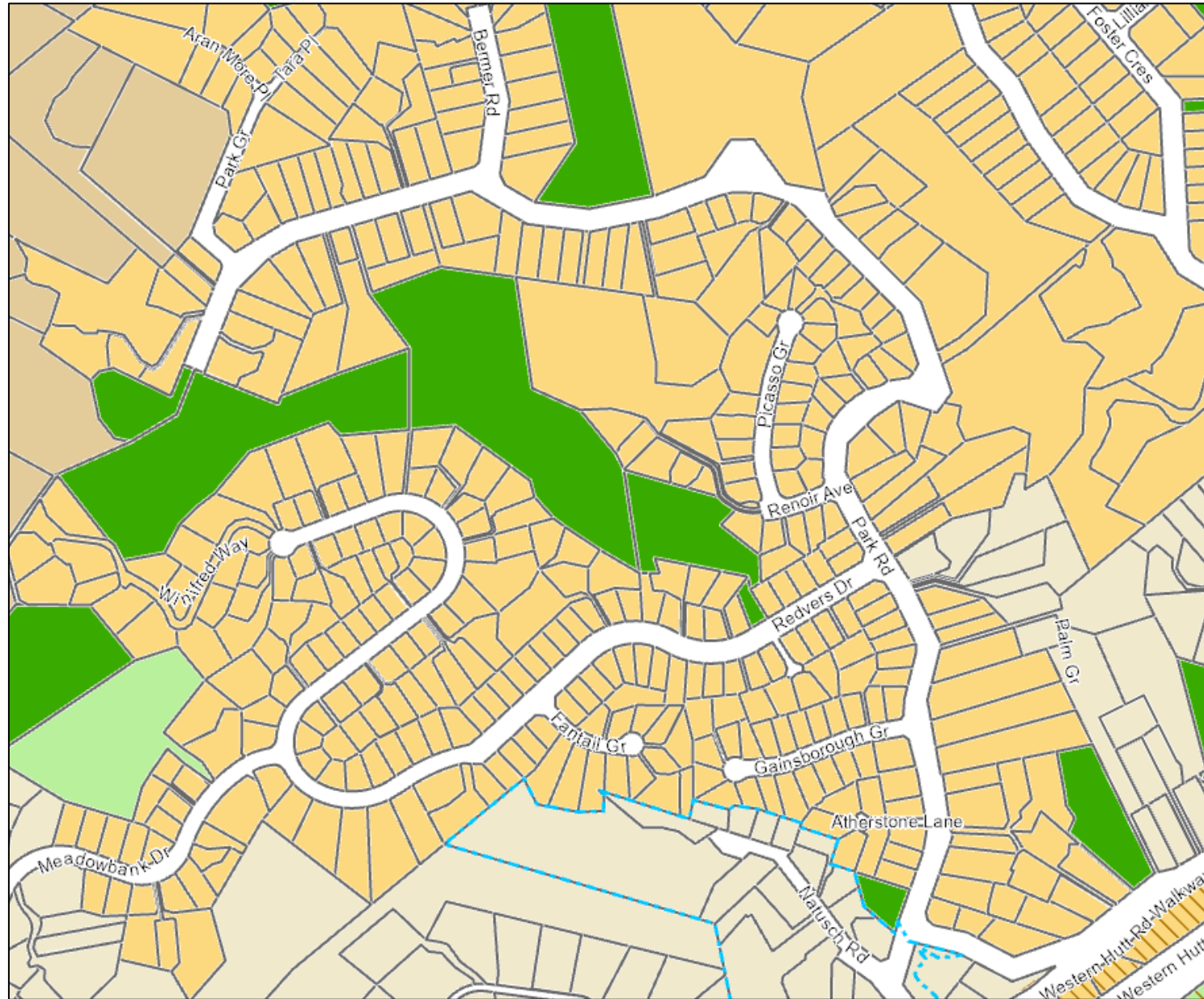
Site address: 127 Hill Road
Submitter: Jacky Cox [225.1]
Request: Rezone from MRZ to LLRZ



