

# Proposed Wellington City District Plan

## Consolidated Officer Chapter


### Recommendations

## Hearing Stream 2 topics

#### Chapters included:

- Medium Density Residential Zone
- High Density Residential Zone
- Large Lot Residential Zone
- Papakāinga Design Guide
- Character Precincts design guide
- Mt Victoria North Townscape Precinct Design Guide

Parts of this chapter have been notified using either a Part One Schedule 1 process ([P1 Sch1](#)), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process ([ISPP](#)). Please see notations.

Provisions in this chapter have immediate legal effect as they relate to the Medium Density Residential Standards. In accordance with In section 80H of the RMA. provisions that have legal effect are marked in this chapter with a gavel (  ). To see more about what legal effect means please click [here](#).

# He Rohe Kāinga Mātoru-Waenga

## Medium Density Residential Zone

<b>MRZ</b>	<b>Medium Density Residential Zone</b>
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### P1 Sch1

### Introduction

The Medium Density Residential Zone comprises predominantly residential activities with a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities.

The suburbs within the Medium Density Residential Zone have developed at different times and with varying topography and characteristics across its neighbourhoods.

The efficient use of land within the Medium Density Residential Zone is important to meet the strategic objectives of maintaining a compact urban form and providing new housing to help address the City's housing needs.

The Medium Density Residential Zone adopts the medium density residential standards from the RMA which allow for three residential units of up to three storeys on a site. Multi-unit housing of four or more units is also anticipated through a resource consent process subject to standards and design guidance.

It is anticipated that the form, appearance and amenity of neighbourhoods within the Medium Density Residential Zone will change over time [to enable a variety of housing types with a mix of densities](#).

There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters. ~~These include the following:~~

- ~~• Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PREC01 and MRZ-PREC02).~~
- ~~• Wellington Fault (refer to Natural Hazards Chapter).~~
- ~~• Stream corridors and overland flow paths (refer to Natural Hazards Chapter).~~
- ~~• Medium and high coastal hazards (refer to Coastal Environment Chapter).~~
- ~~• Very high and high coastal natural character areas (refer to Coastal Environment Chapter).~~
- ~~• Coastal margins and riparian margins (refer to Coastal Environment and Natural Character Chapters).~~
- ~~• Air noise overlay (refer to Noise Chapter).~~
- ~~• Heritage buildings, heritage structures and heritage areas (refer to Historic Heritage Chapter).~~
- ~~• Notable trees (refer to Notable Trees Chapter).~~
- ~~• Sites and areas of significance to Māori (refer to Sites and Areas of Significance to Māori Chapter).~~

There are also two areas within the Medium Density Residential Zone that have particular constraints or opportunities that require specific policies. These are the Tapu Te Ranga land and the Spenmoor Street area.

The Medium Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated in this zone.

[The Papakāinga Design Guide may be relevant within the Medium Density Residential Zone. This is a non-statutory document which sits with other Design Guides in Part 4 of the District Plan.](#)

Precincts within the Medium Density Residential Zone include Character Precincts, the Mt Victoria North Townscape Precinct, and the Oriental Bay Height Precinct.

MRZ-PREC01	Character Precincts
<p>The purpose of the Character Precincts is to provide for the management of effects on character values within specifically identified residential areas of the City.</p> <p>The Precincts are located within the City's older suburbs and are comprised of a range of older houses that are reflective of the historical development pattern of the City. The Precincts are generally in close proximity to the City Centre Zone and are anticipated to undergo a degree of change.</p> <p>The District Plan endeavours to balance the ongoing maintenance of character with the demands of future residential growth and change. The District Plan seeks to manage pre-1930 buildings within the Character Precincts where the concentration of coherent development defines and contributes to their distinct character and sense of place.</p> <p>The Character Precincts are located in the following suburbs:</p> <ul style="list-style-type: none"> <li>• Berhampore;</li> <li>• Newtown;</li> <li>• Mt Cook;</li> <li>• Mt Victoria;</li> <li>• Aro Valley; and</li> <li>• Thorndon.</li> </ul> <p>The Character Precincts do not seek to protect historic heritage values. While some areas may also be identified as heritage areas in the District Plan, the majority of the Character Precincts seek to identify existing concentrations of consistent character and prevent its further erosion. This character is a product of the architectural values of the dwellings in these areas, patterns of subdivision and the resultant streetscape. The Character Precincts have been identified and mapped based on the consistency and coherence of character of the houses in these areas.</p> <p>The particular characteristics of each Precinct are described in the Character Precincts Appendix to the Residential Design Guide.</p> <p>The land use activities rules for the Medium Density Residential Zone apply to the Character Precincts.</p> <p>The building and structure activities rules for the Medium Density Residential Zone do not apply to the Character Precincts. There are separate building and structure activities rules that apply within the Character Precincts.</p>	
MRZ-PREC02	Mt Victoria North Townscape Precinct

### Introduction

The purpose of the Mt Victoria North Townscape Precinct is to provide for the management of townscape values within the Mt Victoria North area.

The Mt Victoria North Townscape Precinct has been identified as important due to its high visibility and proximity to St Gerard's Monastery and the escarpment below. When viewed from the City Centre (and the waterfront) the houses, monastery and escarpment combine to form one of Wellington's most iconic urban landscapes.

The District Plan seeks to manage the design of new buildings and additions and alterations to existing buildings in this area. The controls are provided to ensure that new development is well designed, respects the predominant patterns of the area and the setting of St Gerard's Monastery.

The Mt Victoria North Townscape Precinct does not seek to protect historic heritage values. While some parts of this Precinct may also be identified as heritage areas or buildings in the District Plan, this Precinct reflects the collective unique identity and townscape values present within the area. Similarly, this Precinct is separate from the Character Precincts which are identified due to the predominance of buildings constructed prior to 1930 and the contribution of those buildings to broader streetscape characteristics. While there are some sites within the Mt Victoria North Townscape Precinct which are also included in Character Precincts, the focus of these provisions is different. Townscape focuses on long-range views from public spaces, which differs from streetscape values which are enjoyed by those in the immediate streetscape, rather than from a long-range viewpoint. Streetscape values can contribute to townscape characteristics and values but are not the primary focus of the townscape precinct.

Building proposals will be assessed against the Residential Design Guide, including the Mt Victoria North Design Guide and the Character Precincts Design Guide appendices, as relevant to the proposal.

The land use activities rules for the Medium Density Residential Zone apply to the Mt Victoria North Townscape Precinct.

The building and structures activities rules for the Medium Density Residential Zone do not apply to the Mt Victoria North Townscape Precinct. There are separate building and structures activities rules that apply within the Townscape Precinct.

<b>MRZ-PREC03</b>	<b>Oriental Bay Height Precinct</b>
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**Introduction**

The Oriental Bay Height Precinct recognises the unique setting, characteristics and development potential of this area. Medium to high rise residential development is suitable here. It is also a popular recreational destination.

The land use activities rules of the Medium Density Residential Zone apply to the Oriental Bay Height Precinct, except that there is no restriction on the number of permitted residential units on a site on the Oriental Bay Height Precinct.

The building and structures activities rules and standards for the Medium Density Residential Zone do not apply to the Oriental Bay Height Precinct. There are separate building and structures activities rules and standards for this Precinct.


Permitted building heights have been set on a site by site basis to maximise residential development potential while at the same time offering protection for the amenity of properties to the rear and the public amenity along Oriental Parade. The heights also serve to protect townscape views of St Gerard's Monastery and the escarpment below.

New buildings, and significant additions and alterations to existing buildings will be assessed against the Residential Design Guide to ensure that they make a positive contribution to townscape values and general amenity of the area.

**Other relevant District Plan provisions**

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, 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.

**Objectives**

Medium Density Residential Zone		
ISPP	<p><b>MRZ-O1</b></p> 	<p><b>Purpose</b></p> <p>The Medium Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> <li>1. Housing needs and demand; and</li> <li>2. The neighbourhood’s planned urban built character, including 3 storey buildings.</li> </ol>
ISPP	<p><b>MRZ-O2</b></p>	<p><b>Efficient use of land</b></p> <p>Land within the Medium Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> <li>1. Increases housing supply and choice; and</li> <li>2. Contributes positively to a changing and well-functioning urban environment.</li> </ol>
P1 Sch1	<p><b>MRZ-O3</b></p>	<p><b>Healthy, safe, accessible and attractive environments</b></p> <p>The Medium Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</p>
Character Precincts		
ISPP	<p><b>MRZ-PREC01-O1</b></p>	<p><b>Purpose</b></p> <p>Character Precincts are managed to:</p> <ol style="list-style-type: none"> <li>1. Minimise the further erosion of their character;</li> <li>2. Provide for their ongoing use and development that maintains or enhances their character; and</li> <li>3. Ensure development recognises and responds to the character values of the Precinct.</li> </ol>
Mt Victoria North Townscape Precinct		
ISPP	<p><b>MRZ-PREC02-O1</b></p>	<p><b>Purpose</b></p> <p>The area around St Gerard’s Monastery in the northern portion of Mt Victoria and western portion of Oriental Bay is:</p> <ol style="list-style-type: none"> <li>1. Recognised as a townscape precinct;</li> <li>2. Managed to maintain or enhance the iconic landscape setting and townscape values;</li> </ol>

	<ol style="list-style-type: none"> <li>3. Developed in a manner that recognises and responds to the townscape values of the area; and</li> <li>4. Enabled for its ongoing use and appropriate future development.</li> </ol>
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**Oriental Bay Height Precinct**

ISPP

<b>MRZ- PREC03-O1</b>	<p><b>Purpose</b></p> <p>The Oriental Bay Height Precinct accommodates medium to high density residential development and a range of compatible non-residential activities at ground floor that maintain or enhance the unique qualities of the Precinct.</p>
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**Policies**

**Medium Density Residential Zone**


P1 Sch1



<b>MRZ-P1</b>	<p><b>Enabled activities</b></p> <p>Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:</p> <ol style="list-style-type: none"> <li>1. Home Business;</li> <li>2. Boarding Houses;</li> <li>3. Visitor Accommodation;</li> <li>4. Supported Residential Care;</li> <li>5. Childcare Services; and</li> <li>6. Community Gardens.</li> </ol>
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ISPP

<b>MRZ-P2</b> 	<p><b>Housing supply and choice</b></p> <p>Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.</p>
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ISPP

<b>MRZ-P3</b> 	<p><b>Housing needs</b></p> <p>Enable housing to be designed to meet the day-to-day needs of residents, <u>including by and encourageing a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles, abilities and impairments.</u></p>
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ISPP	<p><b>MRZ-P4</b></p> 	<p><b>Medium density residential standards</b></p> <p>Apply the medium density residential standards across the Medium Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</p>
ISPP	<p><b>MRZ-P5</b></p> 	<p><b>Developments not meeting permitted activity status</b></p> <p>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</p>
ISPP	<p><b>MRZ-P6</b></p>	<p><b>Multi-unit housing</b></p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li>1. Fulfils the intent of the Residential Design Guide;</li> <li>2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</li> <li>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and</li> <li>4. Is <u>able to be</u> adequately serviced by three waters infrastructure or can address any constraints on the site.</li> </ol>
P1 Sch1	<p><b>MRZ-P7</b></p>	<p><b>Retirement villages</b></p> <p>Provide for retirement villages where it can be demonstrated that the development <u>where it is relevant</u>:</p> <ol style="list-style-type: none"> <li>1. Fulfils the intent of the Residential Design Guide;</li> <li>2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village;</li> <li>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;</li> <li>4. Is <u>able to be</u> adequately serviced by three waters infrastructure or can address any constraints on the site; and</li> <li>5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.</li> </ol>
ISPP	<p><b>MRZ-P8</b></p>	<p><b>Residential buildings and structures</b></p>



		<p>Provide for a range of residential buildings and structures, including additions and alterations, that:</p> <ol style="list-style-type: none"> <li>1. Provide healthy, safe and accessible living environments;</li> <li>2. Are compatible with the built environment anticipated in the Medium Density Residential Zone;</li> <li>3. Contribute positively to a changing urban environment; and</li> <li>4. Achieve attractive and safe streets.</li> <li>5. <u>Responds to the site context, particularly where it is located adjacent to a heritage building, heritage structure or heritage area, or character precinct.</u></li> </ol>
ISPP	<del>MRZ-P9</del>	<p><del>Permeable surface</del></p> <p>-</p> <p><del>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</del></p>
ISPP	<del>MRZ-P409</del>	<p><b>Vegetation and landscaping</b></p> <p>Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.</p>
ISPP	<del>MRZ-P4110</del>	<p><b>Attractive and safe streets and public open spaces</b></p> <p>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>
P1 Sch1	<del>MRZ-P4211</del>	<p><b>Roading capacity in the Spenmoor Street Area</b></p> <p>Only allow multi-unit housing where it can be demonstrated that the local roading network has the capacity to accommodate any increase in traffic associated with the new development, and that the safety and efficiency of the roading network will be maintained.</p>
ISPP	<del>MRZ-P4312</del>	<p><b>Tapu Te Ranga – <u>16 – 50 Rhine Street, Island Bay</u></b></p> <p>Facilitate the integrated development of the Tapu Te Ranga land <u>(16 – 50 Rhine Street, Island Bay)</u> in a manner that:</p>

		<ol style="list-style-type: none"> <li>1. Identifies and appropriately addresses any geo-technical and contamination issues;</li> <li>2. Incorporates planting and landscaping to provide visual screening and integrate development into the surrounding environment; <del>and</del></li> <li>3. Fulfils the intent of the Residential Design Guide <del>and Papakainga Design Guide</del> where relevant and applicable.; <del>and</del></li> <li>4. <u>Supports the long-term development aspirations for the site including Nohokāinga/Papakāinga, Marae, Urupā extension, Kāinga, and community buildings.</u></li> </ol>
P1 Sch1	<b>MRZ-P4413</b>	<p><b>Community gardens, urban agriculture and waste minimisation</b></p> <p>Encourage the development of community gardens, small-scale urban agriculture and circular approaches to the production and management of waste (particularly organic waste), while managing adverse effects.</p>
P1 Sch1	<b>MRZ-P4514</b>	<p><b>Non-residential activities and buildings</b></p> <p><del>Only allow</del> <u>Provide for</u> non-residential activities and buildings that:</p> <ol style="list-style-type: none"> <li>1. Support the needs of local communities;</li> <li>2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone;</li> <li>3. Contribute positively to the urban environment and achieve attractive and safe streets;</li> <li>4. Reduce reliance on travel by private motor vehicle;</li> <li>5. Maintain the safety and efficiency of the transport network; <del>and</del></li> <li>6. Are <u>able to be</u> adequately serviced by three waters infrastructure or can address any constraints on the site.; <del>and</del></li> <li>7. <u>Are integrated into residential developments where possible.</u></li> </ol>
<b>Character Precincts</b>		
ISPP	<b>MRZ- PREC01-P1</b>	<p><b>Maintenance of character</b></p> <p>Require new development, and alterations and additions to existing development in the Character Precincts, to have regard and respond positively to the character values of the Precinct, as identified in the relevant Character Precincts Appendix to the Residential Design Guide, and to:</p> <ol style="list-style-type: none"> <li>1. Maintain the continuity or coherence of the identified character values of the area;</li> <li>2. Maintain the qualities and cohesiveness of the streetscape;</li> <li>3. Respond positively to:             <ol style="list-style-type: none"> <li>a. The design, scale, height, setback, and massing of existing development;</li> <li>b. Any distinctive pattern of subdivision; and</li> </ol> </li> </ol>

ISPP

	<ul style="list-style-type: none"> <li>c. Its relationship to the street;</li> <li>4. Ensure development is of a compatible form which contributes to the identified character values of the area;</li> <li>5. Maintain:                         <ul style="list-style-type: none"> <li>a. The relationship of built form to open space and landscape context; and</li> <li>b. The setting of the character areas where features such as mature trees and landform contribute to character values;</li> </ul> </li> <li>6. Enable the removal of additions and features that detract from the character of the Precinct;</li> <li>7. Encourage maintenance and repair; and</li> <li>8. Recover or reveal character values of buildings and features.</li> </ul>
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ISPP

<p><b>MRZ- PREC01-P2</b></p>	<p><b>Restrictions on demolition</b></p> <p>Only allow the demolition of pre-1930 buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where <u>either</u>:</p> <ol style="list-style-type: none"> <li>1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to:                     <ul style="list-style-type: none"> <li>a. The level of visibility of the existing building from surrounding public spaces;</li> <li>b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area;</li> <li>c. The extent to which the existing building retains its original <u>or pre-1930</u> design features relating to form, materials, and detailing and the extent to which those features have been modified;</li> <li>d. Whether the building is an integral part of a row of buildings that are consistent in form, scale, and siting; and</li> <li>e. Whether the building represents a rare or unique example of pre-1930 architecture;</li> </ul> </li> <li>2. The building is shown to be in poor condition, particularly in terms of:                     <ul style="list-style-type: none"> <li>a. Its structural integrity, so that its retention is impractical or economically unviable;</li> <li>b. Whether the building presents a hazard; and</li> <li>c. Whether the building presents a risk to life in the event of an earthquake; <u>or</u></li> </ul> </li> <li>3. <u>Demolition of the building is required for the construction of infrastructure, taking into account the functional need and operational need of the infrastructure.</u></li> </ol>
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P1 Sch1

<p><b>MRZ- PREC01-P3</b></p>	<p><b>Intensification</b></p> <p>Enable residential intensification within Character Precincts provided that it does not detract from the character and amenity of the Precinct in which it is located.</p>
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<b>MRZ- PREC01-P4</b>	<p><b>On-going use and repair and maintenance</b></p> <p>Enable the on-going use, and repair and maintenance of buildings in Character Precincts.</p>
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ISPP

<b>MRZ- PREC01-P5</b>	<p><b>Car parking and accessory buildings</b></p> <p>Design and locate car parking, garaging and accessory buildings to maintain and enhance the character of the Precinct.</p>
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ISPP

<b>MRZ- PREC01-P6</b>	<p><b>Special features</b></p> <p>Encourage the retention of special features such as boundary walls, fences, paths, trees and plantings that contribute to the character of the Precinct. Where such features are proposed to be removed, consider appropriate mitigation to help integrate new development into the surrounding environment.</p>
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**Mt Victoria North Townscape Precinct**

P1 Sch1

<b>MRZ- PREC02-P1</b>	<p><b>Maintenance of townscape values</b></p> <p>Require new development to have regard to and respond positively to the townscape values of the Mt Victoria North Townscape Precinct, as identified in the relevant appendix to the Residential Design Guide, and to consider:</p> <ol style="list-style-type: none"> <li>1. The design, location, bulk, scale and height of any new development;</li> <li>2. Landscaping, parking areas, vehicle manoeuvring and site access; and</li> <li>3. The extent to which the development makes a positive contribution to the predominant pattern of development of the Mt Victoria North Townscape Precinct including building orientation, construction, style, and relationship to St Gerard's Monastery.</li> </ol>
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**Oriental Bay Height Precinct**

P1 Sch1

<b>MRZ- PREC03-P1</b>	<p><b>Managing development</b></p> <p>Manage development in the Oriental Bay Height Precinct in a manner that recognises the unique characteristics and development potential of the Precinct.</p>
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**Rules: Land use activities in the Medium Density Residential Zone**

P1 Sch1

<b>MRZ-R1</b>	<b>Community gardens</b>
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1. Activity status: **Permitted**

ISPP

<b>MRZ-R2</b> 	<b>Residential activities, excluding retirement villages, supported residential care activities and boarding houses</b>
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1. Activity status: **Permitted**

Where:

a. No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit.

