

Final Draft PC50 – Proposed Medium (MRZ) and High Density (HRZ) Residential Zones Provisions

Within the Medium Density and High Density Zones, when three or more residential units are proposed on a site, the development is a Restricted Discretionary Activity. For ease of reading, the bulk and location standards have been separated into their own rows. However for the Medium Density and High Density Zones, when three or more residential units are proposed on a site they should be read as a Restricted Discretionary Activity Standard as opposed to a permitted activity standard. This means that if a future development does not comply with one or more of the bulk and location standards, the additional Restricted Discretionary matters as identified under the bulk and location rules would require assessment as part of a resource consent application.

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units
Subdivision & Net Site Area	<p>Subdivision around either existing residential units, or residential units as part of a land use consent and does not create a vacant allotment is a Controlled Activity. The matters of control are as follows:</p> <ol style="list-style-type: none"> 1. Reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 5. For subdivision around buildings that have been approved by way of resource consent, ensure that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development. 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways; 8. Requiring reticulated wastewater, reticulated water and stormwater management systems 	<p>Subdivision around either existing residential units, or residential units as part of a land use consent and does not create a vacant allotment is a Controlled Activity. The matters of control are as follows:</p> <ol style="list-style-type: none"> 1. Reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 5. For subdivision around buildings that have been approved by way of resource consent, ensure that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development. 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways; 8. Requiring reticulated wastewater, reticulated water and stormwater management systems 	<p>Subdivision around either existing residential units, or residential units as part of a land use consent and does not create a vacant allotment is a Controlled Activity. The matters of control are as follows:</p> <ol style="list-style-type: none"> 1. Reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 5. For subdivision around buildings that have been approved by way of resource consent, ensure that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development. 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways; 8. Ensuring infrastructure meets Council standards and has the capacity to 	<p>Subdivision around either existing residential units, or residential units as part of a land use consent and does not create a vacant allotment is a Controlled Activity. The matters of control are as follows:</p> <ol style="list-style-type: none"> 1. Reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 5. For subdivision around buildings that have been approved by way of resource consent, ensure that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development. 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways; 8. Ensuring infrastructure meets Council standards and has the capacity to

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units
	<p>to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant edition at time of notification]; and</p> <p>9. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) and the proposed allotments all have a minimum net site area of 700m² or greater is a Restricted Discretionary Activity. The matter of discretion are as follows:</p> <ol style="list-style-type: none"> 1. The fragmentation of the parcel and the ability of the created lots to accommodate future medium density residential development 2. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; 3. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 4. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 5. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways; 8. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant edition at time of notification]; and 	<p>to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant edition at time of notification]; and</p> <p>9. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) and the proposed allotments all have a minimum net site area of 700m² or greater is a Restricted Discretionary Activity. The matter of discretion are as follows:</p> <ol style="list-style-type: none"> 1. The fragmentation of the parcel and the ability of the created lots to accommodate future medium density residential development 2. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; 3. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 4. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 5. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways; 8. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant edition at time of notification]; and 	<p>accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation;</p> <p>9. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant edition at time of notification]; and</p> <p>10. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) and the proposed allotments all have a minimum net site area of 800m² or greater is a Restricted Discretionary Activity. The matter of discretion are as follows:</p> <ol style="list-style-type: none"> 1. The fragmentation of the parcel and the ability of the created lots to accommodate future high density residential development 2. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; 3. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 4. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 5. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways; 	<p>accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of allotment creation;</p> <p>9. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant edition at time of notification]; and</p> <p>10. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) and the proposed allotments all have a minimum net site area of 800m² or greater is a Restricted Discretionary Activity. The matter of discretion are as follows:</p> <ol style="list-style-type: none"> 1. The fragmentation of the parcel and the ability of the created lots to accommodate future high density residential development 2. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; 3. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 4. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 5. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 6. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 7. Achieving safe and efficient access onto and from state highways.