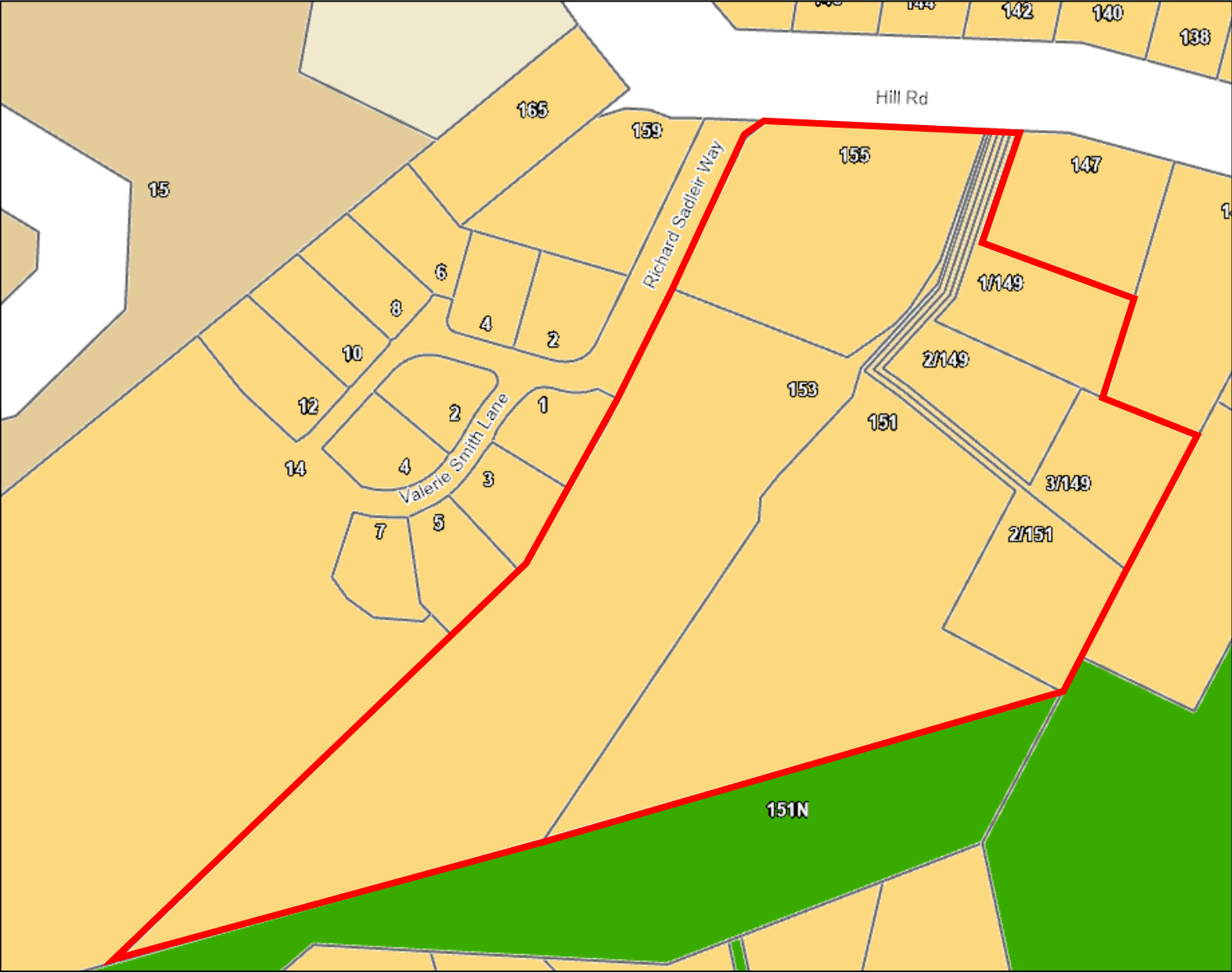
Site location: All properties accessed from Park Road, including its tributaries

Submitter: Danielle Falconer and Scott Falconer [313.1 and 313.2]

Request: Rezone from MRZ to LLRZ



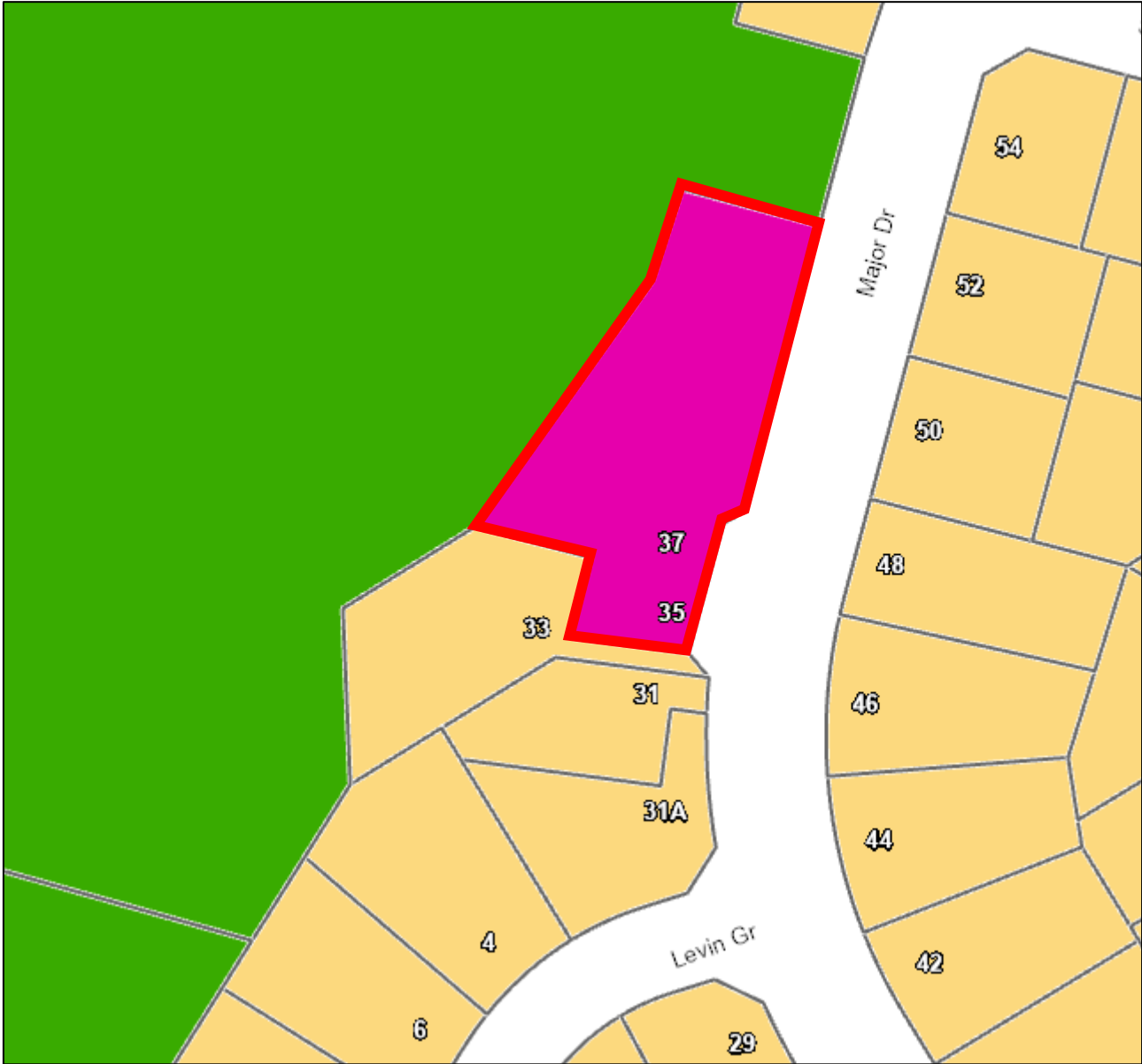
Site address: 1/149 to 155 Hill Road
Submitter: Dwayne McDonald [512.1]
Request: Rezone from MRZ to LLRZ