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with MRZ-R2.1.a cannot be achieved.

Matters of discretion are:

1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6;
2. For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-~~P12P11~~; and
3. For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-~~P13P12~~.

Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified.

P1 Sch1

<b>MRZ-R3</b>	<b>Home business</b>
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1. Activity status: **Permitted**

Where:

- a. The site is occupied by a residential building and used for residential activities by at least one person, who is an employee or equivalent engaged in the home business, and lives the person or persons living on the site as their principal place of residence;
- b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;
- c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;
- d. Activities do not create a dust nuisance;
- e. The home business does not involve the use of trucks or other heavy vehicles;
- f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;
- g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and
- h. No retailing must be conducted on the site, except:
  - i. goods retailed online and do not result in customer visits to the site, or
  - ii. goods ancillary and related to a service provided by the home business.

<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with any of the requirements of MRZ-R3.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent and effects of non-compliance with any requirement not met; and</li> <li>2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-R3.2.a is precluded from being publicly notified.</p>
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P1 Sch1

MRZ-R4	Supported residential care activities
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. The maximum occupancy does not exceed 10 residents.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with MRZ-R4.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-R4.2.a is precluded from being publicly notified.</p>	

P1 Sch1

MRZ-R5	Boarding houses
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. The maximum occupancy does not exceed 10 guests per night.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with MRZ-R5.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-R5.2.a is precluded from being publicly notified.</p>	

P1 Sch1

	<b>MRZ-R6</b>	<b>Visitor accommodation</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed 10 guests per night.</p>	
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with MRZ-R6.1.a cannot be achieved.</p>	

	<p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R6.2.a is precluded from being publicly notified.</p>
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P1 Sch1

	<b>MRZ-R7</b>	<b>Childcare services</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum number of children who are not normally resident on the site does not exceed 10; and</p> <p style="padding-left: 20px;">b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p>	
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p style="padding-left: 20px;">2. <u>The extent to which childcare facilities are integrated into residential development.</u></p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R7.2.a is precluded from being publicly notified.</p>	

P1 Sch1

	<b>MRZ-R8</b>	<b>Retirement village</b>
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P1 Sch1

	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R8.1 is precluded from being publicly notified.</p>	
	<p><b>MRZ-R9</b></p>	<p><b>Community facility, health care facility, emergency facility, educational facility (excluding child care services)</b></p>
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-<del>P15</del><u>P14</u>.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.</p>	



P1 Sch1

<b>MRZ-R10</b>	<b>All other activities</b>
<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.</p>	
<p><b>Rules: Building and structures activities in the Medium Density Residential Zone, excluding the Character Precincts, Mount Victoria North Townscape Precinct, and the Oriental Bay Height Precinct</b></p>	

ISPP

<b>MRZ-R11</b>	<b>Maintenance and repair of buildings and structures</b>
<p>1. Activity status: <b>Permitted</b></p>	

ISPP

<b>MRZ-R12</b>	<b>Demolition or removal of buildings and structures</b>
<p>1. Activity status: <b>Permitted</b></p>	

ISPP

<b>MRZ-R13</b>	<b>Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> <li>i. MRZ-S1;</li> <li>ii. MRZ-S3;</li> <li>iii. MRZ-S4 <del>only in relation to the rear yard boundary setback;</del></li> <li>iv. MRZ-S5;</li> <li>v. MRZ-S6;</li> <li>vi. MRZ-S7;</li> <li>vii. MRZ-S8; <u>and</u></li> <li>viii. MRZ-S9; <del>and</del></li> <li>ix. <del>MRZ-S10</del></li> </ul>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</li> <li>2. The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, <del>MRZ-P9</del>, MRZ-<del>P10</del><u>P9</u> and MRZ-<del>P11</del><u>P10</u>; <u>and</u></li> <li>3. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></li> </ul> <p>Notification status:</p>	

An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, or MRZ-S9 ~~or MRZ-S10~~ is precluded from being either publicly or limited notified.

ISPP

**MRZ-R14**

**Construction of buildings or structures for multi-unit housing or a retirement village**

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:
  - i. MRZ-S2;
  - ii. MRZ-S3;
  - iii. MRZ-S4;
  - iv. ~~MRZ-S5~~;
  - v. MRZ-~~S12~~S11 for multi-unit housing only;
  - vi. MRZ-~~S13~~S12 for multi-unit housing only; and
  - vii. MRZ-~~S14~~S13 for multi-unit housing only; and
2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 (For multi-unit housing only), MRZ-P7 (For retirement villages only), MRZ-P8, MRZ-~~P10~~P9 and MRZ-~~P14~~P10.

Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R14.1 that complies with all relevant standards is also precluded from being limited notified.

An application for resource consent made in respect of rule MRZ-R14.1 that complies with MRZ-S2, MRZ-S3, MRZ-S4, but does not comply with one or more of the other relevant standards is also precluded from being limited notified.

ISPP

**MRZ-R15**

**Fences and standalone walls**

1. Activity status: **Permitted**

Where:

- a. Compliance with MRZ-~~S11~~S10 achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-R15.1.a cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and
2. The matters in MRZ-P8 and MRZ-~~P14~~P10.

P1 Sch1

Notification status: An application for resource consent made in respect of rule MRZ-R15.2.a is precluded from being publicly notified.

**MRZ-R16**

**Buildings and structures on or over a legal road**

1. Activity Status: Permitted

Where:

a. It is a retaining wall of 1.5m in height, or less, above ground level.

2. Activity status: **Restricted Discretionary**

Where:

1. Compliance with the requirement of MRZ-R16.1.a cannot be achieved.

Matters of discretion are:

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining properties;
3. Maintaining safe access and safety for road users, including pedestrians;
4. The matters in MRZ-P8, MRZ-~~P10P9~~ and MRZ-~~P11P10~~; and
5. Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes.

Notification status: An application for resource consent made in respect of rule MRZ-R16.1 is precluded from being publicly notified.

P1 Sch1

**MRZ-R17**

**Construction of any other building or structure, including additions and alterations**

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. MRZ-S2;
- ii. MRZ-S3;
- iii. MRZ-S4;
- iv. MRZ-S5;
- v. MRZ-S6;
- vi. MRZ-~~S12S11~~;
- vii. MRZ-~~S13S12~~; and
- viii. MRZ-~~S14S13~~.

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance is not achieved with any of the requirements of MRZ-R17.1.a cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the

	<p>associated assessment criteria for the infringed standard;</p> <ol style="list-style-type: none"> <li>The matters in <del>MRZ-P9</del>, <del>MRZ-P10P9</del>; <del>MRZ-P11P10</del> and <del>MRZ-P15P14</del>; and</li> <li>The matters in MRZ-P6, MRZ-P7 and <del>MRZ-P8</del> for additions and alterations to multi-unit-housing or a retirement village.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-R17.2.a is precluded from being publicly notified.</p> <p><u>An application for resource consent made in respect of rule MRZ-R17.2.a and complies with standards MRZ-S2 and MRZ-S3 is precluded from being limited or publicly notified.</u></p>	
	<p><b>Rules: Building and structure activities in the Character Precincts (MRZ-PREC01)</b></p>	
ISPP	<p><b>MRZ-PREC01-R1</b></p>	<p><b>Maintenance and repair of buildings and structures</b></p>
	<p>1. Activity status: <b>Permitted</b></p>	
ISPP	<p><b>MRZ-PREC01-R2</b></p>	<p><b>Construction, addition, and alteration of accessory buildings</b></p>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The accessory building is not located between the road boundary and the primary elevation of a residential building on the site; and</li> <li>Compliance with the following standards is achieved:                             <ol style="list-style-type: none"> <li>MRZ-S3;</li> <li>MRZ-S4 only in relation to the rear yard boundary setback;</li> <li>MRZ-S5; <u>and</u></li> <li><del>MRZ-S10</del>; <u>and</u></li> <li>MRZ-PREC01-S2.</li> </ol> </li> </ol>	
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with any of the requirements of MRZ-PREC01-R2.1.a or MRZ-PREC01-R2.1.b cannot be achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard;</li> <li>The matters in MRZ-PREC01-P1, MRZ-PREC01-P5, MRZ-PREC01-P6; and</li> <li>The Residential Design Guide Character Precincts Appendix.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R2.2.a is precluded from being publicly notified.</p>	
ISPP	<p><b>MRZ-PREC01-R3</b></p>	<p><b>Demolition or removal of buildings and structures, <u>except those buildings addressed in MRZ-PREC01-R4</u></b></p>
	<p>1. Activity status: <b>Permitted</b></p>	

ISPP

<b>MRZ- PREC01-R4</b>	<b>Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930</b>
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1. Activity status: **Restricted Discretionary**

Matters of discretion are:

1. The matters contained in MRZ-PREC01-P2.

ISPP

<b>MRZ- PREC01-R5</b>	<b>Construction, addition or alteration of any buildings or structures, excluding accessory buildings</b>
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1. Activity status: **Restricted Discretionary**

Matters of discretion are:

1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard:

- i. MRZ-S1;
- ii. MRZ-S3;
- iii. MRZ-S4 only in relation to the rear yard boundary setback;
- iv. MRZ-S5;
- v. MRZ-S6;
- vi. MRZ-S7;
- vii. MRZ-S8;
- viii. MRZ-S9;
- ix. ~~MRZ-S10~~;
- x. MRZ-~~S12~~S11 for multi-unit housing;
- xi. MRZ-~~S13~~S12 for multi-unit housing; and
- xii. MRZ-~~S14~~S13 for multi-unit housing; and

2. The matters in MRZ-PREC01-P1, MRZ-PREC01-P3, MRZ-PREC01-P6;

3. The Residential Design Guide Character Precincts Appendix; and

4. The matters in MRZ-P6 for multi-unit housing.

Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R5.1 is precluded from being publicly notified.

ISPP

<b>MRZ- PREC01-R6</b>	<b>Fences and standalone walls</b>
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1. Activity status: **Permitted**

Where:

a. Compliance with MRZ-PREC01-S1 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with the requirements of MRZ-PREC01-R6.1.a cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the

	<p>associated assessment criteria for the infringed standard.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R6.2.a is precluded from being publicly notified.</p>	
<b>P1 Sch1</b>	<b>MRZ-PREC01-R7</b>	<b>Buildings and structures on or over a legal road</b>
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>Streetscape, visual amenity and character effects;</li> <li>Dominance, privacy and shading effects on adjoining properties; and</li> <li>Maintaining safe access and safety for road users, including pedestrians.</li> </ol>	
	<p><b>Rules: Building and structure activities in the Mount Victoria North Townscape Precinct (MRZ-PREC02)</b></p>	
<b>ISPP</b>	<b>MRZ-PREC02-R1</b>	<b>Maintenance and repair of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p>	
<b>ISPP</b>	<b>MRZ-PREC02-R2</b>	<b>Demolition or removal of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p>	
<b>ISPP</b>	<b>MRZ-PREC02-R3</b>	<b>Construction, addition or alteration of any buildings or structures</b>
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard:                     <ol style="list-style-type: none"> <li>MRZ-S1;</li> <li>MRZ-S3;</li> <li>MRZ-S4 only in relation to the rear yard boundary setback;</li> <li>MRZ-S5;</li> <li>MRZ-S6;</li> <li>MRZ-S7;</li> <li>MRZ-S8;</li> <li>MRZ-S9;</li> <li><del>MRZ-S10</del>;</li> <li>MRZ-<del>S12</del><b>S11</b> for multi-unit housing;</li> <li>MRZ-<del>S13</del><b>S12</b> for multi-unit housing; and</li> <li>MRZ-<del>S14</del><b>S13</b> for multi-unit housing; and</li> </ol> </li> <li>The matters in MRZ-PREC02-P1;</li> <li>The Residential Design Guide Mt Victoria North Townscape Precinct Appendix; and</li> <li>The matters in MRZ-P6 for multi-unit housing.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC02-R3.1 is precluded from being publicly notified.</p>	

ISPP

<b>MRZ- PREC02-R4</b>	<b>Fences and standalone walls</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with MRZ-<del>S11</del>S10 is achieved.</p>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of MRZ-PREC02-R4.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R5.2.a is precluded from being publicly notified.</p>

P1 Sch1

<b>MRZ- PREC02-R5</b>	<b>Buildings and structures on or over a legal road</b>
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <p>1. Streetscape, visual amenity and townscape effects;                  2. Dominance, privacy and shading effects on adjoining properties; and                  3. Maintaining safe access and safety for road users, including pedestrians.</p>
<b>Rules: Building and structure activities in the Oriental Bay Height Precinct (MRZ-PREC03)</b>	

ISPP

<b>MRZ- PREC03-R1</b>	<b>Maintenance and repair of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p>

ISPP

<b>MRZ- PREC03-R2</b>	<b>Demolition or removal of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p>

ISPP

<b>MRZ- PREC03-R3</b>	<b>Additions or alterations to existing buildings, structures or accessory buildings</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The additions or alterations are to existing buildings three storeys or less in height</p>

ISPP

(including garaging), provided that the works do not increase the height of the building above the existing highest point of the building and compliance is achieved with MRZ-PREC03-S1 and MRZ-PREC03-S2; or

- b. The additions or alterations do not alter the external appearance of the building, structure or accessory building; or
- c. The additions or alterations are not visible from public places; or
- d. The additions or alterations do not require an application for building consent.

For the purpose of this rule chimneys, flues, ventilation shafts, aerials, satellite dishes less than 1 metre in diameter, spires, flagpoles, or other decorative features shall be excluded from the measurement of the highest point.

<b>MRZ-PREC03-R4</b>	<b>Construction, alteration or addition to buildings, structures or accessory buildings that are not Permitted Activities</b>
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1. Activity status: **Restricted Discretionary**

Where:

- a. Compliance is achieved with MRZ-PREC03-S1, MRZ-PREC03-S2, MRZ-PREC03-S3, MRZ-PREC03-S4 and MRZ-PREC03-S5.

Matters of discretion are:

1. Design (including building bulk, height, and scale), external appearance and siting; and
2. The Residential Design Guide.

Notification status: An application for resource consent made in respect of rule MRZ-PRE03-R4.1.a is precluded from being publicly being publicly or limited notified.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-PREC03-S4 or MRZ-PREC03-S5 cannot be achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.

Notification status: An application for resource consent made in respect of rule MRZ-PRE03-R4.2.a is precluded from being publicly being publicly or limited notified.

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

Where:

- a. Compliance with any of the requirements of MRZ-PREC03-S1, MRZ-PREC03-S2 or MRZ-PREC03-S3 cannot be achieved.

ISPP

<b>MRZ-PREC03-R5</b>	<b>Fences and standalone walls</b>
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1. Activity status: **Permitted**

Where:



	<p>a. Compliance with <del>MRZ-PREC-03-S6</del> <del>MRZ-OBPH-S6</del> is achieved.</p>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with <del>MRZ-PREC-03-S6</del><del>MRZ-OBPH-S6</del> is not achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance and shading effects on adjoining properties.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R5.2.a is precluded from being publicly notified.</p>


P1 Sch1

<b>MRZ-PREC03-R6</b>	<b>Buildings and structures on or over a legal road</b>
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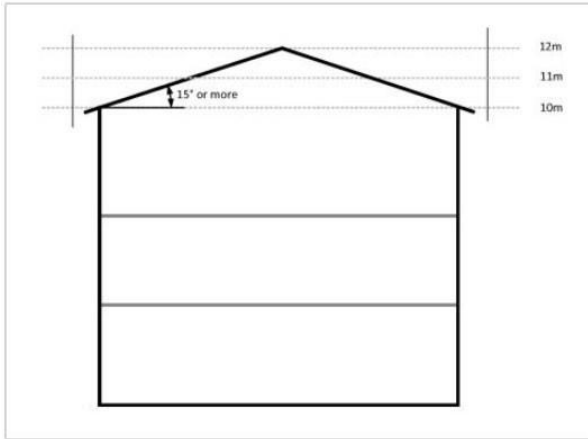
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p><del>Where:</del> <u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <li>a. Streetscape and visual amenity effects;</li> <li>b. Dominance, privacy and shading effects on adjoining properties;</li> <li>c. Maintaining safe access and safety for road users, including pedestrians; and</li> <li>d. The matters in MRZ-P8, MRZ-<del>P10</del><del>P9</del>, MRZ-<del>P14</del><del>P10</del> and MRZ-PREC03-P1.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R6.1 is precluded from being publicly notified.</p>
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<b>Standards</b>	
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ISPP

<p><b>MRZ-S1</b></p> 	<p><b>Building height control 1:</b></p> <ol style="list-style-type: none"> <li>1. Where no more than three residential units occupy the site; or</li> <li>2. For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.</li> </ol>
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- Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 1 below:



Assessment criteria where the standard is infringed:

- Streetscape and visual amenity effects;
- Dominance, privacy and shading effects on adjoining sites; and
- Effects on the function and associated amenity values of any adjacent open space and recreation zone-; and
- The siting of a development on a site, particularly in relation to larger than typical sites.

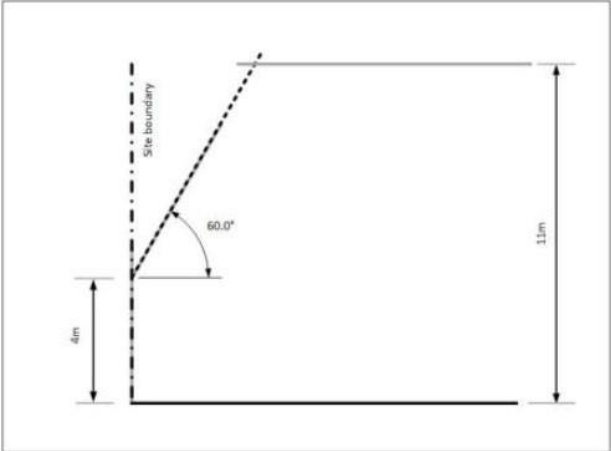
This standard does not apply to:

- Fences or standalone walls.
- Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and
- Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.