Site address: 35-39 Major Drive

Submitter: Sanna and Mark Gavin [438.1]

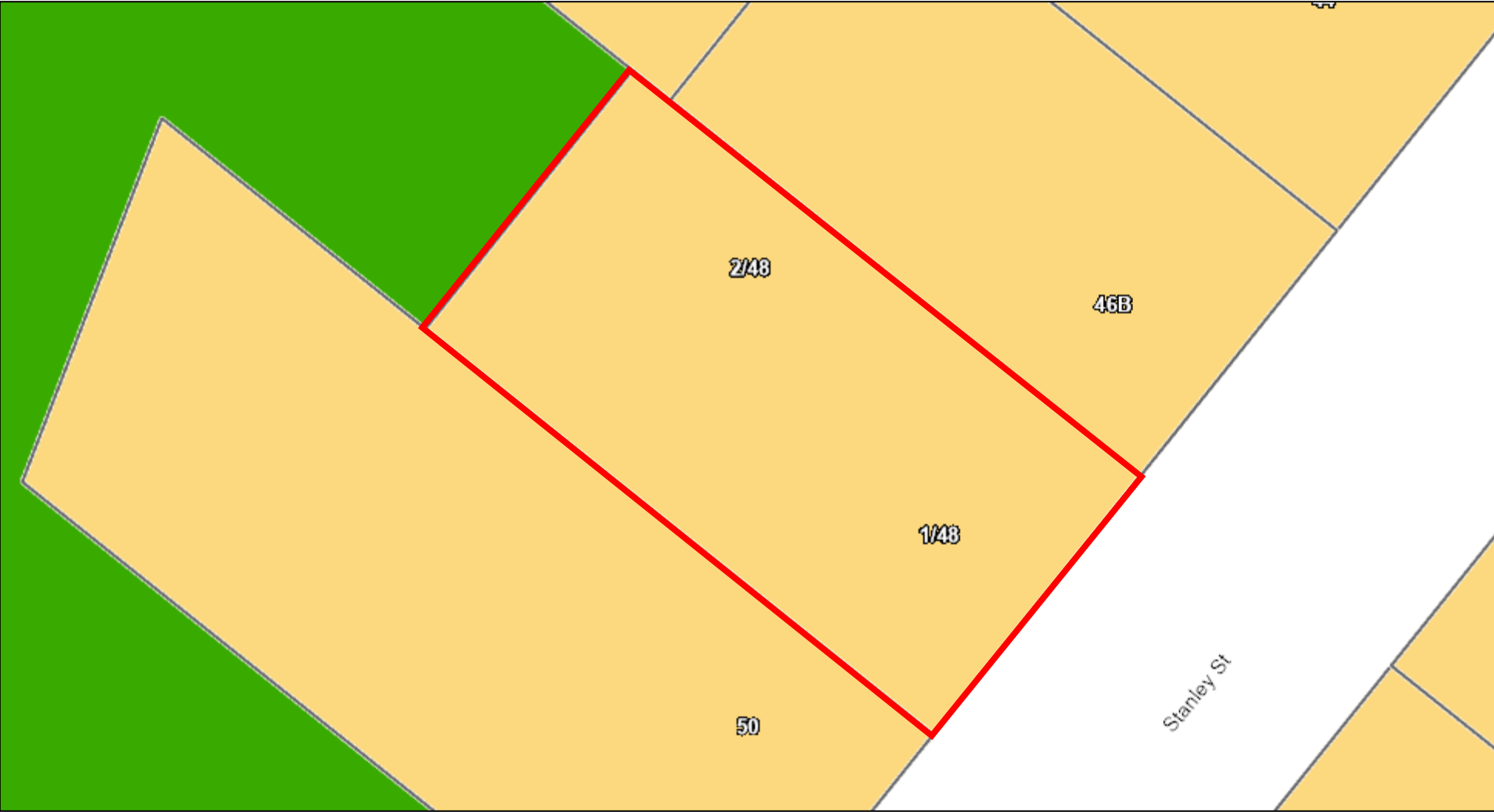
Request: Rezone from MUZ to MRZ



Site address: 1/48 and 2/48 Stanley Street

Submitter: Rohan Kulharni [3.9]