ISPP







<p><b>MRZ-S2</b></p>	<p><b>Building height control 2:</b></p> <ol style="list-style-type: none"> <li><b>For multi-unit housing or a retirement village: or</b></li> <li><b>Other buildings and structures.</b></li> </ol>						
<p>1. Buildings and structures must not exceed the following heights above ground level as identified on the District Plan maps:</p>	<p>Assessment Criteria where the standard is infringed:</p>						
<table border="1"> <thead> <tr> <th data-bbox="264 1456 630 1512">Location</th> <th data-bbox="630 1456 925 1512">Limit</th> </tr> </thead> <tbody> <tr> <td data-bbox="264 1512 630 1803">a. Height Area 1</td> <td data-bbox="630 1512 925 1803">11m, <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 meter, where the entire roof slopes 15° or more.</u></td> </tr> <tr> <td data-bbox="264 1803 630 1859">b. Height Area 2</td> <td data-bbox="630 1803 925 1859">14m</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Fences or standalone walls;</li> </ol>	Location	Limit	a. Height Area 1	11m, <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 meter, where the entire roof slopes 15° or more.</u>	b. Height Area 2	14m	<ol style="list-style-type: none"> <li>Streetscape and visual amenity effects;</li> <li>Dominance, privacy and shading effects on adjoining sites; and</li> <li>Effects on the function and associated amenity values of any adjacent open space and recreation zone-; <u>and</u></li> <li><u>The siting of a development on a site, particularly in relation to larger than typical sites.</u></li> </ol>
Location	Limit						
a. Height Area 1	11m, <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 meter, where the entire roof slopes 15° or more.</u>						
b. Height Area 2	14m						

ISPP


<p>b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</p> <p>c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.</p>	
<p><b>MRZ-S3</b></p>	<p><b>Height in relation to boundary</b></p>
<p>1. For any site where MRZ-S1 or MRZ-S2.1.a applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below</p>  <p>;</p> <p>2. For any site where MRZ-S2.1.b applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and</p> <p>3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. A boundary with a road;</li> <li>b. Existing or proposed internal boundaries within a site; and</li> <li>c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</li> <li>d. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u></li> <li>e. <u>Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not</u></li> </ul>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Streetscape and visual amenity effects;</li> <li>2. Dominance, privacy and shading effects on adjoining sites; and</li> <li>3. Effects on the function and associated amenity values of any adjacent open space and recreation zone.</li> </ul>

exceed the height by more than 1m measured vertically.


ISPP

<b>MRZ-S4</b>	<b>Boundary setbacks</b>											
<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1"> <thead> <tr> <th style="text-align: center;">Yard</th> <th style="text-align: center;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear </td> <td>1 metre (excluded on corner sites) </td> </tr> <tr> <td><u>Rail corridor boundary</u></td> <td><u>1.5m</u></td> </tr> </tbody> </table>		Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear 	1 metre (excluded on corner sites) 	<u>Rail corridor boundary</u>	<u>1.5m</u>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>Streetscape and visual amenity effects; and</li> <li>Dominance, privacy and shading effects on adjoining sites.</li> </ol>
Yard	Minimum depth											
Front	1.5 metres											
Side	1 metre											
Rear 	1 metre (excluded on corner sites) 											
<u>Rail corridor boundary</u>	<u>1.5m</u>											
<p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; <del>and</del></li> <li>Fences or standalone wall-;</li> <li><u>Uncovered decks and uncovered structures no more than 1m in height above ground level (except in relation to the rail corridor boundary, where it does apply); and</u></li> <li><u>Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply).</u></li> </ol>												


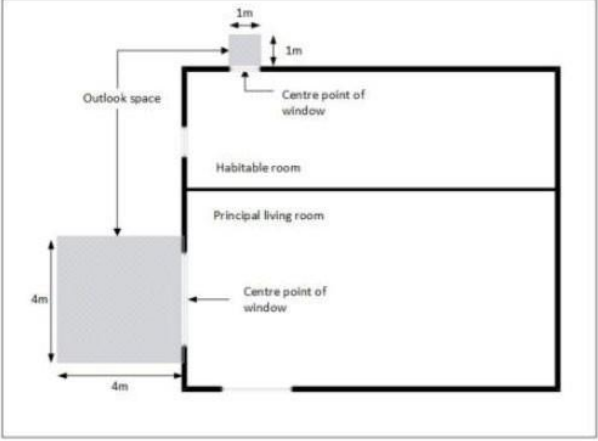
ISPP

<b>MRZ-S5</b> 	<b>Building coverage</b>	
<p>1. Maximum building coverage must not exceed 50% of the net site area.</p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <li><u>Uncovered decks and uncovered structures no more than 1m in height above ground level; and</u></li> <li><u>Eaves up to 1m in width;</u></li> <li><u>Multi-unit housing; and</u></li> <li><u>Retirement villages.</u></li> </ol>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>Streetscape and visual amenity effects; and</li> <li>Dominance, privacy and shading effects on adjoining sites.</li> </ol>

ISPP

<b>MRZ-S6</b> 	<b>Outdoor living space (per unit)</b>	
<p>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:</p> <ol style="list-style-type: none"> <li>Where located at ground level, has no dimension less than 3 metres;</li> <li>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</li> </ol>		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>The design of the proposed outdoor living space provides a good standard of amenity;</li> <li>Other on-site factors compensate for</li> </ol>

<ul style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible location; or</li> <li>ii. located directly adjacent to the unit; and</li> </ul> <p>e. Is free of buildings, parking spaces, and servicing and maneuvering areas.</p> <p>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:</p> <ul style="list-style-type: none"> <li>a. Is at least 8 square metres and has a minimum dimension of 1.8 metres;</li> <li>b. Is accessible from the residential unit; and</li> <li>c. May be:             <ul style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</li> <li>ii. located directly adjacent to the unit.</li> </ul> </li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Multi-unit housing; and</li> <li>b. Retirement villages.</li> </ul>	<p>in proximity to the site.</p>
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ISPP	MRZ-S7 	Outlook space (per unit)
	<p>1. An outlook space must be provided for each residential unit as specified in this standard;</p> <p>2. An outlook space must be provided from habitable room windows as shown in Diagram 3 below;</p>  <p>3. The minimum dimensions for a required outlook space are as follows:</p> <ol style="list-style-type: none"> <li>A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</li> <li>All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;</li> </ol> <p>4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;</p> <p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;</p> <p>7. Outlook spaces may be under or over a balcony;</p> <p>8. Outlook spaces required from different rooms within the same building may overlap; and</p> <p>9. Outlook spaces must:</p> <ol style="list-style-type: none"> <li>Be clear and unobstructed by buildings; and</li> <li>Not extend over an outlook space or outdoor living space required by another dwelling.</li> </ol> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Multi-unit housing; and</li> <li>Retirement villages.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>Acceptable levels of natural light are provided to habitable rooms; and</li> <li>The design of the proposed unit provides a healthy living environment.</li> </ol>

ISPP

	<b>MRZ-S8</b> 	<b>Windows to street</b>
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<p>1. Any residential unit 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.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Multi-unit housing; and</li> <li>b. Retirement villages.</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Passive surveillance and safety.</li> </ul>
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ISPP

	<b>MRZ-S9</b> 	<b>Landscaped area</b>
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<p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</p> <p>2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Multi-unit housing; and</li> <li>b. Retirement villages.</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Hard surfacing is minimised as far as practicable.</li> </ul>
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ISPP

	<b>MRZ-S10</b>	<b>Permeable surface area</b>
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<p><del>1. A minimum of 30% of the net site area must be permeable surface.</del></p> <p><del>This standard does not apply to:</del></p> <p style="text-align: center;"><del>-</del></p> <ul style="list-style-type: none"> <li><del>a. Multi-unit housing; and</del></li> <li><del>b. Retirement villages.</del></li> </ul>	<p><del>Assessment criteria where the standard is infringed:</del></p> <p style="text-align: center;"><del>-</del></p> <ul style="list-style-type: none"> <li><del>1. Any measures used to mitigate stormwater runoff; and</del></li> <li><del>2. The capacity of, and effects on, the stormwater network.</del></li> </ul>
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ISPP

	<b>MRZ-S11</b>	<b>Fences and standalone walls</b>
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<p>1. Any fence or standalone wall, or combination of these structures, must not <del>exceed</del>:</p> <ul style="list-style-type: none"> <li>a. <del>Exceed a</del> maximum height of 2m above ground level where within 1m of any side or rear boundary;</li> <li>b. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ul> <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not <del>exceed</del>:</p> <ul style="list-style-type: none"> <li>a. <del>Exceed a</del> maximum height of 2m above ground level; and</li> <li>b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 4 below.</li> <li>c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ul> <div data-bbox="255 918 829 1030" style="text-align: center;"> </div> <p>3. <u>On a boundary with a site zoned open space or a boundary adjoining public space, including public accessways, or within 1m of either of these boundaries, any fence or standalone wall, or combination of these structures, must not:</u></p> <ul style="list-style-type: none"> <li>a. <u>Exceed a maximum height of 2m above ground level; and</u></li> <li>b. <u>Any part of a fence or standalone wall above 1.5m in height must be 50% visually transparent for its entire length.</u></li> <li>c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ul> <p>MRZ-<del>S44</del><u>S10</u>.2 does not apply to a State Highway.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance and shading effects on adjoining properties.</li> </ul>
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ISPP

<p><b>MRZ-<del>S42</del><u>S11</u></b></p>	<p><b>Minimum residential unit size for multi-unit housing</b></p>						
<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Residential Unit Type</th> <th style="text-align: left;">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m<sup>2</sup></td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m <sup>2</sup>	b. 1 bedroom unit	40m <sup>2</sup>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> <li>1. The design of the proposed unit provides a good standard of amenity; and</li> <li>2. Other on-site factors compensate for a</li> </ul>
Residential Unit Type	Minimum Net Floor Area						
a. Studio unit	35m <sup>2</sup>						
b. 1 bedroom unit	40m <sup>2</sup>						

ISPP

c. 2+ bedroom unit	55m <sup>2</sup>	reduction in unit sizes.																					
<p><b>MRZ-<del>S13</del>S12</b> Outdoor living space for multi-unit housing</p>																							
<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <ol style="list-style-type: none"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a habitable room;</li> <li>A single contiguous space; and</li> <li>Of the minimum area and dimension specified in the table below;</li> </ol> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ol style="list-style-type: none"> <li>Accessible from the residential units it serves;</li> <li>Of the minimum area and dimension specified in the table below; and</li> <li>Free of buildings, parking spaces, and servicing and maneuvering areas.</li> </ol>		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</li> <li>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</li> <li>The availability of public open space in proximity to the site.</li> </ol>																					
<table border="1"> <thead> <tr> <th data-bbox="236 954 624 1032">Living Space Type</th> <th data-bbox="624 954 802 1032">Minimum area</th> <th data-bbox="802 954 957 1032">Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="236 1032 957 1084">a. Private</td> </tr> <tr> <td data-bbox="236 1084 624 1167">i. Studio unit and 1-bedroom unit</td> <td data-bbox="624 1084 802 1167">5m<sup>2</sup></td> <td data-bbox="802 1084 957 1167">1.8m</td> </tr> <tr> <td data-bbox="236 1167 624 1225">ii. 2+ bedroom unit</td> <td data-bbox="624 1167 802 1225">8m<sup>2</sup></td> <td data-bbox="802 1167 957 1225">1.8m</td> </tr> <tr> <td colspan="3" data-bbox="236 1225 957 1276">b. Communal</td> </tr> <tr> <td data-bbox="236 1276 624 1357">i. For <del>every 4 -155</del> units</td> <td data-bbox="624 1276 802 1357"><del>1064</del>m<sup>2</sup></td> <td data-bbox="802 1276 957 1357">8m</td> </tr> <tr> <td data-bbox="236 1357 624 1438">ii. <u>For each additional unit above 15 units</u></td> <td data-bbox="624 1357 802 1438"><u>2m<sup>2</sup></u></td> <td data-bbox="802 1357 957 1438">=</td> </tr> </tbody> </table>			Living Space Type	Minimum area	Minimum Dimension	a. Private			i. Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m	ii. 2+ bedroom unit	8m <sup>2</sup>	1.8m	b. Communal			i. For <del>every 4 -155</del> units	<del>1064</del> m <sup>2</sup>	8m	ii. <u>For each additional unit above 15 units</u>	<u>2m<sup>2</sup></u>	=
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ii. <u>For each additional unit above 15 units</u>	<u>2m<sup>2</sup></u>	=																					
<p><u>Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.</u></p>																							

ISPP

<p><b>MRZ-<del>S14</del>S13</b> Outlook space for multi-unit housing</p>		
<p>1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and</p> <p>2. The outlook space must meet the requirements set out MRZ-S7.</p>		<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>Acceptable levels of natural light are provided to habitable rooms; and</li> <li>The design of the proposed unit provides a healthy living environment.</li> </ol>

**Standards - Character Precincts (MRZ-PREC01)**

ISPP

**MRZ-  
PREC01-S1**

**Fences and standalone walls**

1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level within 1m of any site boundary.

Except that:

a. Any fence or standalone wall, or combination of these structures along a road boundary, must not exceed a maximum height of 1m above ground level within 1m of the boundary.

Assessment criteria where the standard is infringed:

1. Dominance and shading effects on adjoining properties; and
2. Streetscape, visual amenity and character effects.

ISPP

**MRZ-  
PREC01-S2**

**Maximum height of an accessory building**

1. Any accessory building must not exceed a maximum height of 3.5m above ground level.

Assessment criteria where the standard is infringed:

1. Streetscape, visual amenity and character effects.

**Standards - Oriental Bay Height Precinct (MRZ-PREC03)**

ISPP

**MRZ-  
PREC03-S1**

**Boundary setbacks**

1. No boundary setbacks except:

- a. For 282-300 Oriental Parade a minimum 1 metre rear boundary setback is required; and
- b. For 232-234 Oriental Parade a minimum 6 metre rear boundary setback is required.

Assessment criteria where the standard is infringed:

1. Dominance, privacy and shading effects on adjoining sites.

ISPP

**MRZ-  
PREC03-S2**

**Height in relation to boundary**

1. No height in relation to boundary except on boundaries with adjacent residential properties that are located outside the Oriental Bay Height Precinct; and
2. Where a boundary is adjacent to a residential property located outside the Oriental Bay Height Precinct, the height in relation to boundary standard of the underlying zone of the adjacent residential property will apply.

Assessment criteria where the standard is infringed:

1. Dominance, privacy and shading effects on adjoining sites; and
2. Effects on the function and associated amenity values of any adjacent open space zone.

ISPP

**MRZ-  
PREC03-S3**

**Maximum height**

<p>1. Buildings, structures and accessory buildings must not exceed the maximum heights shown on the Oriental Bay Height Precinct Map, except for 20A Oriental Terrace where the maximum height must not be exceeded by more than 20%.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects;</li> <li>2. Dominance, privacy and shading effects on adjoining sites; and</li> <li>3. Effects on the function and associated amenity values of any adjacent open space zone.</li> </ol>
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ISPP

	<p><b>MRZ- PREC03-S4</b></p>	<p><b>Minimum residential unit size</b></p>
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<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed:</p>								
<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Residential Unit Type</th> <th style="text-align: left;">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m<sup>2</sup></td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m<sup>2</sup></td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m <sup>2</sup>	b. 1 bedroom unit	40m <sup>2</sup>	c. 2+ bedroom unit	55m <sup>2</sup>	<p>The extent to which:</p> <ol style="list-style-type: none"> <li>1. The design of the proposed unit provides a good standard of amenity; and</li> <li>2. Other on-site factors compensate for a reduction in unit sizes.</li> </ol>
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m <sup>2</sup>								
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ISPP

	<p><b>MRZ- PREC03-S5</b></p>	<p><b>Outlook space</b></p>
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<ol style="list-style-type: none"> <li>1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and</li> <li>2. The outlook space must meet the requirements set out MRZ-S6.4-9.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>1. Acceptable levels of natural light are provided to habitable rooms; and</li> <li>2. The design of the proposed unit provides a good standard of amenity and healthy living environment.</li> </ol>
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ISPP

	<p><b>MRZ- PREC03-S6</b></p>	<p><b>Fences and standalone walls</b></p>
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<ol style="list-style-type: none"> <li>1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary; and</li> <li>2. On a road boundary: any fence or standalone wall, or combination of these structures, must not exceed:             <ol style="list-style-type: none"> <li>a. A maximum height of 2m above ground level; and</li> <li>b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length.</li> </ol> </li> <li>3. <u>On a boundary with a site zoned open space or a boundary adjoining public space, including public accessways, or within 1m of either of these</u></li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance and shading effects on adjoining properties.</li> </ol>
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- |   |  |
|---|--|
| <p><u>boundaries, any fence or standalone wall, or combination of these structures, must not:</u></p> <ol style="list-style-type: none"><li>a. <u>Exceed a maximum height of 2m above ground level; and</u></li><li>b. <u>Any part of a fence or standalone wall above 1.5m in height must be 50% visually transparent for its entire length.</u></li></ol> |  |
|---|--|

Parts of this chapter have been notified using either a Part One Schedule 1 process ([P1 Sch1](#)), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process ([ISPP](#)). Please see notations.

Provisions in this chapter have immediate legal effect as they relate to the Medium Density Residential Standards. In accordance with section 80H of the RMA, provisions that have legal effect are marked in this chapter with a gavel (



). To see more about what legal effect means please click [here](#).

# He Rohe Wharenoho Mātoru-Nui

## High Density Residential Zone

HRZ	High Density Residential Zone
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### P1 Sch1

#### Introduction

The High Density Residential Zone encompasses areas of the city located near to the City Centre Zone, [Johnsonville<sup>1</sup>-Metropolitan Centre Zones](#) and [Kenepuru and Tawa](#) railway stations. These areas are used predominantly for residential activities with a high concentration and bulk of buildings and other compatible activities.

The efficient use of land and infrastructure within the High Density Residential Zone is important to meet the strategic objectives of maintaining a compact urban form and providing new housing to help address the City's housing needs. This will also ensure that residents have convenient access to retail, services, employment and public transport.

The High Density Residential Zone provides for a range of housing types at a greater density and scale than the Medium Density Residential Zone. It gives effect to the requirements of the RMA to [provide for well-functioning urban environments by allowing](#) for three residential units of up to three storeys on a site, and also by enabling multi-unit housing of [up to at least](#) six storeys through a resource consent process subject to standards and design guidance.

It is anticipated that the form, appearance and amenity of neighbourhoods within the High Density Residential Zone will change over time to a more intensive urban built form.

There are parts of the High Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters. ~~These include the following:~~


- ~~• Stream corridors and overland flow paths (refer to Natural Hazards Chapter);~~
- ~~• Heritage buildings, heritage structures and heritage areas (refer to Historic Heritage Chapter);~~
- ~~• Notable trees (refer to Notable Trees Chapter); and~~
- ~~• Sites and areas of significance to Māori (refer to Sites and Areas of Significance to Māori Chapter).~~





The High Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated in this zone.

#### Other relevant District Plan provisions


<sup>1</sup> The deletion of Johnsonville is subject to whether the Panel selects HS1-Rec11 or HS1-Rec11A about whether HDRZ should be in the Kilbirnie MCZ's walkable catchment or not.

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, 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.