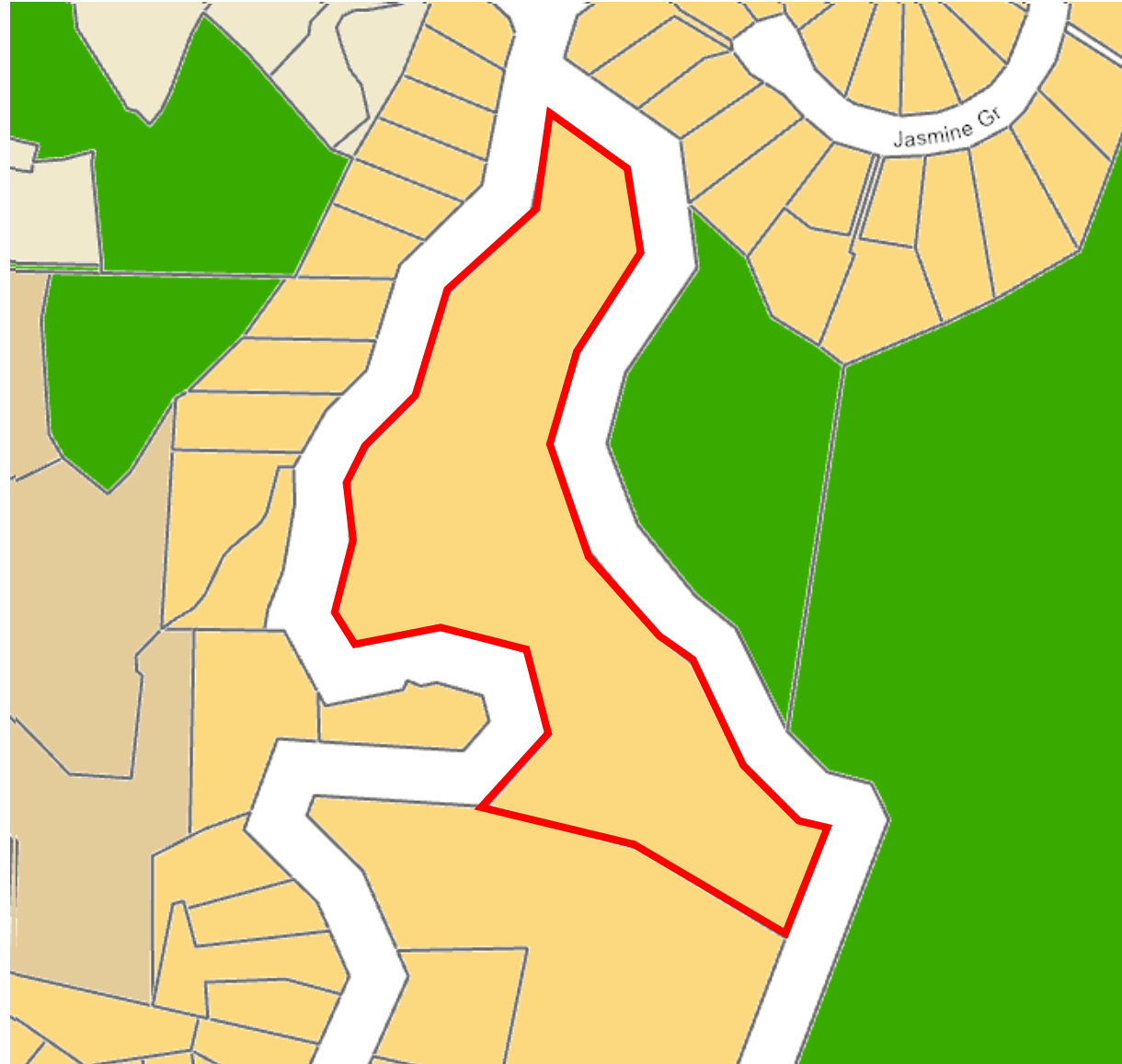
Request: Retain MRZ



Site address: 70 Maungaraki Road

Submitter: Northern Street Partnerships [28.1]