Objectives	
ISPP	<p><b>HRZ-O1</b></p>  <p><b>Purpose</b></p> <p>The High Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> <li>1. Housing needs and demand; and</li> <li>2. The neighbourhood's planned urban built character, <u>of at least including</u> <del>36</del>-storey buildings.</li> </ol>
ISPP	<p><b>HRZ-O2</b></p> <p><b>Efficient use of land</b></p> <p>Land within the High Density Residential Zone is used efficiently for residential development that:</p> <ol style="list-style-type: none"> <li>1. Increases housing supply and choice;</li> <li>2. May be of a greater density and scale than the Medium Density Residential Zone; and</li> <li>3. Contributes positively to a more intensive high-density urban living environment.</li> </ol>
P1 Sch1	<p><b>HRZ-O3</b></p> <p><b>Healthy, safe and accessible living environments</b></p> <p>The High Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</p>
Policies	
P1 Sch1	<p><b>HRZ-P1</b></p> <p><b>Enabled activities</b></p> <p>Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including:</p> <ol style="list-style-type: none"> <li>1. Home business;</li> <li>2. Boarding houses;</li> <li>3. Visitor accommodation;</li> <li>4. Supported residential care;</li> </ol>


		5. Childcare services; and 6. Community gardens.
ISPP	HRZ-P2 	<b>Housing supply and choice</b>  Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, low-rise apartments, and residential buildings of <del>up to</del> <u>at least</u> 6-storeys in height.
ISPP	HRZ-P3 	<b>Housing needs</b>  Enable housing to be designed to meet the day-to-day needs of residents, <u>including by and encouraging</u> a variety of housing <u>types</u> , sizes and tenures to cater for people of all ages, lifestyles, <u>abilities and impairments</u> .
ISPP	HRZ-P4 	<b>Medium density residential standards</b>  Apply the medium density residential standards across the High Density Residential Zone <u>and enable higher permitted threshold to support high density development</u> , except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).
ISPP	HRZ-P5 	<b>Developments not meeting permitted activity status</b>  Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
ISPP	HRZ-P6	<b>Multi-unit housing</b>  Provide for multi-unit housing where it can be demonstrated that the development <u>where it is relevant</u> :  <ol style="list-style-type: none"> <li>1. Fulfils the intent of the Residential Design Guide;</li> <li>2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</li> <li>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and</li> <li>4. Is <u>able to be</u> adequately serviced by three waters infrastructure or can address any constraints on the site.</li> </ol>
P1 Sch1	HRZ-P7	<b>Retirement villages</b>  Provide for retirement villages where it can be demonstrated that the development <u>where it is relevant</u> :  <ol style="list-style-type: none"> <li>1. Fulfils the intent of the Residential Design Guide where it is relevant;</li> <li>2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village;</li> </ol>



		<ol style="list-style-type: none"> <li>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development;</li> <li>4. Is <u>able to be</u> adequately serviced by three waters infrastructure or can address any constraints on the site; and</li> <li>5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.</li> </ol>
ISPP	<b>HRZ-P8</b>	<p><b>Residential buildings and structures</b></p> <p>Provide for a range of residential buildings and structures, including additions and alterations, that:</p> <ol style="list-style-type: none"> <li>1. Provide healthy, safe and accessible living environments;</li> <li>2. Are compatible with the built environment anticipated in the High Density Residential Zone; and</li> <li>3. Contribute positively to a changing urban environment.; <del>and</del></li> <li>4. Achieve attractive and safe streets.; <del>and</del></li> <li>5. <del>Responds to the site context, particularly where it is located adjacent to a heritage building, heritage structure or heritage area, or character precinct.</del></li> </ol>
ISPP	<b>HRZ-P9</b>	<p><b>Permeable surface</b></p> <p><del>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</del></p>
ISPP	<b>HRZ-P10P9</b>	<p><b>Vegetation and landscaping</b></p> <p>Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.</p>
ISPP	<b>HRZ-P11P10</b> 	<p><b>Attractive and safe streets and public open spaces</b></p> <p>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>
P1 Sch1	<b>HRZ-P12P11</b>	<p><b>Community gardens, urban agriculture and waste minimisation</b></p> <p>Encourage the development of community gardens, small-scale urban agriculture and circular approaches to the production and management of waste (particularly organic waste), while managing adverse effects.</p>
ISPP	<b>HRZ-P13P12</b>	<p><b>City Outcomes Contribution</b></p> <p><del>Require over height, large-scale residential development in the High Density Residential Zone to deliver City Outcomes Contributions as detailed and scored in the Residential Design Guide, including through either:</del></p>

		<ol style="list-style-type: none"> <li><del>1. Positively contributing to public space provision and the amenity of the site and surrounding area; and/or</del></li> <li><del>2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or</del></li> <li><del>3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or</del></li> <li><del>4. Incorporating assisted housing into the development, and where this is provided legal instruments are required to ensure that it remains assisted housing for at least 25 years; and/or</del></li> <li><del>5. Enabling ease of access for people of all ages and mobility.</del></li> </ol>
<p>P1 Sch1</p>	<p><b>HRZ-P14P13</b></p>	<p><b>Non-residential activities and buildings</b></p> <p><del>Only allow</del> Provide for non-residential activities and buildings that:</p> <ol style="list-style-type: none"> <li>1. Support the needs of local communities;</li> <li>2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone;</li> <li>3. Contribute positively to the urban environment and achieve attractive and safe streets;</li> <li>4. Reduce reliance on travel by private motor vehicle;</li> <li>5. Maintain the safety and efficiency of the transport network; and</li> <li>6. Are <u>able to be</u> adequately serviced by three waters infrastructure or can address any constraints on the site; <u>and</u></li> <li>7. <u>Are integrated into residential developments where appropriate.</u></li> </ol>

**Rules: Land use activities**

<p>P1 Sch1</p>	<p><b>HRZ-R1</b></p>	<p><b>Community gardens</b></p>
<p>ISPP</p>	<p><b>HRZ-R2</b></p> 	<p><b>Residential activities, excluding retirement villages, supported residential care activities and boarding houses</b></p>
		<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. No more than three residential units occupy the site.</p>
		<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with HRZ-R2.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in HRZ-P2, HRZ-P3, HRZ-P5 and HRZ-P6.</p> <p>Notification status: An application for resource consent made in respect of rule HRZ-R2.2.a is precluded from being either publicly or limited notified.</p>

P1 Sch1

	<b>HRZ-R3</b>	<b>Home business</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;</li> <li>b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;</li> <li>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</li> <li>d. Activities do not create a dust nuisance;</li> <li>e. The home business does not involve the use of trucks or other heavy vehicles;</li> <li>f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;</li> <li>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</li> <li>h. No retailing must be conducted on the site, except:                             <ul style="list-style-type: none"> <li>i. goods retailed online and do not result in customer visits to the site, or</li> <li>ii. goods ancillary and related to a service provided by the home business.</li> </ul> </li> </ul>	
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with any of the requirements of HRZ-R3.1 cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent and effects of non-compliance with any requirement not met; and</li> <li>2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</li> </ul> <p>Notification status: An application for resource consent made in respect of rule HRZ-R3.2.a is precluded from being publicly notified.</p>	

P1 Sch1

	<b>HRZ-R4</b>	<b>Supported residential care activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum occupancy does not exceed 10 residents.</li> </ul>	
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with HRZ-R4.1.a <del>is not</del> <u>cannot be</u> achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</li> </ul>	

P1 Sch1

Notification status: An application for resource consent made in respect of rule HRZ-R4.2.a is precluded from being publicly notified.	
<b>HRZ-R5</b>	<b>Boarding houses</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 guests per night.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with HRZ-R5.1.a <del>is not</del> <u>cannot be</u> achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule HRZ-R5.2.a is precluded from being publicly notified.</p>	

P1 Sch1


<b>HRZ-R6</b>	<b>Visitor accommodation</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 guests per night.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with HRZ-R6.1.a <del>is not</del> <u>cannot be</u> achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule HRZ-R6.2.a is precluded from being publicly notified.</p>	

P1 Sch1

<b>HRZ-R7</b>	<b>Child care services</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The maximum number of children who are not normally resident on the site does not exceed 10; and</p> <p>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p>	

	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with HRZ-R7.1.a or HRZ-R7.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</li> <li>2. <u>The extent to which childcare facilities are integrated into residential development.</u></li> </ol> <p>Notification status: An application for resource consent made in respect of rule HRZ-R7.2.a is precluded from being publicly notified.</p>		
<p>P1 Sch1</p>	<table border="1"> <tr> <td data-bbox="352 555 518 645"> <p>HRZ-R8</p> </td> <td data-bbox="518 555 1476 645"> <p><b>Retirement Village</b></p> </td> </tr> </table>	<p>HRZ-R8</p>	<p><b>Retirement Village</b></p>
<p>HRZ-R8</p>	<p><b>Retirement Village</b></p>		
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in HRZ-P2, HRZ-P3 and HRZ-P7.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule HRZ-R8.1 is precluded from being publicly notified.</p>		
<p>P1 Sch1</p>	<table border="1"> <tr> <td data-bbox="352 913 518 1037"> <p>HRZ-R9</p> </td> <td data-bbox="518 913 1476 1037"> <p><b>Community facility, health care facility, emergency facility, educational facility (excluding child care services)</b></p> </td> </tr> </table>	<p>HRZ-R9</p>	<p><b>Community facility, health care facility, emergency facility, educational facility (excluding child care services)</b></p>
<p>HRZ-R9</p>	<p><b>Community facility, health care facility, emergency facility, educational facility (excluding child care services)</b></p>		
	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in HRZ-P14.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule HRZ-R9.1 is precluded from being publicly notified.</p>		
<p>P1 Sch1</p>	<table border="1"> <tr> <td data-bbox="352 1305 518 1395"> <p>HRZ-R10</p> </td> <td data-bbox="518 1305 1476 1395"> <p><b>All Other Activities</b></p> </td> </tr> </table>	<p>HRZ-R10</p>	<p><b>All Other Activities</b></p>
<p>HRZ-R10</p>	<p><b>All Other Activities</b></p>		
	<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.</p>		
	<p><b>Rules: Building and structure activities</b></p>		
<p>ISPP</p>	<table border="1"> <tr> <td data-bbox="352 1664 518 1753"> <p>HRZ-R11</p> </td> <td data-bbox="518 1664 1476 1753"> <p><b>Maintenance and repair of buildings and structures</b></p> </td> </tr> </table>	<p>HRZ-R11</p>	<p><b>Maintenance and repair of buildings and structures</b></p>
<p>HRZ-R11</p>	<p><b>Maintenance and repair of buildings and structures</b></p>		
	<p>1. Activity status: <b>Permitted</b></p>		
<p>ISPP</p>	<table border="1"> <tr> <td data-bbox="352 1809 518 1899"> <p>HRZ-R12</p> </td> <td data-bbox="518 1809 1476 1899"> <p><b>Demolition or removal of buildings and structures</b></p> </td> </tr> </table>	<p>HRZ-R12</p>	<p><b>Demolition or removal of buildings and structures</b></p>
<p>HRZ-R12</p>	<p><b>Demolition or removal of buildings and structures</b></p>		
	<p>1. Activity status: <b>Permitted</b></p>		

ISPP

<b>HRZ-R13</b> 	<b>Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site</b>
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1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. HRZ-S1;
- ii. HRZ-S3;
- iii. HRZ-S4 ~~only in relation to the rear yard boundary setback;~~
- iv. HRZ-S5;
- v. HRZ-S6;
- vi. HRZ-S7;
- vii. HRZ-S8; and
- viii. HRZ-S9; ~~and~~
- ix. ~~HRZ-S10.~~

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with any of the requirements of HRZ-R13.1.a cannot be achieved.

Matters of discretion are:

- 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and
- 2. The matters in HRZ-P2, HRZ-P3, HRZ-P4, HRZ-P5, HRZ-P8, ~~HRZ-P9~~, HRZ-P10P9 and HRZ-P14P10; and
- 3. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.

Notification status:

An application for resource consent made in respect of rule HRZ-R13.2.a which results from non-compliance with HRZ-S1, HRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.

An application for resource consent made in respect of rule HRZ-R13.2.a which results from non-compliance with HRZ-S6, HRZ-S7, HRZ-S8 or HRZ-S9 ~~or HRZ-S10~~ is precluded from being either publicly or limited notified.

ISPP

<b>HRZ-R14</b>	<b>Construction of buildings or structures for multi-unit housing or a retirement village</b>
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1. Activity status: **Restricted Discretionary**

Matters of discretion are:

- 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:
  - i. HRZ-S2;
  - ii. HRZ-S3;
  - iii. HRZ-~~S12~~S11 for multi-unit housing only;
  - iv. HRZ-~~S13~~S12 for multi-unit housing only;

- v. HRZ-~~S14S13~~ for multi-unit housing only;
- vi. HRZ-~~S15S14~~;
- vii. HRZ-~~S16S15~~; and
- viii. HRZ-~~S17S16~~.

2. The matters in HRZ-P2, HRZ-P3, HRZ-P5, HRZ-P6 (For multi-unit housing only), HRZ-P7 (For retirement villages only), HRZ-P8, HRZ-~~P10P9~~ and HRZ-~~P11P10~~.

~~3. The matters in HRZ-P13 HRZ-P12 where the development comprises 25 or more residential units; or exceeds the maximum height requirement by 25% or more.~~

Notification status: An application for resource consent made in respect of rule HRZ-R14.1 is precluded from being publicly notified.

An application for resource consent made in respect of rule HRZ-R14.1 that complies with all relevant standards is also precluded from being limited notified.

An application for resource consent made in respect of rule HRZ-R14.1 that complies with HRZ-S2, HRZ-S3.1, and HRZ-S4, but does not comply with all other relevant standards is also precluded from being limited notified.

ISPP

**HRZ-R15 Fences and standalone walls**

1. Activity status: **Permitted**

Where:

- a. Compliance with HRZ-~~S14S10~~ is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of HRZ-R15.1.a ~~is not~~ cannot be achieved.

Matters of discretion are:

- 1. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard; and
- 2. The matters in HRZ-P8 and HRZ-P11.

Notification status: An application for resource consent made in respect of rule HRZ-R15.2.a is precluded from being publicly notified.

P1 Sch1

**HRZ-R16 Buildings and structures on or over a legal road**

1. Activity Status: Permitted

Where:

- a. It is a retaining wall of less than 1.5m in height above ground level.

2. Activity status: **Restricted Discretionary**

Where: Compliance with any of the requirements of HRZ-R16.1.a cannot be achieved.

Matters of discretion are:

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining properties;
3. Maintaining safe access and safety for road users, including pedestrians; ~~and~~
4. The matters in HRZ-P8, HRZ-~~P10~~~~P9~~ and HRZ-~~P11~~~~P10~~; ~~and~~
5. Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes.

Note: Where the legal road that a proposal applies to is owned by Waka Kotahi, it is recommended that written approval from Waka Kotahi is acquired before lodging a resource consent application.

Notification status: An application for resource consent made in respect of rule HRZ-R16.1 is precluded from being publicly notified.

P1 Sch1

**HRZ-R17**

**Construction of any other building or structure, including additions and alterations**

1. Activity status: **Permitted**

Where:

a. Compliance with the following standards is achieved:

- ~~i. HRZ-S1;~~
- ii. HRZ-S2;
- iii. HRZ-S3;
- iv. HRZ-S4;
- v. HRZ-S5;
- ~~vi. HRZ-S10;~~
- vii. HRZ-~~S12~~~~S11~~ (For multi-unit housing only);
- viii. HRZ-~~S13~~~~S12~~ (For multi-unit housing only);
- ix. HRZ-~~S14~~~~S13~~ (For multi-unit housing only);
- x. HRZ-~~S15~~~~S14~~ (For multi-unit housing and retirement villages only);
- xi. HRZ-~~S16~~~~S15~~ (For multi-unit housing and retirement villages only); and
- xii. HRZ-~~S17~~~~S16~~ (For multi-unit housing and retirement villages only).

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with any of the requirements of HRZ-R17.1.a cannot be achieved

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
2. The matters in ~~HRZ-P9, HRZ-P10, HRZ-P11 and HRZ-P14;~~ and HRZ-P9, HRZ-P10, HRZ-P11 and HRZ-P13; and
3. The matters in HRZ-P6, ~~HRZ-P7~~ and HRZ-P8 for additions and alterations to multi-unit-housing; ~~and or a retirement village.~~
4. The matters in HRZ-P7 and HRZ-P8 for additions and alterations to a retirement village.


Notification status: An application for resource consent made in respect of rule HRZ-R17.2.a is precluded from being publicly notified.

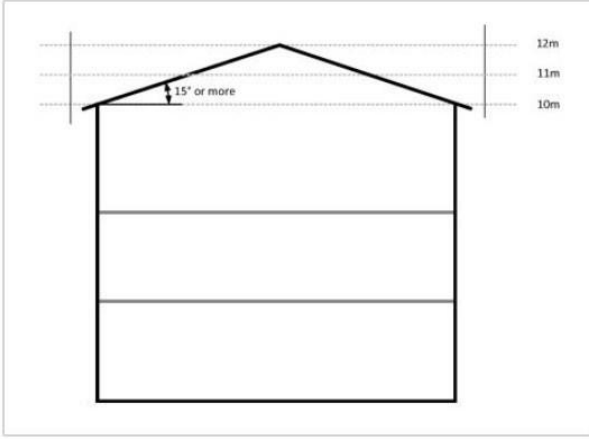
An application for resource consent for additions and alterations to a retirement village where compliance is achieved with HRZ-S2, HRZ-S3, HRZ-S14, HRZ-S15, and HRZ-S16 is precluded from being limited notified.

**Standards**



ISPP

<b>HRZ-S1</b> 	<b>Building height control 1 where no more than three residential units occupy the site</b>
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<p>1. Buildings and structures must not exceed <del>11</del> <b>14</b> metres in height 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 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 5 below:</p> <div style="text-align: center;">  </div> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>a. Fences or standalone walls;</li> <li>b. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</u></li> <li>c. <u>Sattelite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically;</u></li> <li>d. <u>Multi-unit housing; and</u></li> <li>e. <u>Retirement villages.</u></li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects;</li> <li>2. Dominance, privacy and shading effects on adjoining sites; and</li> <li>3. Effects on the function and associated amenity values of any adjacent open space zone; and</li> <li>4. <u>The sitting of a development on a site, particularly in relation to larger than typical sites.</u></li> </ol>
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ISPP

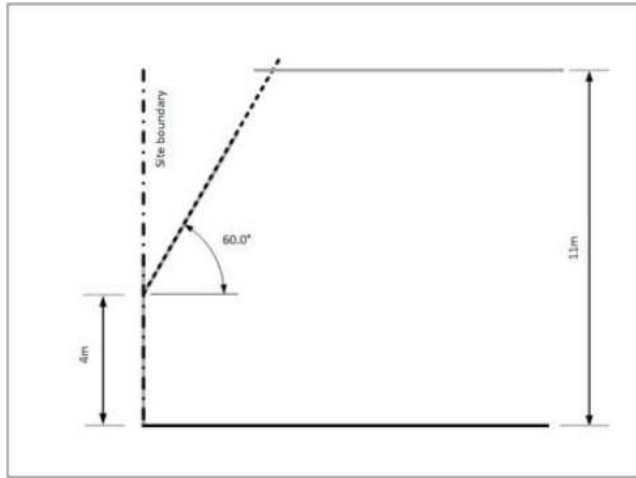
<b>HRZ-S2</b>	<b>Building height control 2 for multi-unit housing or a retirement village</b>
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<p>1. Buildings and structures must not exceed <del>24</del> <b>22</b> metres in height above ground level.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>a. Fences or standalone walls;</li> <li>b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; <del>and</del></li> <li>c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m;</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects;</li> <li>2. Dominance, privacy and shading effects on adjoining sites;</li> <li>3. Effects on the function and associated amenity values of any adjacent open space zone; and</li> <li>4. Wind effects; and</li> <li>5. <u>The sitting of a development on a site, particularly in relation to larger than typical sites.</u></li> </ol>
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<p>d. <u>Circumstances where up to 50% of a building's roof in elevation exceeds the maximum height where the entire roof slopes 15° or more.</u></p> <p>e. <u>Lift overruns provided these do not exceed the height by more than 1m.</u></p>	
<p><b>HRZ-S3</b></p>	<p><b>Height in relation to boundary</b></p>

1. For any site where HRZ-S1 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 6 below



2. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries, except where (3) or (4) below is applicable;
3. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along any boundary that adjoins a site in:

- i. The Medium Density Residential Zone; or
- ii. The Wellington Town Belt Zone; or
- iii. Any Heritage Area; or
- iv. Any site containing a Heritage Building; or
- v. Any character precinct; or
- vi. ~~Any~~Any site occupied by a school;

~~4. —or any site where HRZ-S2 applies that is located adjacent to a site in the Natural Open Space Zone, Open Space Zone, or Sport and Active Recreation Zone: all buildings and structures must be designed and located to maintain sunlight access to a minimum of 70% of the open space site area during 10am to 3pm at either of the equinoxes (i.e. 21 March or 23 September).~~

5. 4. In relation to 1, 2 and 3 above, where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

Assessment criteria where the standard is infringed:

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining sites;
3. Effects on the function and associated amenity values of any adjacent open space zone or school site; and
4. For any site adjacent to a character precinct or heritage area, the effects on the identified character or heritage values.

<p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. A boundary with a road;</li> <li>b. Existing or proposed internal boundaries within a site; <b>and</b></li> <li>c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;</li> <li>d. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u></li> <li>e. <u>Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.</u></li> </ul>	
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	<b>HRZ-S4</b>	<b>Boundary setbacks</b>
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<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th style="text-align: left; padding: 5px;">Yard</th> <th style="text-align: left; padding: 5px;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Front</td> <td style="padding: 5px;">1.5 metres</td> </tr> <tr> <td style="padding: 5px;">Side</td> <td style="padding: 5px;">1 metre</td> </tr> <tr> <td style="padding: 5px;">Rear </td> <td style="padding: 5px;">1 metre (excluded on corner sites) </td> </tr> <tr> <td style="padding: 5px;"><u>Rail corridor boundary</u></td> <td style="padding: 5px;"><u>1.5 metres</u></td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. <u>Developments of 1-3 household units with respect to the front yard set-back requirements;</u></li> <li>b. <del>a</del> Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;</li> <li>c. <del>b</del> Fences or standalone walls;</li> <li>d. <u>Uncovered decks and uncovered structures no more than 500mm in height above ground level (except in relation to the rail corridor boundary, where it does apply);</u></li> <li>e. <u>Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply);</u></li> <li>f. <del>c</del> Multi-unit housing (except in relation to the rail corridor boundary, where it does apply); and</li> <li>g. <del>d</del> Retirement villages (except in relation to the rail corridor boundary, where it does apply).</li> </ul>	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear 	1 metre (excluded on corner sites) 	<u>Rail corridor boundary</u>	<u>1.5 metres</u>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance, privacy and shading effects on adjoining sites.</li> </ul>
Yard	Minimum depth										
Front	1.5 metres										
Side	1 metre										
Rear 	1 metre (excluded on corner sites) 										
<u>Rail corridor boundary</u>	<u>1.5 metres</u>										


ISPP

	<b>HRZ-S5</b> 	<b>Building coverage</b>
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<p>1. Maximum building coverage must not exceed 50% of the net site area.</p>	<p>Assessment criteria where the standard is infringed:</p>
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<p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. <u>Uncovered decks and uncovered structures no more than 1m in height above ground level</u></li> <li>b. <u>Eaves up to 1m in width;</u></li> <li>c. <del>a</del>-Multi-unit housing; and</li> <li>d. <del>b</del>-Retirement villages.</li> </ul>	<ul style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance, privacy and shading effects on adjoining sites.</li> </ul>
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ISPP

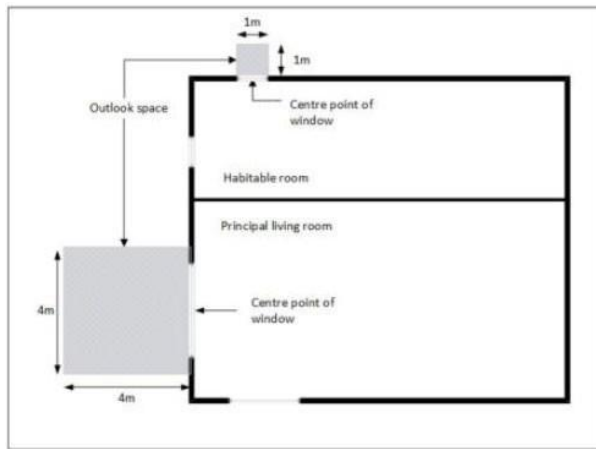
<p><b>HRZ-S6</b></p> 	<p><b>Outdoor living space (per unit)</b></p>
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<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> <li>a. where located at ground level, has no dimension less than 3 metres;</li> <li>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;</li> <li>c. is accessible from the residential unit;</li> <li>d. may be:             <ul style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible location; or</li> <li>ii. located directly adjacent to the unit; and</li> </ul> </li> <li>e. is free of buildings, parking spaces, and servicing and manoeuvring areas; and</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>a. is at least 8 square metres and has a minimum dimension of 1.8 metres;</li> <li>b. is accessible from the residential unit;</li> <li>c. may be:             <ul style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</li> <li>ii. located directly adjacent to the unit.</li> </ul> </li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Multi-unit housing; and</li> <li>b. Retirement villages.</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> <li>1. The design of the proposed outdoor living space provides a good standard of amenity;</li> <li>2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</li> <li>3. The availability of public open space in proximity to the site.</li> </ul>
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ISPP

<p><b>HRZ-S7</b></p> 	<p><b>Outlook space (per unit)</b></p>
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1. An outlook space must be provided for each residential unit as specified in this standard;
2. An outlook space must be provided from habitable room windows as shown in Diagram 7 below:





3. The minimum dimensions for a required outlook space are as follows:
  - a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
7. Outlook spaces may be under or over a balcony;
8. Outlook spaces required from different rooms within the same building may overlap; and
9. 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.

This standard does not apply to:

Assessment criteria where the standard is infringed:

The extent to which:

1. Acceptable levels of natural light are provided to habitable rooms; and
2. The design of the proposed unit provides a healthy living environment.

	a. Multi-unit housing; and b. Retirement villages.	
ISPP	<b>HRZ-S8</b> 	<b>Windows to street</b>
	1. Any residential unit 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.  This standard does not apply to:  i. Multi-unit housing; and ii. Retirement villages.	
	Assessment criteria where the standard is infringed:  1. Streetscape and visual amenity effects; and 2. Passive surveillance and safety.	
ISPP	<b>HRZ-S9</b> 	<b>Landscaped area</b>
	1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.  2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.  This standard does not apply to:  a. Multi-unit housing. b. Retirement villages.	
	Assessment Criteria where the standard is infringed:  1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable.	
ISPP	<b>HRZ-S10</b>	<b>Permeable surface area</b>
	<del>1. A minimum of 30% of the net site area must be permeable surface.</del> <del>-</del> This standard does not apply to:  a. Multi-unit housing; and b. Retirement villages.	
	<del>Assessment criteria where the standard is infringed:</del>  <del>-</del> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.	
ISPP	<b>HRZ-S11</b> <b>S10</b>	<b>Fences and standalone walls</b>

<p>1. Any fence or standalone wall, or combination of these structures, must not <del>exceed</del>:</p> <ul style="list-style-type: none"> <li>a. <u>Exceed a</u> maximum height of 2m above ground level where within 1m of any side or rear boundary.</li> <li>b. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ul> <p>2. In a front boundary or <u>with</u> in a <u>5m</u> front boundary setback any fence or standalone wall, or combination of these structures, must not <del>exceed</del>:</p> <ul style="list-style-type: none"> <li>a. <u>Exceed a</u> maximum height of 2m above ground level; and</li> <li>b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 8 below.</li> <li>c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ul> <div data-bbox="304 958 877 1064" data-label="Diagram"> </div> <p>3. <u>On a boundary with a site zoned open space or boundary with a public accessway, or within 1m of either of those boundaries, any fence or standalone wall, or combination of these structures, must not:</u></p> <ul style="list-style-type: none"> <li>a. <u>Exceed a maximum height of 2m above ground level; and</u></li> <li>b. <u>Any part of a fence or standalone wall above 1.5m in height must be 50% visually transparent for its entire length.</u></li> <li>c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></li> </ul> <p><u>HRZ-S10.3 does not apply to a front boundary or a State Highway.</u></p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance and shading effects on adjoining properties.</li> </ul>
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ISPP

<p><b>HRZ-S12S11</b></p>	<p><b>Minimum residential unit size for multi-unit housing</b></p>
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<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed: The extent to which:</p>
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	<ol style="list-style-type: none"> <li>The design of the proposed unit provides a good standard of amenity; and</li> <li>Other on-site factors compensate for a reduction in unit sizes.</li> </ol>
Residential Unit Type	Minimum Net Floor Area
a. Studio unit	35m <sup>2</sup>
b. 1 bedroom unit	40m <sup>2</sup>
c. 2+ bedroom unit	55m <sup>2</sup>

ISPP

<b>HRZ- <del>S13</del>S12</b>	<b>Outdoor living space for multi-unit housing</b>
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<ol style="list-style-type: none"> <li>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</li> <li>Where private outdoor living space is provided it must be:             <ol style="list-style-type: none"> <li>For the exclusive use of residents;</li> <li>Directly accessible from a habitable room;</li> <li>A single contiguous space; and</li> <li>Of the minimum area and dimension specified in the table below; and</li> </ol> </li> <li>Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:             <ol style="list-style-type: none"> <li>Accessible from the residential units it serves;</li> <li>Of the minimum area and dimension specified in the table below; and</li> <li>Free of buildings, parking spaces, and servicing and maneuvering areas.</li> </ol> </li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</li> <li>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</li> <li>The availability of public open space in proximity to the site.</li> </ol>	
Living Space Type	Minimum Area	Minimum Dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m
ii. 2+ bedroom unit	8m <sup>2</sup>	1.8m
b. Communal		
i. For every <del>5-4</del> - 15 units	<del>1064</del> m <sup>2</sup>	8m
ii. For each additional unit above 15 units	2m <sup>2</sup>	=

Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.

ISPP

**HRZ-  
S14S13**

**Outlook space for multi-unit housing**

1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and
2. The outlook space must meet the requirements set out HRZ-S7.4-9.

Assessment criteria where the standard is infringed:

The extent to which:

1. Acceptable levels of natural light are provided to habitable rooms; and
2. The design of the proposed unit provides a healthy living environment.

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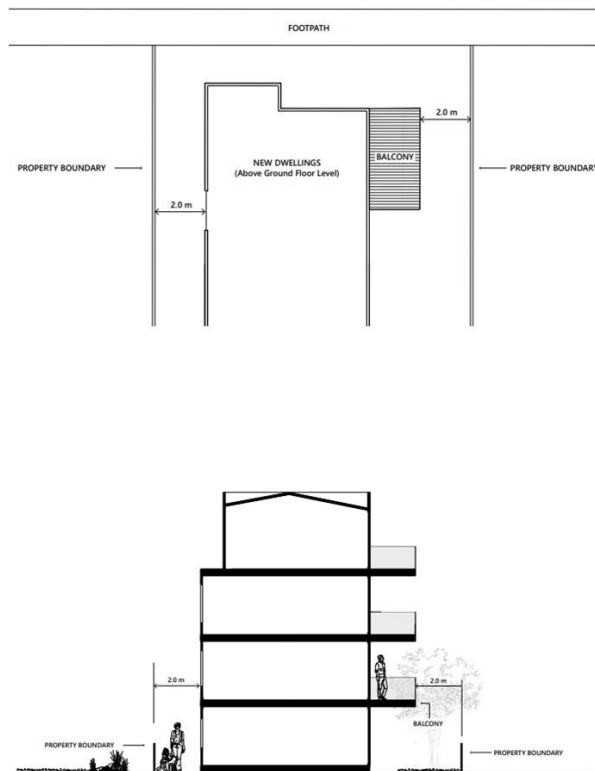
**HRZ-  
S15S14**

**Minimum privacy separation to a boundary for multi-unit housing or a retirement village**

1. Any outdoor living space or habitable room window above ground floor level must be at least 2m from any boundary except a road or a railway boundary, as shown in Diagram 9 below.

Assessment criteria where the standard is infringed:

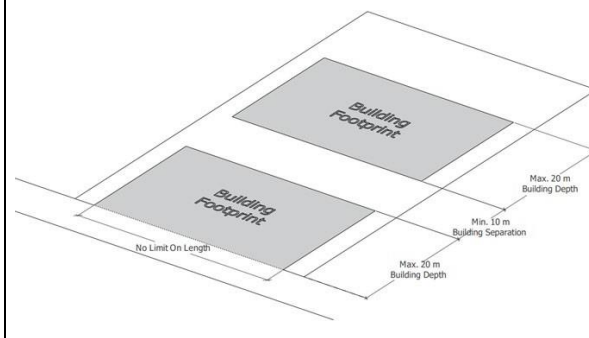
1. Privacy effects on adjoining sites.



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**HRZ -S16**

**Maximum building depth for multi-unit housing or a retirement village**

<p>1. No part of any building or structure must exceed 20m in continuous depth, as shown in Diagram 10 below.</p>  <p>This standard does not apply to fences or standalone walls.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. Dominance, privacy and shading effects on adjoining sites.</p>
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ISPP

<p><b>HRZ-</b> <b><del>S17</del>S16</b></p>	<p><b>Minimum building separation distance for multi-unit housing or a retirement village</b></p>
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<p>1. Buildings must be set back at least 10m from the nearest part of any other building on the same site.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. Dominance, privacy and shading effects on adjoining sites.</p>
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This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

# He Rohe Kāinga Wehewehe

## Large Lot Residential Zone

<b>LLRZ</b>	<b>Large Lot Residential Zone</b>
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### Introduction

The Large Lot Residential Zone provides for lower density development on typically larger sites that are located on the periphery of urban areas.

The Zone provides for people who wish to live in a semi-urban setting but not on a large rural site or within the rural area. The Zone typically provides a rural outlook, along with a greater sense of privacy than what would be expected within the residential areas.

The Zone provides for lower density development through development controls which limit the scale of buildings that can be built, through restrictions on the number of residential buildings, site coverage, building height, and height in relation to boundaries, ~~and permeable area requirements~~. While low density residential development is encouraged, intensive rural activities are generally discouraged.

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the Large Lot Residential Zone.

### Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, 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.

Objectives	
<b>LLRZ-01</b>	<p><b>Purpose</b></p> <p>The purpose of the Large Lot Residential Zone is to provide for residential activities on sites that are on the periphery of urban areas and that are typically larger than in the Medium Density Residential Zone.</p>
<b>LLRZ-02</b>	<p><b>Amenity values</b></p> <p>The low level of building density and associated open character and amenity values of the Large Lot Residential Zone are maintained.</p>
<b>LLRZ-03</b>	<p><b>Non-Residential activities</b></p> <p>Non-residential activities are in keeping with the amenity of the Large Lot Residential zone and provide for the community's <u>safety and</u> social, economic, and cultural well-being.</p>
Policies	
<b>LLRZ-P1</b>	<p><b>Residential activities</b></p>

	Allow residential activities in the Large Lot Residential Zone that result in a low density of building form and open character.
<b>LLRZ-P2</b>	<b>Enabled non-residential activities</b> Provide for home business, visitor accommodation, supported residential care activities, <b>emergency service facilities</b> , and childcare service activities to occur where the scale is such that the low-density amenity of the Large Lot Residential Zone is maintained.
<b>LLRZ-P3</b>	<b>Rural activity</b> Only allow rural activity to occur where the activity is of an appropriate scale and maintains the amenity and environmental values of the Large Lot Residential Zone.
<b>LLRZ-P4</b>	<b>Community facilities</b> Only allow community facilities where: <ol style="list-style-type: none"> <li>1. The activity is of an appropriate scale and maintains the amenity and environmental values of the neighbouring properties and surrounding area;</li> <li>2. There is adequate infrastructure to support the activity; and</li> <li>3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.</li> </ol>
<b>LLRZ-P5</b>	<b>Inappropriate activities</b> Avoid activities that are incompatible with the purpose and the amenity values of the Large Lot Residential Zone.
<b>LLRZ-P6</b>	<b>Buildings and structures</b> Allow buildings in the Large Lot Residential Zone subject to controls on the size and number of buildings able to be established on a site to maintain the low-density amenity of the zone.
<b>LLRZ-P7</b>	<b>Educational facilities</b> Only allow educational facilities where: <ol style="list-style-type: none"> <li>1. The activity is of an appropriate scale and maintains the amenity and environmental values of the neighbouring properties and surrounding area;</li> <li>2. There is adequate infrastructure to support the activity; and</li> <li>3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.</li> </ol>
<b>LLRZ-P8</b>	<b>Infrastructure</b> Ensure that new buildings can be appropriately serviced by <b>three waters infrastructure</b> , either on-site or council reticulated infrastructure that is able to accommodate the demand generated by the proposed activity within the building.
<b>Rules: Land use activities</b>	
<b>LLRZ-R1</b>	<b>Residential activities</b>
	1. Activity status: <b>Permitted</b>
<b>LLRZ-R2</b>	<b>Home business</b>
	1. Activity status: <b>Permitted</b>  Where:

	<ul style="list-style-type: none"> <li>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;</li> <li>b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;</li> <li>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</li> <li>d. Activities do not create a dust nuisance;</li> <li>e. The home business does not involve the use of trucks or other heavy vehicles;</li> <li>f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;</li> <li>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</li> <li>h. No retailing must be conducted on the site, except:             <ul style="list-style-type: none"> <li>i. goods retailed online and do not result in customer visits to the site, or</li> <li>ii. goods ancillary and related to a service provided by the home business.</li> </ul> </li> </ul>
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	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with LLRZ-R2.1.a-h cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent and effects of the non-compliance with any requirement not met;</li> <li>2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; and</li> <li>3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.</li> </ul>
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<b>LLRZ-R3</b>	<b>Visitor accommodation</b>
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	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum occupancy does not exceed 10 guests per night.</li> </ul>
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	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with LLRZ-R3.1.a cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties;</li> <li>2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and</li> <li>3. There is adequate infrastructure to support the activity.</li> </ul>
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<b>LLRZ-R4</b>	<b>Childcare services</b>
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	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum number of children who are not normally resident on the site does not exceed 10; and</li> <li>b. The hours of operation are 0700 – 1900, Monday to Friday.</li> </ul>
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	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with LLRZ-R4.1.a or b cannot be achieved.</p>
<b>LLRZ-R5</b>	<b>Supported residential care</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 residents at any one time.</p>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with LLRZ-R5.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties;</li> <li>2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and</li> <li>3. There is adequate infrastructure to support the activity.</li> </ol>
<b>LLRZ-R6</b>	<b>Rural activity</b>
	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is limited to:</p> <ol style="list-style-type: none"> <li>i. The grazing and keeping of livestock;</li> <li>ii. Equestrian activities; and</li> <li>iii. Horticulture.</li> </ol>
	<p>2. Activity Status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with LLRZ-R6.1.a cannot be achieved.</p>
<b>LLRZ-R7</b>	<b>Community facility</b>
	<p>1. Activity status: <b>Discretionary</b></p>
<b>LLRZ-R8</b>	<b>Educational facility</b>
	<p>1. Activity status: <b>Discretionary</b></p>
<b>LLRZ-R9</b>	<b>Any activity not otherwise listed as permitted, restricted discretionary, or discretionary.</b>
	<p>1. Activity status: <b>Non-complying</b></p>
<b>Rule: Building and structure activities</b>	
<b>LLRZ-R10</b>	<b>Maintenance and repair of buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p>
<b>LLRZ-R11</b>	<b>Demolition or removal of a building or structure</b>