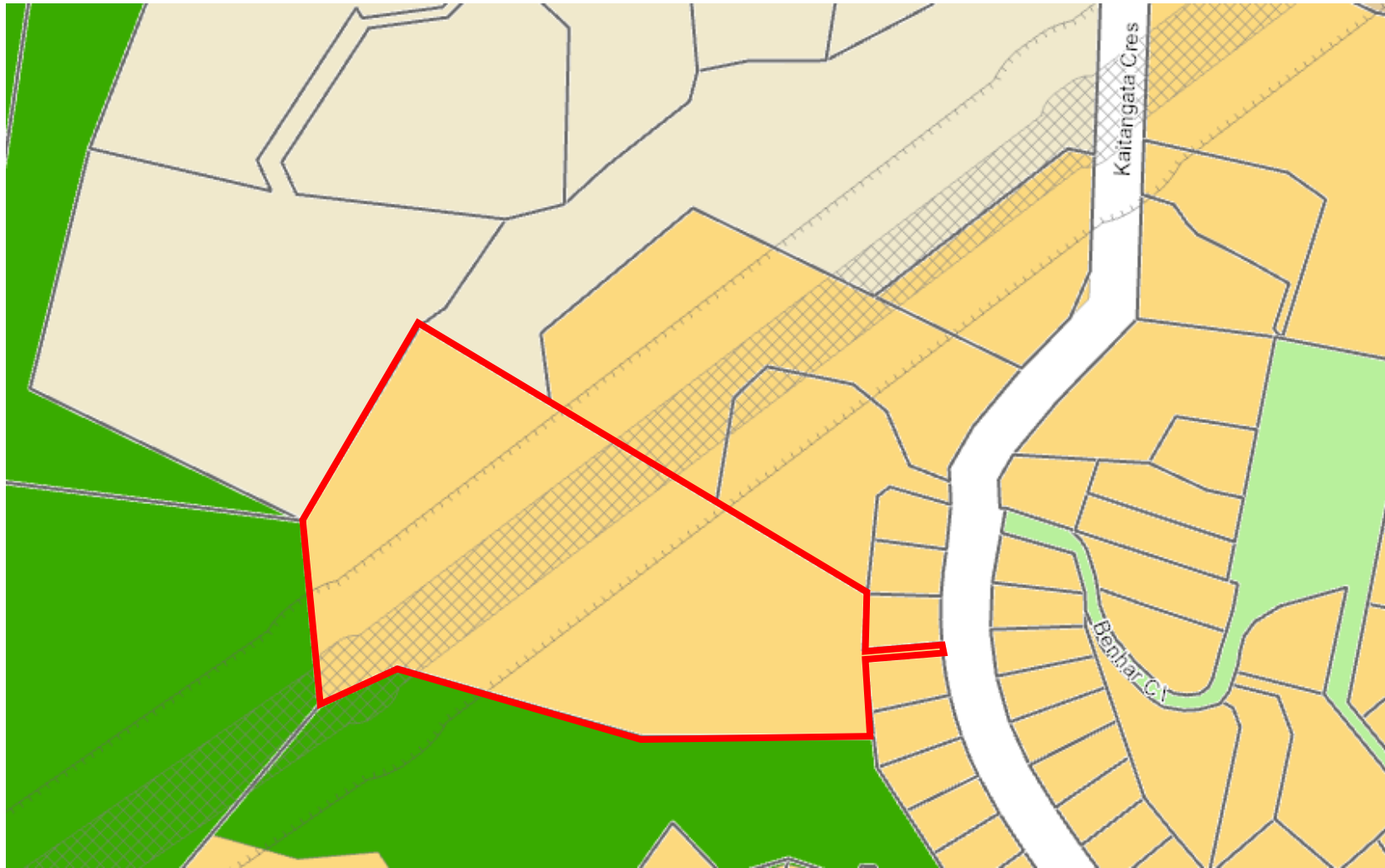
Request: Retain MRZ



Site address: 21 Kaitangata Crescent

Submitter: RJ & CA Young [244.1]

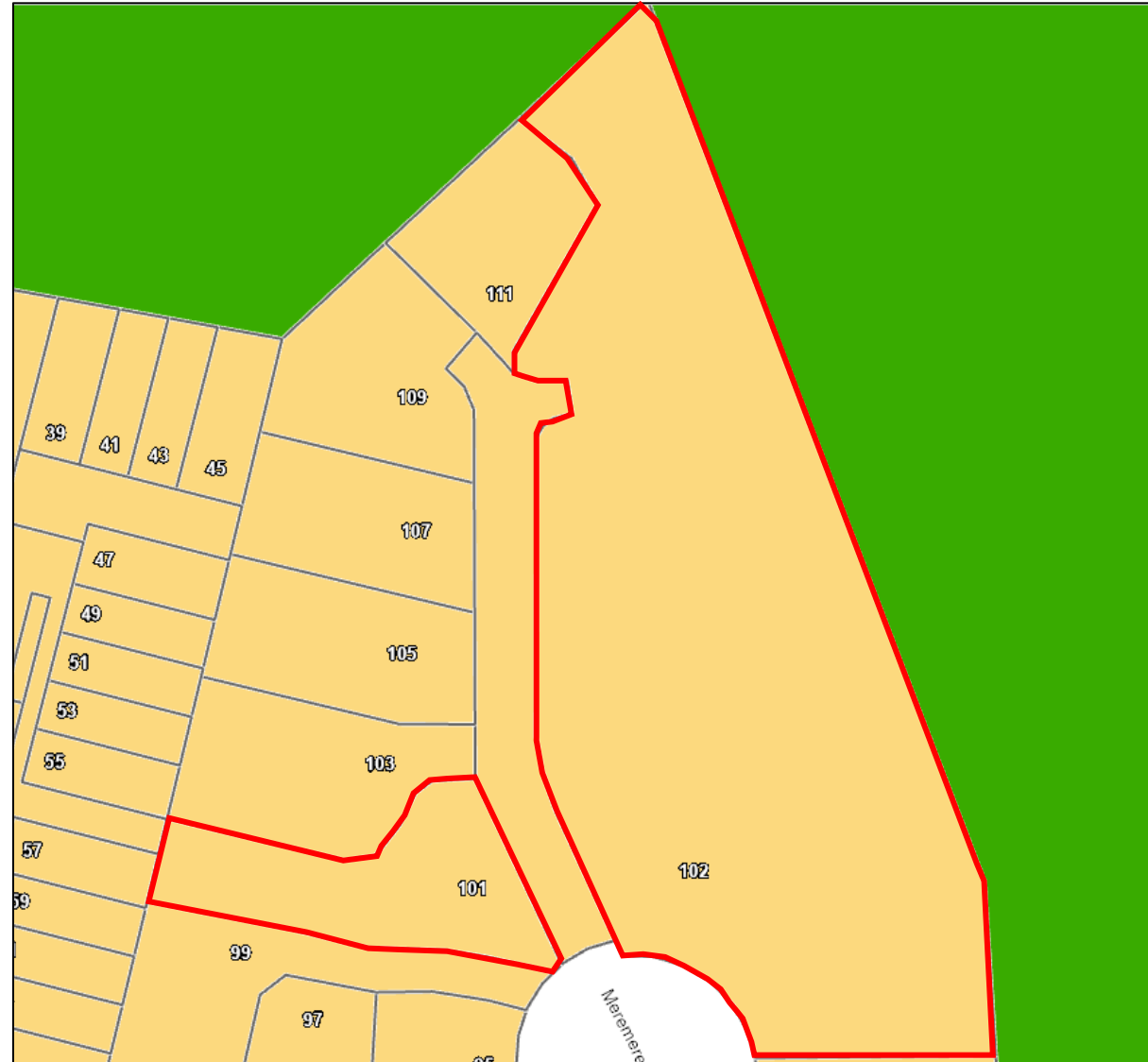
Request: Rezone from MRZ to a zone that is less enabling of development