1. Activity status: <b>Permitted</b>	
<b>LLRZ-R12</b>	<b>Construction, addition or alteration of buildings, accessory buildings</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> <li>i. LLRZ-S1;</li> <li>ii. LLRZ-S2;</li> <li>iii. LLRZ-S3;</li> <li>iv. LLRZ-S4;</li> <li>v. LLRZ-S5;</li> <li>vi. LLRZ-S6;</li> <li>vii. LLRZ-S7; <u>and</u></li> <li><del>viii. LLRZ-S8; and</del></li> <li>ix. LLRZ-<del>S9,S8.</del></li> </ul>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of LLRZ-R12.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</li> <li>2. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></li> </ul>	
<b>LLRZ-R13</b>	<b>Fences and standalone walls</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with LLRZ-S7 is achieved.</p>	
<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of LLRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</li> </ul>	
<b>LLRZ-R14</b>	<b>Any building or structure not otherwise provided for as a permitted or restricted discretionary</b>
1. Activity status: <b>Discretionary</b>	
<b>Activity Standards</b>	
<b>LLRZ-S1</b>	<b>Maximum number of residential buildings</b>
<p>1. There shall be a maximum number of:</p> <ul style="list-style-type: none"> <li>a. One residential unit per site; or</li> <li>b. One residential unit and one minor residential unit per site.</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone;</li> </ul>



	<ol style="list-style-type: none"> <li>2. The impact of the additional bulk on the character and amenity values of the local environment;</li> <li>3. Dominance, privacy, and shading effects on adjoining sites;</li> <li>4. Whether the topography of the site mitigates or exacerbates effects; and</li> <li>5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.</li> </ol>
<b>LLRZ-S2</b>	<b>Maximum floor area of accessory buildings and minor residential units</b>
<ol style="list-style-type: none"> <li>1. The maximum <u>gross</u> floor area of <del>an each</del> accessory building per site shall be 100m<sup>2</sup>; and</li> <li>2. The maximum <u>gross</u> floor area of a Minor Residential Unit per site shall be 80m<sup>2</sup>.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone;</li> <li>2. The impact of the additional bulk on the character and amenity values of the local environment;</li> <li>3. Dominance, privacy, and shading effects on adjoining sites;</li> <li>4. Whether the topography of the site mitigates or exacerbates effects; and</li> <li>5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.</li> </ol>
<b>LLRZ-S3</b>	<b>Maximum height</b>
<ol style="list-style-type: none"> <li>1. Buildings, structures and accessory buildings must not exceed a maximum height of 8m above ground level; and</li> <li>2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge).</li> </ol> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>a. Fences or standalone walls;</li> <li>b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</li> <li>c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape, character, and amenity effects;</li> <li>2. Dominance, privacy, and shading effects on adjoining sites; and</li> <li>3. Whether the topography of the site mitigates or exacerbates effects.</li> </ol>
<b>LLRZ-S4</b>	<b>Height in relation to boundary</b>
<ol style="list-style-type: none"> <li>1. No part of any building, accessory building or structure may project beyond a building line of 45 degrees from a height of 2.5m above ground level from all boundaries of the site.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Dominance, privacy, and shading effects on adjoining sites; and</li> <li>2. Whether the topography of the site mitigates or exacerbates effects.</li> </ol>
<b>LLRZ-S5</b>	<b>Building coverage</b>

<p>1. Maximum site coverage: 35% <u>of net site area</u>, or a maximum <del>total floor area building footprint</del> of <del>500m<sup>2</sup> 600m<sup>2</sup></del> inclusive of any accessory buildings (whichever is the lesser).</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The impact of the additional bulk on the character and amenity values of the local environment;</li> <li>2. Whether the topography of the site mitigates or exacerbates effects; and</li> <li>3. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.</li> </ol>
<p><b>LLRZ-S6      Building setback</b></p>	
<p>1. Buildings or structures must not be located within: <ol style="list-style-type: none"> <li>a. A 5m setback from a road boundary; and</li> <li>b. A 3m setback from a side or rear boundary.</li> </ol>                 Except that water tanks for water supply and firefighting purposes can be located within these setbacks.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and amenity effects;</li> <li>2. Dominance, privacy, and shading effects on adjoining sites;</li> <li>3. Whether the topography of the site mitigates or exacerbates effects; and</li> <li>4. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.</li> </ol>
<p><b>LLRZ-S7      Fences and standalone walls</b></p>	
<p>1. No fence or standalone wall, or combination of these structures, <del>shall: must not exceed:</del> <ol style="list-style-type: none"> <li>a. <del>Exceed Aa</del> maximum height of 2m above ground level where within 1m of any boundary; <del>and</del></li> <li>b. <del>Exceed t</del>the height in relation to boundary standard in LLRZ-S4-; <del>and</del></li> <li>c. <del>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shutoff valves, or other emergency response facilities.</del></li> </ol> </p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape effects; and</li> <li>2. Dominance and shading effects on adjoining properties.</li> </ol>
<p><b>LLRZ-S8      Permeable area</b></p>	
<p><del>1. A minimum of 60% of the site must be of a permeable surface.</del></p>	<p><del>Assessment criteria where the standard is infringed:</del></p> <p><del>-</del></p> <ol style="list-style-type: none"> <li><del>1. Any measures used to mitigate stormwater runoff; and</del></li> <li><del>2. The capacity of, and effects on, the stormwater network.</del></li> </ol>
<p><b>LLRZ-S9S8      On-site services</b></p>	
<p>1. Where a connection to Council’s reticulated wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021; and</p> <p>2. Where a connection to Council’s reticulated wastewater systems is not available and sewage is to be disposed to ground, that area must not be</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. The engineering measure to provide on-site services and measures to maintain the health of future occupants and neighbouring properties;</li> <li>2. The ability for the engineering measure to provide a level of service to support the proposed development; and</li> <li>3. The ongoing maintenance of the engineering measure.</li> </ol>

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subject to instability or inundation or used for the disposal of stormwater.	
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Wellington City Council  
**Design Guide**  
**Papakāinga**



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# Introduction

## **Papakāinga Design Guide**

This document aims to provide a guide to support the aspirations of mana whenua and Māori, more generally around papakāinga in a Wellington context. Given Wellington's urban setting, new models of papakāinga might be sought that draw on higher density housing typologies such as terraced housing or apartment blocks (often named vertical papakāinga). This guide aims to support consent applications across the spectrum of low, medium and high-density housing typologies.

## **What is a 'papakāinga'?**

The 'papa' in papakāinga' refers to Papatūānuku earth mother, and 'kāinga' is often translated as home, or when brought together, papakāinga can be defined as a village or a communal living environment. Papakāinga has traditionally referred to a cluster of dwellings occupied by a particular kinship/whānau/hapū group and located on ancestral whenua.

More recently, the term papakāinga has also been used to refer to a communal living environment that supports Māori who don't necessarily whakapapa to a particular place (mātāwaka). Often they are brought together by a common kaupapa and desire for intergenerational communal living.

Papakāinga are often located next to marae, but not always. They generally offer a mix of uses, including private residential areas alongside semi-private and/or communal spaces that support cultural, social and community outcomes for those living in the papakāinga. In some instances, a papakāinga might include public spaces that can offer economic benefits for residents.

Papakāinga are often associated with rural and semi-rural settings, but there is a growing interest in urban settings. Especially from mana whenua, for whom towns and cities have been built around and on their ancestral land, and mātāwaka in urban settings wanting to live in more communal ways to support the revitalization of culture and te reo me ōna tikanga (language and its cultural practices).

## **Coordination with Residential Design Guide**

Where development is proposed in residential zones, the Residential Design Guide will apply. The Residential Design Guide is statutory and needs to be complied with. However, the Papakāinga Design Guide is not statutory and is a document to support and guide architects, developers and the Council to achieve better outcomes for papakāinga developments.

# Kaupapa

There is no set way to design a papakāinga, and there is a growing interest in medium and high density (vertical) papakāinga models. However, there is certainly shared kaupapa that underpin papakāinga.

## Tino Rangatiratanga

- Papakāinga can create opportunities for whānau and hapū to self-determine their futures and hāpori (community) outcomes. By providing affordable, secure and safe housing for whānau and hapū as well as enabling commercial opportunities, papakāinga can support economic independence and community resilience

## Hauora Māori/Orangātanga

- Te Pae Mahutonga (Southern Cross Star Constellation) and Te Whare Tapa Whā health models developed by Mason Durie offer useful frameworks that promote Māori health. Te Whare Tapa Whā sets out four principles for holistic well-being. It uses the metaphor of the four walls of a house to convey the multifaceted nature of well-being. Being healthy requires physical, spiritual, mental and whānau well-being. Te Pae Mahutonga suggests six factors that promote health, including Mauriora (cultural identity), Waiora (physical environment), Toiora (healthy lifestyles), Te Oranga (Participation in society), Ngā Manukura (community leadership) and Te Mana Whakahaere (autonomy). Papakāinga are seen by many as a way to support wider whānau well-being.

## Whakarauora reo me ōna tikanga

- Papakāinga offer an opportunity for mana whenua whānau to reconnect with ancestral land. In addition, for both mana whenua and mātāwaka, papakāinga might be shaped by design that supports reo and tikanga revitalization. Examples include developing rongoā gardens, reviving traditional arts practice and creating rūmaki reo (total immersion settings).



## **Kaitiākitanga**

- Designing for future generations sits at the heart of papakāinga approaches. Papakāinga offers whānau and hapū the opportunity to enact their kaitiākitanga with many aiming to develop sustainable and self-sufficient development.

## **Whanaungatanga**

- Papakāinga provides a place for the values of whanaungatanga to be enacted and where the community can be established and reinforced, supporting positive well-being outcomes.

## **Kotahitanga**

- The development process is based on collaborative decision-making and co-design, with designers and developers being facilitators of whānau and hapū aspirations and needs. Decision-making and design should also include whānau, where the future residents of papakāinga are known.

## **Te Oranga**

- Drawing on the “participation in society” component of the Te Pae Mahutonga model above, the development process should provide a range of tenure options for development. Such as home ownership, rent-to-buy, leasehold and rentals to allow a broader membership and different tenure possibilities for different households at different points over time.

# Guidelines

## Respecting the Mana of the Environment - Te Mana o te Taiao

### Whenua Ora (Land Wellbeing/vitality/health)

- G1. There are a number of ways in which kaitiakitanga can be supported, including:
- » Ensuring existing topography is respected in new development.
  - » Providing space for māra kai (food gardens).
  - » Recognising and enhancing the mana and the mauri of natural systems (e.g. rainwater collection and reuse, low impact stormwater design).
  - » Utilising waste management and recycling initiatives to reduce impact on the whenua.

### Wai Ora (Water Wellbeing/vitality/health)

- G2. Manage stormwater runoff to ensure that polluted water does not go into waterways and water bodies. This is critical to tikanga Māori.
- G3. Where existing waterways on-site are culverted these should ideally be unburied to create wai touchpoints and the ability for whānau to connect to the whenua/Papatūānuku.
- G4. Support the collection of rainwater for gardening and other greywater uses.

### Ngāi Tipu and Ngāi Kirehe Ora (Flora and fauna wellbeing)

- G5. Demonstrate that the kāinga is integrated into the whenua to complement the natural habitats and habits of the local plants and wildlife.
- G6. Provide connections for flora and fauna. Foraging and travel and migration paths, including in water, should be respected. Nocturnal and diurnal activities should be considered and integrated into the design. Landscaping should provide new connections to existing green systems where possible.
- G7. Provide areas to incorporate plantings for māra kai, raranga and rongoa.

# Effective public-private interface

## Tomokanga | Entrances

- G8. If a papakāinga is not associated with an existing marae, ensure the entrance is designed so that visitors know where to arrive and enter.
- G9. For each residential building, provide a whakamahau, landing, deck or porch space to enable manuhiri to be greeted in a dry space before moving into the house. Ideally, approaching guests are visible from the occupied living areas of the kāinga, i.e. the living room or kitchen.
- G10. Ensure that guests are able to arrive at the site and gather while being protected from unpleasant weather.
- G11. Ensure that the site has a clear entry and space for residents to greet visitors.

## Urban structure

- G12. Where a pōwhiri space is required, it should be integrated into the site layout and the surrounding context to enable pōwhiri to happen without disruption from the urban setting, such as vehicle noise from busy streets.



*Te Aro Papakāinga, Dwell Housing Trust/Te Aro Pā Whenua Trust – Clear entrances to welcome inhabitants and visitors alike with each dwelling having a connection to the street.  
(Roger Walker Architecture and Design Ltd, 2016)*

## **Fronting the street**

- G13. Where possible, entrances should be orientated to the north for cultural reasons; however, relating positively to the street should take precedence where this is not possible. This clearly articulated street-facing entrance allows for the expression of manaakitanga, making it clear where guests are to go when they arrive.

## **Movement and access**

- G14. Pedestrian movements should be prioritised over vehicles on and into the site.
- G15. Pedestrian movements should support social interactions. Allow for wide footpaths for two people pushing a stroller to pass each other easily, and resting areas for people to sit and talk.
- G16. Access from the street should be wide enough to allow for service vehicles and be delineated by a clearly defined entrance.
- G17. Access to and from buildings should support home-based tangihanga processes with paths, entrances and doors wide enough to enable the bringing and taking of tūpāpaku.

# Well-functioning sites

## Open spaces

- G18. Provide a hierarchy of open spaces, including large communal open spaces for gathering and cultural practices such as pōwhiri, smaller open spaces clustered within the papakāinga, and small private outdoor spaces for the residents. All open spaces should have good, open and overlooked pedestrian connections for passive surveillance.

## The site

- G19. Design the site layout to support both formal pōwhiri processes and more informal opportunities, to welcome and manaaki guests providing a clear entrance and a covered threshold space to wait to be greeted.
- G20. Provide for children's play areas that are safe and overlooked.
- G21. Provide outdoor communal dining spaces.
- G22. The site should offer communal space for activities such as kai and hui alongside appropriately sized bathrooms, separate from individual whānau bathrooms and private spaces.
- G23. If parking is to be provided, this should be clustered to provide an opportunity to develop in the future if it is no longer needed.
- G24. Houses should overlook the outdoor communal spaces with an active interface to enhance security and allow for the natural supervision of tamariki.
- G25. Consider the relationship between private, public and semi-public spaces. Provide privacy where needed but also allow opportunities for social interaction. Note that it is very important that some private outdoor space is encouraged despite the focus on communal activity in papakāinga.
- G26. Consider providing convenient parking spaces for car-sharing schemes and other modes of transportation other than private vehicles.
- G27. Consider the Crime Prevention Through Environmental Design (CPTED) principles when designing communal and publicly accessible site areas.

## **Placing the building**

- G28. Group buildings together in small clusters and combine this with the open space design, to facilitate the natural supervision of tamariki. The orientation of houses and the location of windows towards the open spaces should be considered.
- G29. Depending on the location and density, the position of the building should offer the opportunity for future extension or addition . This will allow for inter-generational whānau living, such as a kaumatua flat.

# High quality buildings

## Sustainability

- G30. Consider using local materials to reduce embodied energy inherent in development.
- G31. Support ongoing affordability by using energy-efficient design and energy systems that make ongoing running and maintenance of households cheaper, e.g. heat pumps, solar energy, solar passive, shared heating systems etc.
- G32. Consider rainwater collection/reuse, waste management, recycling etc.

## Built form

- G33. Provide flexible spaces that can adapt to a range of whānau structures and living situations.

*The building could have spaces with the ability for residents to work/co-work from homerooms with 'switchable' doors between two units so they can be part of one unit or the other, depending on the need.*

- G34. Provide spaces for whānau to stay when visiting inside the papakāinga, including shared guest rooms/apartments.
- G35. Given the importance of designing for future generations, the built form should consider the anticipated future needs of an often-growing whānau. This may include:
  - » Anticipating and allowing for space to site future structures that can be built when needed.
  - » Modular house types that allow for iterative development overtime when needed.

## Inclusivity

- G36. Design to support accessibility needs, particularly for kaumātua and the ability for whānau to age in place.
- G37. Refer to best practice guidance, particularly for the kitchen, bathroom and living areas.

## **External appearance**

- G38. Māori settlements traditionally reflected the relationships between people and place, landscape and the environment. Supporting these elements in the design of the external appearance of the papakāinga will support a strong sense of place identity, particularly in urban settings. This includes the ability for mana whenua to express cultural narratives and local stories through architecture, art and design elements.

## **The internal spaces**

- G39. Incorporate multifunctional spaces that provide flexibility and align with tapu and noa requirements—these requirements can change such as during times of tangihanga. Such as multiple living areas or living areas that are dividable.
- G40. Provide multifunctional spaces that support informal “bumping spaces” for social interaction, particularly where there are shared workspaces and shared facilities.
- G41. Separate eating spaces from bathroom space, aligning with tapu/noa concepts.
- G42. Separate eating spaces from laundry spaces, aligning with tapu/noa concepts.
- G43. The kitchen should be able to be closed off from a large space where a tangi could take place.
- G44. The layout and circulation spaces should reinforce an appropriate separation of tapu and noa spaces throughout the home. Further guidance on this has been produced for Kāinga Ora, as Ki te Hau Kāinga - Māori Housing Design Guide.
- G45. Consider multiple living areas or living areas that are dividable to provide flexibility for events such as tangihanga.
- G46. Internal circulation should have an internal receiving space for visitors where a covered outdoor space is not possible.