Site address: 101 and 102 Meremere Street

Submitter: Policy Planning team of Hutt City Council [440.96 and 87]

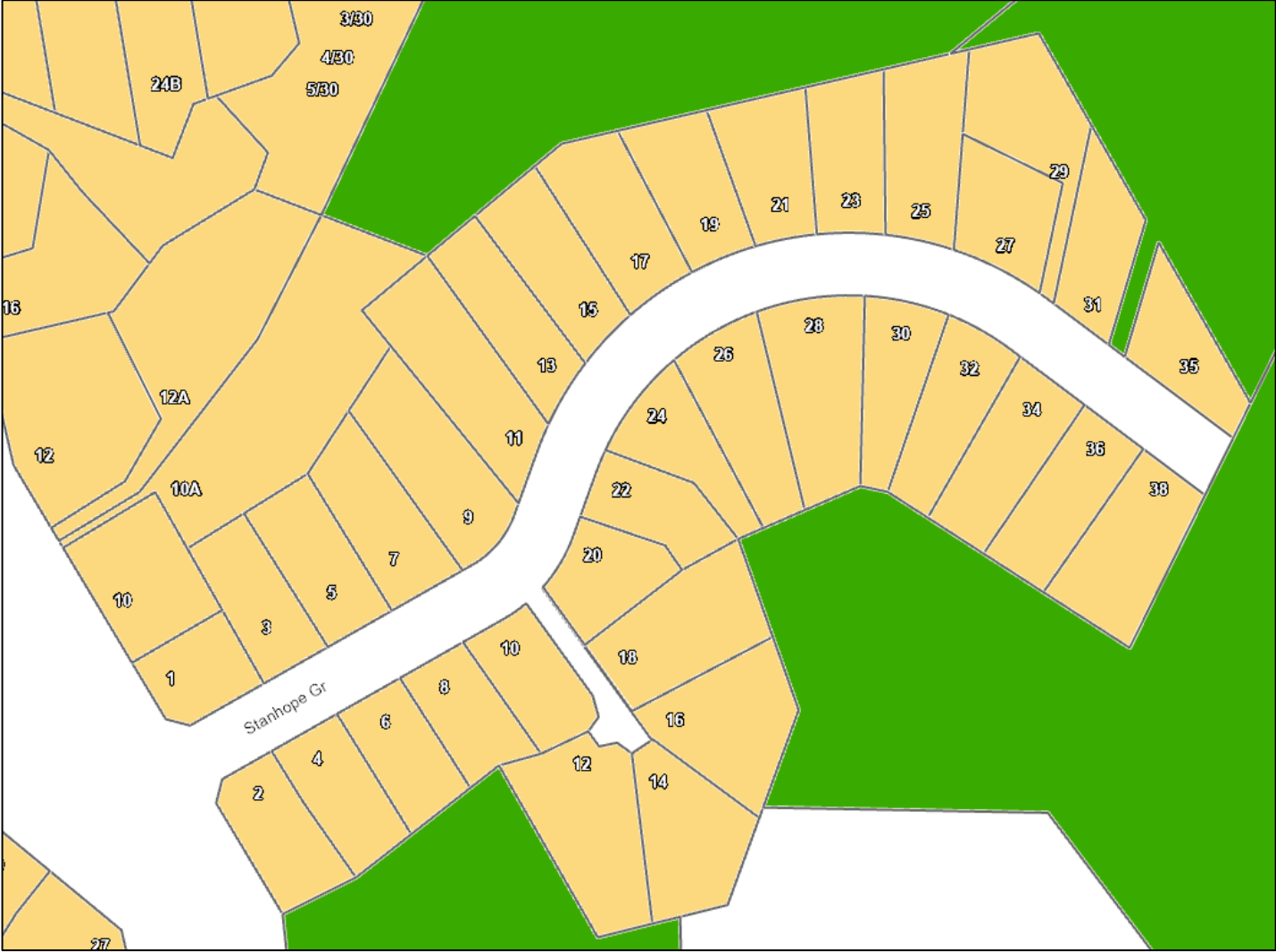
Request: Rezone from MRZ to Open Space Zone



Site location: Stanhope Grove

Submitter: Lorraine Mansfield [216.1 and 216.2]

Request: Rezone from MRZ to LLRZ



APPENDIX 3: LINKS BETWEEN STRATEGIC OBJECTIVES AND LOWER ORDER PROVISIONS

Strategic Direction: Climate Change and Natural Hazards

CCSD-O1 Carbon Neutral

MRZ-O1/HRZO1 Purpose of the Medium/High Density Residential Zone

MRZ-O4/HRZO4 Planned character and planned urban built environment of the Medium/High Density Residential Zone

MRZ-P4/HRZ-P4 Provision of housing
MRZ-P5 Benefits of medium-density housing
HRZ-P5 Benefits of sufficient housing capacity and variety

MRZ-P11/HRZ-P11 Changing urban environment
MRZ-P12/HRZ-P12 Urban design outcomes by meeting standard or assessment
MRZ-P13/HRZ-P13 Urban design outcomes for non-residential activities and developments of more than 3 residential units

MRZ-R4/HRZ-R4/LLRZ-R4 Residential Activities

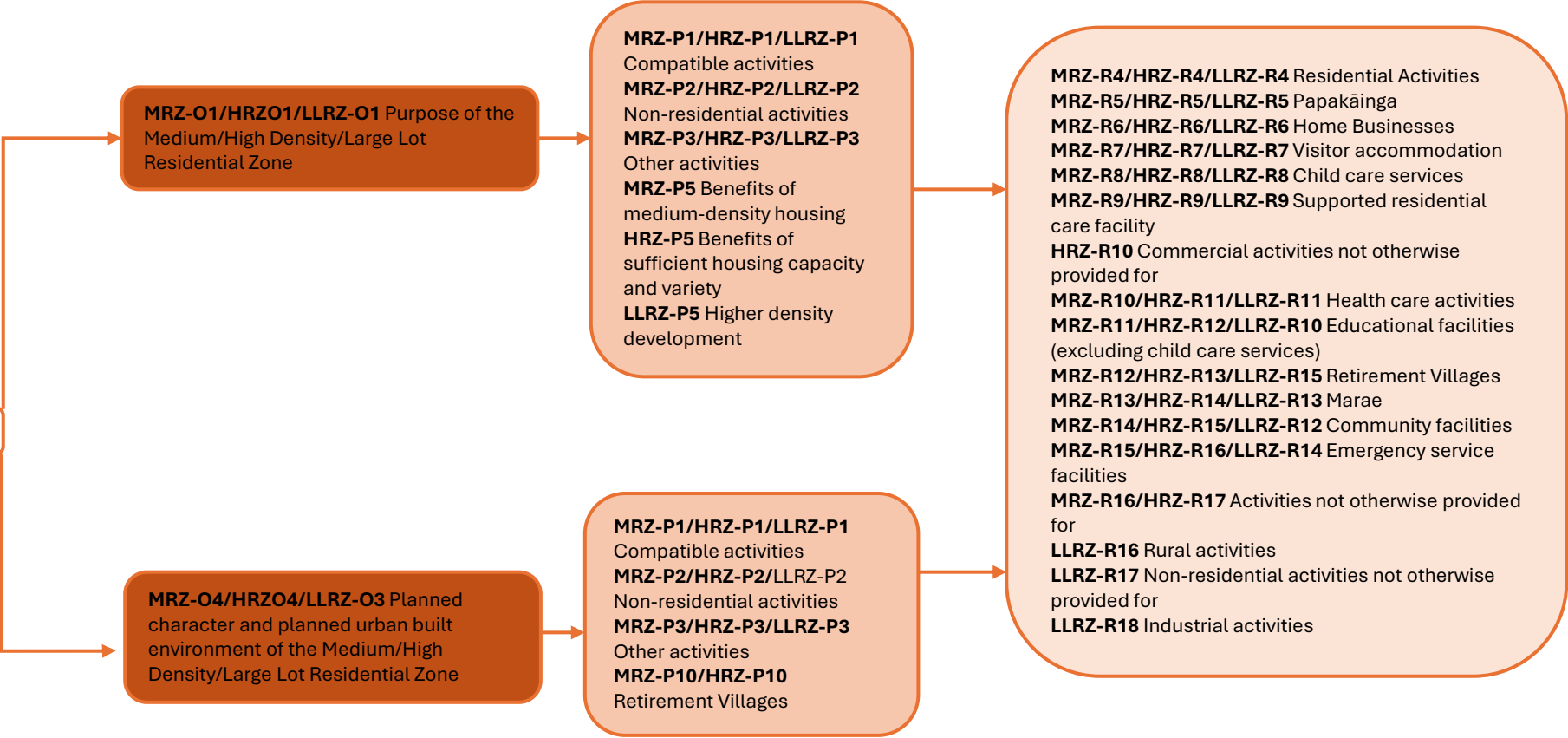
MRZ-R1/HRZ-R1/LLRZ-R1 Repair and maintenance of buildings and structures
MRZ-R2/HRZ-R2/LLRZ-R2 Demolition or removal of buildings and structures
MRZ-R3/HRZ-R3/LLRZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures

MRZ-S1/HRZ-S1/LLRZ-S1 Number of residential units
MRZ-S8/HRZ-S8 Outdoor Living Space
MRZ-S9/HRZ-S9 Outlook space
MRZ-S10/HRZ-S10 Windows to street
MRZ-S11/HRZ-S11 Landscaped area

MRZ-S2/HRZ-S2/LLRZ-S2 Building coverage
MRZ-S3/HRZ-S3/LLRZ-S3 Building height
HRZ-S4/HRZ-S4/LLRZ-S4 Height in relation to boundary
MRZ-S5/HRZ-S5/LLRZ-S5 Setbacks
MRZ-S6/HRZ-S6 Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone
MRZ-S7/HRZ-S7/LLRZ-S6 Permeable surface
MRZ-S8/HRZ-S8 Outdoor Living Space
MRZ-S9/HRZ-S9 Outlook space
MRZ-S10/HRZ-S10 Windows to street
MRZ-S11/HRZ-S11/LLRZ-S7 Landscaped area

Strategic Direction: Infrastructure

INFSD-O5 Accessibility



There are no specific standards in relation to accessibility within the Residential zones chapters. However, land use and transport integration issues are a matter of discretion through many of these rules. The Transport chapter provides specific objectives, policies and rules that sit alongside the Residential provisions and support achieving land use transport integration across the PDP zone chapters.