# Glossary

- **Hāpori** - community
- **Hapū** - kinship group
- **Hauora Māori** - Māori health and wellbeing
- **Kāinga** - a home
- **Kaitiakitanga** - stewardship of the environment
- **Kaupapa** - purpose or agenda (in the context above)
- **Māra kai** - food gardens
- **Mātāwaka** - Māori living in places where they do not have ancestral connection
- **Noa** - profane
- **Orangatanga** - health
- **Papakāinga** - Traditionally referred to a cluster of dwellings occupied by a particular kinship/whānau/hapū group and located on their ancestral whenua.
- **Papatūānuku** - The earth or Earth mother who is the wife of Ranginui. All living things originate from Papatūānuku and Ranginui.
- **Pōwhiri** - formal welcome process
- **Reo** - language
- **Rūmaki reo** - total immersion reo contexts
- **Tamariki** - children
- **Tangihanga** - funeral
- **Tapu** - sacred
- **Tikanga** - protocols
- **Tino Rangatiratanga** - self determination
- **Tūpāpaku** - dead body
- **Whānau** - family, includes extended families
- **Whanaungatanga** - sense of family connection



Wellington City Council

# Appendix Character Precincts

## Residential Design Guide



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- Street level attributes

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- Streetscape attributes
- Street level attributes

## Mt Cook

- Streetscape attributes
- Street level attributes

## Newtown

- Streetscape attributes
- Street level attributes

## Berhampore

- Streetscape attributes
- Street level attributes

## Aro Valley

- Streetscape attributes
- Street level attributes



# Introduction

## Application

This design guide should be read in conjunction with the objectives and policies contained in the following District Plan chapters and sections:

- [Medium](#) Density Residential Zone
- Character Precincts

Situated in Wellington's inner suburbs are six areas known and valued for their streetscape character. These areas have been identified as having concentrations or observable patterns of both site-specific and streetscape level attributes that form a collective streetscape. The following suburbs contain these areas, known as character precincts.

- Thorndon
- Mount Victoria
- Aro Valley
- Mt Cook
- Newtown
- Berhampore

For the purposes of this Design Guide, the term 'character' has been defined as a concentration of common and consistent natural and physical features and characteristics, that collectively combine to establish the local distinctiveness and identity of an area, and that contribute to a unique 'sense of place' when viewed by the public at large from the street or other public spaces.

These contributory features and characteristics are a combination of buildings and features in both public and private ownership, and are typically comprised of a combination of the following:

### Streetscape attributes:

- Topography (the shape of the landform)
- Natural Character (open space, parks, street trees)

- Siting (Front yard setbacks, alignment and orientation to the street, side and rear yards)
- Vehicle Access and Parking

### Site level attributes:

- Building Scale and type (height, width, number of storeys, size of building footprint)
- Building Frontages and Façade Treatment (Entrances, materials, roof form)
- Building Age and Style (where there is a strong streetscape or townscape character defined by building age and style)

In some areas, architectural consistency contributes to the overall character values and quality, while in other areas, character values are derived from architectural diversity with a general consistency in one or more other matters. The focus of these values is on the local streetscape and how the nature of either consistency or diversity creates a distinctive outcome.

## The role of the design guide

This Character Precinct Design Guide provides information about the common patterns evident within each of identified areas and is intended to be used when considering new development proposals as outlined in the Character Precincts section of the [Medium](#) Density Residential Chapter in the District Plan.

The Design Guide does not seek that new development replicates established patterns or particular design types and architectural styles, or prescribe specific design solutions. Rather, it offers a flexible framework within which designers and developers can work. This guidance is to assist the integration of any development into the context and complement the area's character.

# Character Overview

## Streetscape Character:

### Topography

Some areas are highly defined by their response to the topography of the area, and dwellings located on hillsides may be oriented to take advantage of views, openness, and/or uninterrupted sunlight. Where streets have a high edge and a low edge, houses on the high edge are often elevated and appear taller with a strong street presence and many have retaining walls with stairs leading up to the house and, sometimes, garages below. In contrast, the lower edge of the street is often characterised by being able to view only a single storey or roof of a house from the street, with low front boundary fencing and shallow front yards.

Topography can also define or conflict with street patterns. Typically, older areas were laid out in a grid pattern, even on the steeper land, resulting in steep streets and 'stacked' houses, tightly configured and staggered uphill. Discontinuous streets connected by pedestrian accessways are common, where the slope has been too steep for road building. Other Streets, such as Aro Street, follow the valley floor, with adjoining streets running up the slope.

### Guiding principles for topography:

- New development should take cues from others in the neighbourhood when considering an appropriate response to earthworks, retaining structures, access methods and the way new buildings are accommodated with the landform.
- Where existing development is predominantly oriented in a particular direction due to topography or views, new development should reference this.
- Where the pattern of building tops or roofscape is visible from above, new development should complement existing patterns of roof plane size, slope and materials.

## Natural Character:

Areas such as the Town Belt, the Wellington Botanical Gardens, and Zealandia provide visual separation between residential areas, provide recreation, and are quality amenity space for suburbs. Where views are an important characteristic of an area or site, large trees may be less frequent to allow for unobstructed views. Streets that have a high and low edge typically have vegetated berms between the footpath and dwelling where the site falls steeply from the road. Vegetation on the higher edge of a road is often more varied, and in some instances an important feature to retain as it can break up the hard edge of any retaining walls.

Small front gardens are important street frontage elements, present in most dwellings, enhancing their 'public face'. On many sites with flat topography, front yards are delineated by low fences.

### Guiding principles for natural character:

- New development should follow the local pattern of frontage presentation to public places.
- Front boundary fences should retain a view of the house and any front yard from the street. Tall fences that fully enclose front yards are unlikely to be considered compatible within character precincts.

## Siting

The arrangement of building frontages provides visual definition and sense of enclosure to streets. Houses are generally located toward the fronts of sites, leaving open space to the rear. Many buildings also have rear yards with mature vegetation, and small well landscaped front gardens.

Many character precincts are also characterised by development with minimal side yards. The exception to this pattern usually occurs in multi-unit developments or adjacent to 'rights of way'. While side yard dimensions vary, the separation distance between a lot of buildings is between 1.2 and 2.4m. Additionally, the character areas usually exhibit a high degree of consistency between the relationship of buildings to each other, with long stretches of buildings with consistent alignment and orientation being common.

### **Guiding principles for siting**

- Additions and new development should maintain front yard setbacks where this is a defining feature of the streetscape. Where setbacks are more varied, it may be suitable to take the shallower setback for reference to achieve a stronger street frontage.
- Narrow side yards may be able to be supported if this is more in keeping with local patterns.
- Front elevations should be oriented towards the street.
- For developments on corner sites, buildings should respect local patterns of setback and orientation of primary elevations, and the typical detailing of visible secondary/side elevations.
- Where new development fills in space at the front of a site, the alignment of adjacent properties will be considered important.
- Pedestrian access should be separated from any vehicle access.

### **Vehicle Access and Parking**

Many properties within the character precincts were constructed when there were considerably lower rates of private vehicle ownership. As a result, frontages are not usually designed or developed to accommodate parking.

The desire for off-street carparking has compromised the original pattern of site frontages and the amount of space for vegetation on some streets within character areas. Where several adjacent or opposed frontages have been altered for use as carparking, the impact on the predominant character of the streetscape is often considered to be poor and not to be further replicated, particularly if extensive paved surfaces have been installed. Where the paved surfaces have been limited to one car space and the paving treatment is detailed to give the appearance of a landscaped courtyard, this has had less impact on the character of the streetscape.

### **Guiding principles for vehicle access and parking**

- Any on-site car parking should not detract from the streetscape quality of a Character Precinct, and multiple garages or parking spaces will usually be discouraged.
- Where there is space for parking in front yards and developing front yard parking would not detract from or dominate the appearance of the house or site, this should be minimal and incorporated into good quality landscaping treatment of the space. Large expanses of concrete or hard paving will not be considered a positive outcome.
- Where building height is relatively consistent, lifting up houses to accommodate basement parking will not be considered a positive outcome.
- Garages and parking spaces with 'single' presentation will be favoured over wider entries.
- Pedestrian entry to houses must not be disrupted or dominated by parking areas.



## Site Specific Character

### Building Scale and type

Building scale includes characteristics such as building height, building width, number of storeys, and size of building footprint.

The character of some streets or areas may be defined by building types, or typologies. Building typologies include detached dwellings, semi-detached dwellings, terraced dwellings, and apartments, which can have a direct influence on the overall mass and scale of buildings and the visual impact they have on the streetscape. Detached and semi-detached dwellings are the predominant building typology in the character precincts, but particularly on the lower slopes of Mt Victoria there are a number of apartment buildings that impact streetscape patterns, including building scale and frontage treatments.

More modern multi-unit developments are generally interspersed throughout character precincts. Typically, these developments are taller than the neighbouring buildings and larger in plan area, particularly where the plan configuration has not been related to the characteristic scale of the adjacent detached houses. This housing type also tends to have more emphasis on accommodating vehicles, which can sometimes result in uncharacteristic or visually dominant parking arrangements which don't contribute positively to the local area.

Also interspersed throughout the character areas are other non-residential uses such as shops, workshop premises and other businesses. Where these occupy older buildings they tend to be located very close to the footpath edge, however some also occupy buildings originally constructed as dwellings and present to the street in a way more typical of other surrounding houses.

## Guidance for Building Scale and Type

- When designing for multi-unit development or larger buildings in character precincts, consider how the scale of buildings (or architectural features) can relate to the scale of neighbouring properties.
- Use modulation of building forms and footprints and stepping back portions of the building to create primary and secondary elevations to emphasise a building width and matching existing patterns of building frontages.
- Where new development will be noticeably taller than other dwellings on a street with relative consistency of building heights, arrange the taller portion of the building to respect a consistent primary building form along the street edge.
- Where there is diversity of building scale within the streetscape, seek to design new development or additions to be within the general parameters of diversity, rather than responding to any less predominant features or developments.
- Proposed new roof forms should be sympathetic with traditional roof forms evident within the area.

### Building Frontages and Façade Treatment

Buildings typically display a strong street orientation with gables and vertically oriented windows facing the street. Bay windows are common, and front entries are either prominent on the front elevation or located halfway along a side elevation. Most of the single storey dwellings are simple in form and modestly articulated with eaves and brackets typical of the period of their construction. Two-storey and larger dwellings are often more ornately detailed, especially on the front elevation.

Painted weatherboards (plain or rusticated) and corrugated iron are typical for exterior walls, with corrugated iron being the predominant roofing material. There are also several small clusters of original brick houses, built in the first decade of the 20th century as part of the local brickworks. White picket fences are commonly seen along site frontages in many character areas.

### **Guidelines for Building Frontages and Façade Treatment**

- New buildings should be designed to avoid a blank façade on any site frontages.
- Door and window proportions and placement should respect predominant patterns of orientation, symmetry and window patterns.
- Windows and doors that present as punctuated openings within larger expanses of wall will be preferred in locations where these elevations are visible from public places. Large expanses of glazing in visible locations will not be considered a positive outcome.
- Where additional building storeys can be included that may not align with adjacent patterns within the character precinct, care should be taken with façade proportions, building shape and placement of openings to ensure buildings still have a locally compatible scale on visible elevations.

Building materials should be respectful with regard to neighbouring properties and should not detract from or dominate them. Modern materials should be considerate of local patterns of orientation and type, and the profile and detailing of exterior features such as window frames and doors, balustrades and roofing should be carefully considered and not substantially different from local patterns. Front fences should not unreasonably obstruct views of houses from the street, should typically be made of wood, and create or maintain separate pedestrian access to a house from any vehicle access.

### **Building Age and Style**

The age and style of residences and other buildings can have a strong influence on character. Residence age and style can be closely correlated, with residences of any era often having a limited range of styles. For example, late 19th century residences are typically Victorian in style. Both the range of residential ages and styles, and the consistency of styles within an area affects the overall character of a place.

Not all dwellings in character areas are original, and many original buildings have been altered over time with the original design no longer strongly influential on the defining the building's character. However, there will usually still be character elements evident, such as setback, spacing, size or building placement. Additionally, some buildings in character precincts may ~~be identified for the protection of their for the protection of its heritage values, which is building age and style.~~

New development is evident in character areas, and where this has been done successfully it is because there is respect for the mass, scale, setbacks and detailing of neighbouring dwellings - which is often influenced by their age. This also applies to additions and alterations to buildings in character precincts, and particularly where upgrades to meet modern living standards are being undertaken. Such buildings stand as good examples of how new development can be integrated to complement or repair streetscape and townscape character.

Demolition of buildings or removal of ~~original~~ pre-1930 building fabric can have a significant impact on the streetscape of a character precinct, especially where visible from the street and public spaces. Over time, the cumulative impact from loss of original pre-1930 fabric can be detrimental to the streetscape values. Applications that involve the loss of original building elements and features will require

additional consideration and assessment.

## Guidelines for Building Age and Style

- Where development is taking place adjacent to a listed heritage building or object, or within a heritage area, consideration must be given to respecting the values of the heritage listing and not dominating or overwhelming any valued heritage items.
- Where new development will sit alongside buildings with a high degree of originality or ~~pre-1930~~ architectural consistency, relate the design, form and siting of new development to prevailing features within the context.
- When adding to an older or original building, maintain an understanding of the old and new parts of a building and ensure any additions do not become visually dominant or overwhelm the original building, particularly in locations where there is highly consistent streetscape or townscape character.
- When altering ~~an older a pre-1930 or original~~ building, maintain a visual understanding of the original size, shape and features of the building. Any modern upgrades to older buildings should be carefully considered to ensure they remain sympathetic to the original design.
- The design of any new garages should not attempt to replicate the age or style of a building that would have existed before cars. Garages and parking spaces should always be visually subservient to the original building.

# Thorndon

Thorndon's distinctive character is an important part of Wellington's collective identity. Thorndon has city-wide significance, a unique atmosphere and a strong sense of place.

Thorndon neighbours the north-west fringe of the City Centre. A high proportion of original buildings remain in Thorndon, and inner-city residential housing constructed prior to and around the turn of the 20th century is prominent. A significant number of buildings have heritage status and the Thorndon shops are in a Heritage Area, indicating the wider area's importance to the city and townscape. As a result, Thorndon conveys a strong sense of history that adds to the City's collective memory.

The compact layout, relatively consistent form and defining topography within this part of the suburb, combine to give it a dense urban character, and its location close to the central city, contributes to it being highly accessible. It is supported by a neighbourhood centre on Tinakori Road, with the shops and their continuous, traditional Victorian frontages and verandahs adding to the overall character and intimacy of the area while providing a range of local services.

Most of the Thorndon Area lies within character precincts. Notable exceptions are the area to the north of Cottleville Terrace, the central part of Grant Road and previous industrial area around Malcolm Lane, Harriett Street and a small area to the west of the Tinakori Road shops. The amount of Thorndon included in the character precinct rather than excluded from it signals the importance of this area due to intactness of character in the building stock.

In addition to the general character patterns, attributes that are specific to the Thorndon Character Precinct to be taken into consideration when reviewing development in this area, include:

## **Streetscape attributes:**

- Thorndon is based around a street grid which originates from Tinakori Road. Buildings are uniformly and strongly aligned with the street edge and grid.
- Te Ahumairangi Hill, with its mature and regenerating vegetation, provides a strong visual backdrop to both the suburb and the central city.
- The area includes both relatively flat areas and steeply sloping streets. When the topography is generally steeper (such as the areas south of Harriet Street) there are often a wide range of site sizes which may be rectilinear but may also include considerable variation in plan proportions in response to topography.
- There is also a variable arrangement of buildings on hill slopes, and a complex and intricate roofscape which is often visible from public streets and nearby open spaces.
- Where the topography is flatter there is often more regularity to site proportions, but there can still be wide diversity of house size and design and more expansive spacing with gardens around houses.
- There are a number of narrow streets and lanes with a more enclosed aspect and intimate feel.
- Trees typically play a secondary role in defining the street edge except in steeply sloping areas.
- Garages are relatively rare, particularly at or near the street edge of sites. Some front yards have been developed to accommodate parking spaces, however this is often not a positive contribution to streetscape.
- Most houses have narrow front yards with private gardens. These are often enclosed by low or picket fences, making houses a primary visual contributor to streets.

#### Site level attributes:

- The area contains a high proportion of ~~original-pre-1930~~ buildings, many of which have a high degree of architectural originality on the exterior. Within the precinct there are also a number of buildings with listed heritage status.
- Buildings are uniformly and strongly aligned to the street edge and grid. However, there is significant diversity of setbacks in the area to the west of Tinakori Road and south of Harriet Street.
- There is some variation in architectural style, but Victorian and/or Edwardian villas and cottages predominate.
- The majority of houses are one to two storeys. Houses with more than two storeys can be seen particularly on steep sites, and basement parking for some houses makes them look taller than two storeys.
- Setbacks are consistent along rows of houses. Cottages and narrow villas are usually located closer to the front site boundary, with larger houses typically set further back with deeper front yards. Shallow front yards are frequently decorative rather than being used actively for outdoor living areas.
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames.
- Roofs are predominantly clad in corrugated iron. Cottages with second levels sometimes have dormer windows within the roof form.
- Houses usually have strong street orientation with gables, bays and entries facing the street.
- On-site carparking is either non-existent or is located next to or behind dwellings. On-site parking of more than one car width is rare, but cars are sometimes parked end-to-end.

# Mt Victoria

Mt Victoria - along with Mt Cook and Brooklyn – is one of the suburbs enveloping the central city creating an 'amphitheatre-like' effect. It is also the most visible inner-city residential suburb from a range of viewpoints due to its setting and topography. The Town Belt is a defining feature of the area, providing a green focal backdrop as well as important open space and recreation opportunities.

The Mt Victoria Precinct has visual unity and coherence based on the character of its original [and pre-1930](#) buildings. This coherence is derived from the general similarity of building type, scale and materials, and distinctive building alignment and orientation patterns.

The suburb retains many of the qualities and characteristics of its early development. Although there are local differences in character and a diversity of building forms and styles, Victorian and/or Edwardian villas and cottages predominate, interspersed by Art Moderne and a noticeable number of 1960s apartment blocks along the lower slopes. Its compact layout, relatively consistent form and defining topography gives it a dense urban character.

Although there is not a clear neighbourhood centre, Mt Victoria's location on the edge of the central city enables convenient, walkable access to a wide range of services and employment opportunities.

The northern end of Mt Victoria (northeast of Roxborough Street, known as Mt Victoria North) has long been recognised as a separate sub-area with consistency of character. Mt Victoria North has a slightly different character status determined by its location, which makes it an integral part of the visual image of the central city.

In addition to the general character patterns, attributes that are specific to the Mt Victoria Character Precinct to be taken into consideration when reviewing development in this area, include:

## Streetscape attributes:

- Mt Victoria is based around a street grid on the lower slopes and by topography on upper slopes, with buildings uniformly and strongly aligned with the street edge and grid.
- The town belt area of Mt Victoria, with its mature and regenerating vegetation, provides a strong visual backdrop to both the suburb and the central city.
- Many of the remaining older buildings have been substantially modified over time [and pre-1930 alterations are characteristic of many Mt Victoria buildings](#). However, their original primary form generally remains apparent.
- Front elevations are consistently orientated towards the street.
- Sites are generally rectilinear, in a wide range of sizes, with some variation occurring in response to topography and access. There is also a variable arrangement of buildings on hill slopes and a complex and intricate roofscape which is often visible from public streets and nearby open spaces.
- There are a number of narrow streets and lanes with a more enclosed aspect and intimate feel.
- Trees and mature vegetation are typically located in rear yards, although some streets have street trees. In most locations, the vegetation of the Town Belt above is visible and contributes a green aspect to the area.
- Consistency of building character and/or unique spatial qualities contribute to a strongly unified streetscape. This includes consistency in building scale (height, size and footprint), building type and style, front setbacks, roof form and façade, and originality of the primary building form.
- In general, there is limited on-site car parking. On-site car parking is often a feature that has been added at a later date and rarely contributes positively towards streetscape character.