Strategic Direction: Urban Development

UDSD-O1 Well-Functioning Urban Environments

UDSD-O2 Outcomes for Well-Functioning Urban Environments

UDSD-O3 Urban Form

UDSD-O4 Location of Urban Development

UDSD-O5 Development Capacity

UDSD-O6 Housing Choice

UDSD-O7 Housing Quality

MRZ-O1/HRZO1/LLRZ-O1 Purpose of the Medium/High Density/Large Lot Residential Zone

MRZ-O2/HRZO2 Activities in the Medium/High Density Zone

MRZ-O3/HRZO3 Provision of housing

MRZ-O4/HRZO4 Planned character and planned urban built environment of the Medium/High Density Residential Zone

MRZ-P1/HRZ-P1/LLRZ-P1 Compatible activities
MRZ-P2/HRZ-P2/LLRZ-P2 Non-residential activities
MRZ-P3/HRZ-P3/LLRZ-P3 Other activities
LLRZ-P5 Higher density residential development

MRZ-P1/HRZ-P1/LLRZ-P1 Compatible activities
MRZ-P2/HRZ-P2/LLRZ-P2 Non-residential activities
MRZ-P3/HRZ-P3/LLRZ-P3 Other activities
MRZ-P10/HRZ-P10 Retirement Villages

MRZ-P4/HRZ-P4 Provision of housing
MRZ-P5 Benefits of medium-density housing
HRZ-P5 Benefits of sufficient housing capacity and variety
HRZ-P7 Housing needs
MRZ-P9/HRZ-P9 Specific Height Control Overlay
LLRZ-P5 Higher density residential development

MRZ-P1/HRZ-P1/LLRZ-P1 Compatible activities
MRZ-P2/HRZ-P2/LLRZ-P2 Non-residential activities
MRZ-P3/HRZ-P3/LLRZ-P3 Other activities
MRZ-P6/HRZ-P6 Streets and Open Spaces
MRZ-P8/HRZ-P8 High-quality development
MRZ-P9/HRZ-P9 Specific Height Control Overlay
MRZ-P10/HRZ-P10 Retirement Villages
MRZ-P11/HRZ-P11 Changing urban environment
MRZ-P12/HRZ-P12 Urban design outcomes by meeting standard or assessment
MRZ-P13/HRZ-P13 Urban design outcomes for non-residential activities and developments of more than 3 residential units
MRZ-P14/HRZ-P14 Urban design outcomes (exclusions)
LLRZ-P4 Residential character and amenity
MRZ-P15/HRZ-P15 Manage effects on the Marae Zone

MRZ-R4/HRZ-R4/LLRZ-R4 Residential Activities

MRZ-R5/HRZ-R5/LLRZ-R5 Papakāinga
MRZ-R6/HRZ-R6/LLRZ-R6 Home Businesses
MRZ-R7/HRZ-R7/LLRZ-R7 Visitor accommodation
MRZ-R8/HRZ-R8/LLRZ-R8 Child care services
MRZ-R9/HRZ-R9/LLRZ-R9 Supported residential care facility
HRZ-R10 Commercial activities not otherwise provided for
MRZ-R10/HRZ-R11/LLRZ-R11 Health care activities
MRZ-R11/HRZ-R12/LLRZ-R10 Educational facilities (excluding child care services)
MRZ-R12/HRZ-R13/LLRZ-R15 Retirement Villages
MRZ-R13/HRZ-R14/LLRZ-R13 Marae
MRZ-R14/HRZ-R15/LLRZ-R12 Community facilities
MRZ-R15/HRZ-R16/LLRZ-R14 Emergency service facilities
MRZ-R16/HRZ-R17 Activities not otherwise provided for
LLRZ-R16 Rural activities
LLRZ-R17 Non-residential activities not otherwise provided for
LLRZ-R18 Industrial activities

MRZ-R4/HRZ-R4/LLRZ-R4 Residential Activities

MRZ-R5/HRZ-R5 Papakāinga

MRZ-R1/HRZ-R1/LLRZ-R1 Repair and maintenance of buildings and structures
MRZ-R2/HRZ-R2/LLRZ-R2 Demolition or removal of buildings and structures
MRZ-R3/HRZ-R3/LLRZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures

MRZ-S1/HRZ-S1/LLRZ-S1 Number of residential units
MRZ-S8/HRZ-S8 Outdoor Living Space
MRZ-S9/HRZ-S9 Outlook space
MRZ-S10/HRZ-S10 Windows to street
MRZ-S11/HRZ-S11 Landscaped area

MRZ-S8/HRZ-S8 Outdoor Living Space
MRZ-S9/HRZ-S9 Outlook space

MRZ-S2/HRZ-S2/LLRZ-S2 Building coverage
MRZ-S3/HRZ-S3/LLRZ-S3 Building height
HRZ-S4/HRZ-S4/LLRZ-S4 Height in relation to boundary
MRZ-S5/HRZ-S5/LLRZ-S5 Setbacks
MRZ-S6/HRZ-S6 Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone
MRZ-S7/HRZ-S7/LLRZ-S6 Permeable surface
MRZ-S8/HRZ-S8 Outdoor Living Space
MRZ-S9/HRZ-S9 Outlook space
MRZ-S10/HRZ-S10 Windows to street
MRZ-S11/HRZ-S11/LLRZ-S7 Landscaped area