- On streets with an 'uphill' side and a tall concrete wall at the street edge, car parking has often been incorporated into the wall structure and consequently has less visual impact on streetscape. Houses on uphill sides also tend to have prominent access stairs leading to visible front doors.
- On 'downhill' sides of streets, entrances are often much less visible, and parking arrangements (if present) tend to dominate the street edge.
- Picket fences, concrete or masonry walls, gates, and steps often provide a secondary sense of street enclosure.

#### Site level attributes:

- The area contains a high proportion of original **and pre-1930** buildings, many of which have a high degree of architectural originality on the exterior. Within the precinct there are also a number of buildings with listed heritage status.
- Buildings are uniformly and strongly aligned to the street grid, but the orientation of dwellings particularly in the northern part of Mt Victoria, is often more responsive to any views than the street.
- Front elevations are strongly articulated with 3D construction detail and/or decorative elements. Bay windows, porches, and verandahs are common design features.
- Main entrances are often prominent on front elevations, but are sometimes located on the side elevation of dwellings due to narrow building frontage (e.g. dwellings along the southern edge of Elizabeth Street).
- The majority of houses are two storeys. Houses with more than two storeys can be seen particularly on steep sites, and basement parking for some houses makes them look taller than two storeys.
- Most houses have relatively shallow front yards with private gardens. Due to the size and location of these spaces, they are frequently decorative rather than being used actively for outdoor living areas, however on west-facing and/or elevated sites (particularly with views), front yards are becoming more developed for amenity.
- Roofs are predominantly clad in corrugated iron. The majority of roofs are pitched, and common roof forms include:
  - Hipped roof and a combination of hip and gabled for villas;
  - Gabled roofs for cottages and bungalows;
  - Flat roofs for apartment blocks
  - Mixed roof forms for more modern developments
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Apartment blocks and street walls often have a concrete or render finish.



# Mt Cook

Situated alongside Te Aro and north of Newtown, Mt Cook was established on land just south of Te Aro Pa and is named after James Cook. The suburb was initially settled in the late 19th and early 20th century and is characterised by a relatively high density of detached housing dating from the first decade of the 20th century. It also demonstrates a general consistency of building style typical of Wellington's inner suburbs, with predominately Victorian and Edwardian villas and cottages. Its compact layout, relatively consistent form and defining topography give it a dense urban character.

Mt Cook is mainly residential in nature with pockets of commercial/industrial activity in the Adelaide Road and Taranaki/Hopper Street areas. The Te Aro end of the suburb includes the National War Memorial, Wellington High School, Massey University and Basin Reserve.

The suburb is supported by a town centre encompassing the largely commercial area at the northern end of Adelaide Road between the Basin Reserve and the John Street intersection. It acts as an important employment area and provides a range of services. The location offers convenient access to the central city, Wellington Regional Hospital, Massey University's Wellington Campus, and the Newtown shops.

Within Mt Cook, there are several areas with particularly consistent streetscape character. These include:

- The three main streets that run from north to south and include Wright Street, Wallace Street and Tasman Street.
- Smaller pockets of collective streetscape character located around small side streets such as Yale Road, Ranfurly Terrace, Tainui Terrace, Carrington Street, and Salisbury Terrace.

In addition to the general character patterns, attributes that are specific to the Mt Cook Character Precinct to be taken into consideration when reviewing development in this area, include:

## Streetscape attributes:

- The layout of the area is strongly linked to and oriented towards the three parallel streets of Tasman Street and Wallace Street and just beyond the precinct area, the busy thoroughfare of Adelaide Road. There is long, north-south open views along these streets.
- The topography of the area is relatively flat, although more undulating towards the west. Short cross-streets running east-west feature a number of pedestrian-only routes and the location is highly used by pedestrians due to the nature of surrounding uses.
- Compact layout, relatively consistent form, and defining topography combine to give the precinct a dense urban character.
- There is visual consistency based on similarity in building age, type, form and scale, providing a strong sense of aesthetic coherence.
- There is a limited range of building types and common building dimensions. Due to the nature of [original pre-1930](#) housing in this area, there are a lot of very small rectangular sites with cottage-proportioned dwellings. However, there are also plenty of two-storey [original-pre-1930 houses](#).
- The prominence and views of the Town Belt enhances the area.
- Street edges are consistently defined by low fencing, street walls or raised terraces. There are a number of cul-de-sacs, typically characterised by the consistency of character, mature vegetation and a strong sense of place.
- Some areas of consistent style are fragmented and separated from each other by industrial, commercial, and other non-residential uses.
- Elevated areas with visually prominent dwellings, surrounded by mature vegetation, feature around the southern end of Wallace Street.

#### Site level attributes:

- Dwellings are strongly aligned to the street grid, with minimal side yards and more generous rear yards.
- Most buildings have a front setback of over 3 metres, which is usually developed as either an amenity/garden area or for shallow parking spaces. On sites that are elevated above the street, garages at the street edge below houses occur frequently.
- On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
- Dwellings on sloping sites tend to have deeper front setbacks.
- Detached dwellings are common on small, relatively narrow rectangular lots.
- The intactness of the original housing stock increases with distance from Wallace Street. The most recent development occurs along Tasman Street.
- For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
  - Roofs are predominantly clad in corrugated iron. The majority of roofs are pitched, and common roof forms include:
    - Hipped roof and a combination of hip and gabled for villas;
    - Gabled roofs for cottages and bungalows;
    - Mixed roof forms for more modern developments
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Brick is seen as an exterior material throughout the area, for both houses and walls. Newer houses and street walls often have a concrete or render finish.

# Newtown

Newtown is a diverse area, with substantial pockets of non-residential use throughout the area. The location offers convenient access to the central city, Wellington Regional Hospital and its associated services plus two other private medical campuses and the Newtown shops at the intersection of Riddiford Street and Constable Street.

The street layout is strongly grid-oriented but laid out between the V-shaped orientation of Adelaide Road and Riddiford Street. To the west of Riddiford Street the grid is highly regular. There are a lot of very long blocks without cross-block links, and also several unusually wide cul-de-sac streets – Hiropi Street, Manley Terrace and Kenwyn Terrace.

The area occupies a shallow valley, with Town Belt land defining the upper slopes and outer edges. Street trees are limited, with some on Adelaide Road and Hiropi Street.

Large areas with ~~original-pre-1930~~ housing stock (predominantly constructed during the 1900- 1910 period) that have remained almost intact are concentrated in the north-east part of Newtown around Owen Street and along/to the north of Constable Street. This area has particularly consistent character. There are also clusters of original brick houses in Hall Street and Stoke Street, reflecting the area's proximity to the brick works that were located nearby.

Street edges are consistently defined by low fencing, street walls or raised terraces. There are a number of cul-de-sacs, typically characterised by a consistency of character, mature vegetation and a strong sense of place.

Within Newtown, there are several areas with particularly consistent streetscape character. These include:

- The north-eastern part of the area containing the blocks bound by Owen Street and Constable Street.

- The north-western part of the area centred around Hanson Street, Adelaide Road, and surrounding streets.
- The southwestern edge of Rintoul Street.
- An area centred around Roy Street.

In addition to the general character patterns, attributes that are specific to the Newtown Character Precinct to be taken into consideration when reviewing development in this area, include:

## Streetscape attributes:

- Compact layout, relatively consistent form, and defining topography combine to give the precinct a dense urban character. There is visual consistency based on similarity in building age, type, form, and scale, which provides a strong sense of aesthetic coherence.
- The area is enhanced by the prominence and views of the Town Belt.
- Several of the major streets running through the area are also important city routes with a distinguishable character and activity patterns.
- The layout of the area is strongly linked to the north-south streets, with long open views along these streets.
- The topography of the area is relatively flat, although more undulating towards the west. Short cross-streets running east-west link the major streets, and the location is highly used by pedestrians due to the nature of surrounding uses.
- There is a limited range of building types and building dimensions. Due to the nature of ~~original~~ housing in this area, there are a lot of very small rectangular sites with cottage-proportioned dwellings. However, there are also plenty of two-storey ~~original~~ houses.
- The prominence and views of the Town Belt enhances the area.
- Street edges are consistently defined by low fencing, street walls or raised terraces.

- Garages are relatively rare, particularly at or near the street edge of sites. Some front yards have been developed to accommodate parking spaces, however this is often not a positive contribution to streetscape.

**Site level attributes:**

- Dwellings are strongly aligned to the street grid, with minimal side yards and more generous rear yards.
- Most buildings have a front setback of over 3 metres, which is usually developed as either an amenity/garden area or for shallow parking spaces. On sites that are elevated above the street, garages at the street edge below houses occur frequently.
- On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
- Detached dwellings are common on small, relatively narrow rectangular lots.
- For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
- Roofs are predominantly clad in corrugated iron. The majority of roofs are pitched, and common roof forms include:
  - Hipped roof and a combination of hip and gabled for villas;
  - Gabled roofs for cottages and bungalows;
  - Mixed roof forms for more modern developments
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Brick is seen as an exterior material throughout the area, for both houses and walls. Newer houses and street walls often have a concrete or render finish.
- On-site carparking is either non-existent or is located next to or behind dwellings. On-site parking of more than one car width is rare, but cars are sometimes parked end-to-end.

# Berhampore

Berhampore is located on undulating land to the south of the central city, occupying a shallow valley with Adelaide Road at the centre.

It is surrounded by the Town Belt, a major 'green' feature of the suburb that acts to physically separate it from adjacent areas. Parts of the Town Belt offer both informal and formal recreation opportunities, with the Hockey Stadium, Berhampore Golf Course and skate park illustrative of assets to the local and wider community.

The suburb was initially settled in the late 19th and early 20th century and is characterised by a relatively high proportion of detached, original housing with a high degree of architectural originality on the exterior. It also demonstrates a general consistency of building style typical of Wellington's inner suburbs, with Victorian and Edwardian villas and cottages predominating.

Berhampore has a small neighbourhood centre south of Luxford Street that offers a range of local services. The area is well served by public transport and Adelaide Road and Rintoul Streets offer convenient access to the central city as major transport routes.

The compact layout, relatively consistent style and form and defining topography combine to give it a dense urban character.

Within Berhampore there are several areas with particularly consistent features that are identified. These are:

- The western part of Chikla Street and area around Emerson Street and Morton Street.
- The central part of Wharepōuri Street.
- An area in Milton Street
- Part of Lavaud Street
- Part of the western side of Russell Street

In addition to the general character patterns, attributes that are specific to the Berhampore Character Precinct to be taken into consideration when reviewing development in this area, include:

## **Streetscape attributes:**

- Berhampore has a strongly expressed pattern based around a street grid linking Adelaide Road, Rintoul Street and Russell Terrace. Buildings are uniformly and strongly aligned with the street edge and grid.
- Compact layout, relatively consistent form, and defining topography combine to give it a dense urban character.
- Visual consistency based on similarity in building age, type, form, and scale provides a strong sense of aesthetic coherence.
- The visual prominence of the Town Belt enhances the area.
- Several of the major streets running through the area are also important city routes with distinguishable character and activity patterns.
- Within the identified parts of the precinct, groups of sites exhibit strong consistency of size, shape and orientation, with most houses also having consistent age, style and setbacks.
- Street edges are consistently defined by low fencing, street walls or raised terraces. Most houses have shallow front yards with private gardens. These are often enclosed by low or picket fences, making houses a primary visual contributor to streets
- Garages are relatively rare. Where these do exist, they are single-width, and in some places they are unobtrusively inserted into a street wall below the level of the house.

#### Site level attributes:

- Dwellings are uniformly and strongly aligned to the street grid, with minimal side yards and more generous rear yards.
- Detached dwellings are common on small, relatively narrow rectangular lots.
- Setbacks are consistent along rows of houses. For cottages, houses are located closer to the front site boundary, with larger houses usually set further back with deeper front yards. Shallow front yards are frequently decorative rather than being used actively for outdoor living areas.
- Most houses are one to two storeys and have a strong street orientation with gables, bays and entries facing the street. For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
- On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
- Roofs primarily use corrugated iron material. The majority of roofs are pitched, and common roof forms include:
  - Hipped roof and a combination of hip and gabled for villas;
  - Gabled roofs for cottages and bungalows;
- Exterior walls for older houses are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Brick is seen as an exterior material throughout the area, primarily for front walls. Roofs are primarily corrugated iron.
- On-site parking is rare.

# Aro Valley

Aro Valley is largely characterised by a relatively high density of detached housing dating from the 19th and early 20th centuries. It demonstrates consistency of building style with a predominance of Victorian and/or Edwardian villas and cottages. The compact layout, relatively consistent form of housing and steep, winding topography of the suburb combine to give the area a strong sense of containment and a dense urban character.

The area is strongly defined by its topography, with development built within a valley that is surrounded by steeply vegetated upper slopes. The area projects a strong sense of place due to its geographical separation, the enclosure of the valley walls and the relative consistency and density of development within. However, Aro Valley is easily accessible to the central city.

Aro Valley is supported by a neighbourhood centre on Aro Street, a location which is also encompassed by a Heritage Area. The associated shops, along with their continuous, traditional Victorian frontages and verandahs, add to the overall identity, character and intimacy of the area as well as providing a range of local services. Aro Street also has a number of specifically scheduled heritage buildings within the precinct area.

Within the Aro Valley character precinct, several areas have particularly consistent streetscape character. These include:

- The valley floor area along Aro Street
- Flat streets running parallel to Aro Street – Essex Street and Palmer Street.
- 'Hillside' areas extending from Aro Street at Epuni Street, Ohiro Road/Maarama Crescent, Durham Street, and Devon Street.

In addition to the general character patterns, attributes that are specific to the Aro Valley Character Precinct to be taken into consideration when reviewing development in this area, include:

## **Streetscape attributes:**

- Aro Valley has a radiating form with perpendicular side streets originating from Aro Street that lead up the valley sides. Buildings are uniformly and strongly aligned with the street edge and grid, but there are also a lot of rear sites with long access paths where buildings do not directly abut public streets. This gives the area a densely developed character.
- There are contrasts in diversity and complexity when comparing the central and lower areas of Aro Street to the areas along the adjoining streets in elevated areas.
- On the radiating side streets, many neighbouring dwellings retain a similarity of form and appearance despite the changes in topography. This contributes to a complex and intricate roofscape which is often visible from public streets and nearby open spaces.
- Buildings are of a generally consistent type and similar domestic scale of 1-2 storeys. Aesthetic coherence arises from the limited range of typical buildings and a limited palette of forms.
- Palmer Street has more affinity with the central city as it is accessed from Willis Street. It has a strongly defined street edge and mostly two-storey houses.
- Along central and lower Aro Street and immediate environs, the intensely developed and defined street edge adds further distinctiveness.
- Garages are relatively rare, although they do appear on some sites at the front of or below houses.
- Houses on Aro Street tend to have very shallow front yards while houses on radiating streets have slightly deeper setback, often with gardens. Frontages are often enclosed by low or picket fences, making houses a primary visual contributor to streets.

**Site level attributes:**

- Dwellings are uniformly and strongly aligned to the street grid, with minimal side yards and more generous rear yards.
- Setbacks are consistent along rows of houses. Cottages and narrow villas are usually located closer to the front site boundary, with larger houses typically set further back with deeper front yards. Shallow front yards are frequently decorative rather than being used actively for outdoor living areas.
- The majority of houses are one to two storeys. Basement parking for some houses on radiating streets makes them look taller than two storeys, but the design and detailing of underneath parking usually leaves the house above as the main visual feature of the site.
- Most dwellings are detached and on small, narrow rectangular lots, although there are groups of more modern attached dwellings with a broadly sympathetic style seen within the wider Aro Valley area.
- Houses have strong street orientation with gables, bays and entries facing the street. For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
- On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
- Roofs primarily use corrugated iron material. The majority of roofs are pitched, and common roof forms include:
  - Hipped roof and a combination of hip and gabled for villas;
  - Gabled roofs for cottages and bungalows;
  - Cottages with second levels sometimes have dormer windows within the roof form.
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames
- On-site carparking is either non-existent or is located next to or behind dwellings. On-site parking of more than one car width is rare, but cars are sometimes parked end-to-end.



Wellington City Council

# Appendix Mt Victoria North

## Residential Design Guide



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# Introduction

## **Application**

This design guide should be read in conjunction with the objectives and policies contained in the following District Plan chapters and sections:

High Density Residential Zone  
Mt Victoria North Townscape Precinct

The Mount Victoria North Townscape Precinct is important to the city because it covers an area of high visual appeal, particularly when viewed from the city and harbour. It is a characteristic Wellington residential environment of closely packed hillside housing, enhanced by the prominence of St Gerard's Monastery. In its setting at the top of the coastal escarpment above Oriental Bay, the monastery building is the object of many of the central area view shafts identified in the District Plan. This special composition is one that the Council seeks to protect and enhance.

The Council recognises the importance of this area and aims to ensure that new development in this area enhances the area's collective identity and townscape significance.

## **The role of the design guide**

This design guide provides the common patterns that are evident within the area is intended to be used when considering new development proposals as outlined in the Mt Victoria North Townscape Precinct section of the District Plan.

Proposals should consider how the characteristics and patterns are incorporated into the design to complement the wider area and townscape values.

# Relationship to existing context

## **Precinct overview: Mt Victoria North Townscape**

The precinct is defined by St Gerard's monastery and adjacent housing to the east and Roxburgh Street to the west. The area of housing surrounding St Gerard's is distinctive because the buildings share a common built-form. Most of the houses were built in the late 19th century and are multi-storeyed, on long narrow sections. The houses are all oriented northwards to maximise sun and views over the harbour, creating a distinctive pattern of buildings. The area has an amphitheatre effect when viewed from the north. St Gerard's is important to this collection of housing, which appears to cling to the hillside in its shadow.

All the houses have pitched roofs of various forms which are sympathetic to that of St Gerard's. The monastery stands out at the head of the houses on the highest point and is of solid brick construction, in contrast to the wooden houses around. The residential buildings are distinctive because of the built pattern created by their orientation, construction, style and relationship to St Gerard's. The impact of these buildings is unique to Wellington and provides a dramatic backdrop to the harbour.

## **Relationship with adjoining sites and features**

The common patterns that contribute to the townscape of the Mt Victoria North Townscape Precinct are:

- The layout of buildings is marked by the subdivisional pattern with mostly long narrow sections orientated to the north or north-west and a minimal distance between buildings and boundaries. This pattern should continue to be recognised with all new developments, particularly where development occurs on sites that have been amalgamated.
- Sloping roofs of different styles predominate, creating a noticeable pattern that is complementary to St Gerard's. All new buildings should incorporate sloping roofs consistent with existing styles.
- Existing buildings incorporate openings that are punctuated. There are no large expanses of sheet glass, as these mostly appear in nearby areas where newer buildings have been built for the views. Buildings incorporating sheet glass are not considered appropriate. Marked openings should be incorporated in new buildings.