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units
	<p>9. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) between 250m² and 300m² is a Controlled Activity, subject to meeting the following standards:</p> <ol style="list-style-type: none"> 1. The size and shape of the lot and its ability to accommodate a complying residential unit 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Minimising natural hazard risk to people's lives and properties; 4. The provision of esplanade reserves where land rivers whose bed has an average width of 3m or more; 5. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 6. Achieving safe and efficient access onto and from state highways; 7. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water Standard [relevant edition at time of notification]; and 8. Ensuring telecommunications and power supply is provided to all allotments. <p>Subdivision that creates a vacant allotment(s) and the proposed allotment(s) are less than 250m² in area or are between 300m² and 700m² is a Non-Complying Activity.</p>	<p>9. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) between 250m² and 300m² is a Controlled Activity, subject to meeting the following standards:</p> <ol style="list-style-type: none"> 1. The size and shape of the lot and its ability to accommodate a complying residential unit 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Minimising natural hazard risk to people's lives and properties; 4. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 5. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 6. Achieving safe and efficient access onto and from state highways; 7. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water Standard [relevant edition at time of notification]; and 8. Ensuring telecommunications and power supply is provided to all allotments. <p>Subdivision that creates a vacant allotment(s) and the proposed allotment(s) are less than 250m² in area or are between 300m² and 700m² is a Non-Complying Activity.</p>	<p>8. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water Standard [relevant edition at time of notification]; and</p> <p>9. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) between 250m² and 300m² is a Controlled Activity, subject to meeting the following standards:</p> <ol style="list-style-type: none"> 1. The size and shape of the lot and its ability to accommodate a complying residential unit 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Minimising natural hazard risk to people's lives and properties; 4. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 5. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 6. Achieving safe and efficient access onto and from state highways; 7. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water Standard [relevant edition at time of notification]; and 8. Ensuring telecommunications and power supply is provided to all allotments. <p>Subdivision that creates a vacant allotment(s) and the proposed allotment(s) are less than 250m² in area or are between 300m² and 800m² is a Non-Complying Activity.</p>	<p>8. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water Standard [relevant edition at time of notification]; and</p> <p>9. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates a vacant allotment(s) between 250m² and 300m² is a Controlled Activity, subject to meeting the following standards:</p> <ol style="list-style-type: none"> 1. The size and shape of the lot and its ability to accommodate a complying residential unit 2. Ensuring the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner; 3. Minimising natural hazard risk to people's lives and properties; 4. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 5. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 6. Achieving safe and efficient access onto and from state highways; 7. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water Standard [relevant edition at time of notification]; and 8. Ensuring telecommunications and power supply is provided to all allotments. <p>Subdivision that creates a vacant allotment(s) and the proposed allotment(s) are less than 250m² in area or are between 300m² and 800m² is a Non-Complying Activity.</p>

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units																
Residential occupation & development		<p>The construction of more than three or more residential units on a single parcel is a Restricted Discretionary Activity, subject to meeting the following standards:</p> <ol style="list-style-type: none"> The minimum net floor area for any residential unit shall be (excluding parking areas, garages, or balconies): <table border="1" data-bbox="1095 562 1540 701"> <thead> <tr> <th>Typology</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 Bedroom</td> <td>45m²</td> </tr> <tr> <td>2 Bedrooms or greater</td> <td>60m²</td> </tr> </tbody> </table> When located on a site of 700m² or greater a gross density of 40 dwellings per hectare is achieved; <p>The Matters of Discretion are limited to</p> <ol style="list-style-type: none"> Consistency with the outcomes sought under the Urban Design Guide for Medium Density Residential Developments; The amenity outcomes for future occupants of the residential units; Consistency of the development with the intended scale, form and density of the zone; Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles, being: <ol style="list-style-type: none"> provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces; clearly demarcates boundaries of public and private space; makes pedestrian entrances and routes readily recognisable; and provides for good visibility with clear sightlines and effective lighting. Minimising natural hazard risk to people's lives and properties; 	Typology	Size	Studio	35m ²	1 Bedroom	45m ²	2 Bedrooms or greater	60m ²		<p>The construction of more than three or more residential units on a single parcel is a Restricted Discretionary Activity, subject to meeting the following standards:</p> <ol style="list-style-type: none"> The minimum net floor area for any residential unit shall be (excluding parking areas, garages, or balconies): <table border="1" data-bbox="2371 562 2816 701"> <thead> <tr> <th>Typology</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 Bedroom</td> <td>45m²</td> </tr> <tr> <td>2 Bedrooms or greater</td> <td>60m²</td> </tr> </tbody> </table> When located on a site of 800m² or greater a gross density of 50 dwellings per hectare is achieved; <p>The Matters of Discretion are limited to</p> <ol style="list-style-type: none"> Consistency with the outcomes sought under the Urban Design Guide for High Density Residential Developments; The amenity outcomes for future occupants of the residential units; Consistency of the development with the intended scale, form and density of the zone; Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles, being: <ol style="list-style-type: none"> provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces; clearly demarcates boundaries of public and private space; makes pedestrian entrances and routes readily recognisable; and provides for good visibility with clear sightlines and effective lighting. Minimising natural hazard risk to people's lives and properties; 	Typology	Size	Studio	35m ²	1 Bedroom	45m ²	2 Bedrooms or greater	60m ²
Typology	Size																			
Studio	35m ²																			
1 Bedroom	45m ²																			
2 Bedrooms or greater	60m ²																			
Typology	Size																			
Studio	35m ²																			
1 Bedroom	45m ²																			
2 Bedrooms or greater	60m ²																			

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units
		<p>9. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</p> <p>10. Achieving safe and efficient access onto and from state highways; and</p> <p>11. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development.</p> <p>Non-notification Clause: Meeting this standard will not result in public or limited notification of an application.</p> <p>Any non-compliance with the Restricted Discretionary Standards is a Restricted Discretionary Activity</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Consistency with the outcomes sought under the Urban Design Guide for Comprehensive Residential Developments; 2. The housing yield from the proposal and how it does or does not contribute to meeting SUB-RES-P5 housing bottom line yields; 3. The amenity outcomes for future occupants of the residential units; 4. Consistency of the development with the intended scale, form and density of the zone; 5. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; 6. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles, being: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces; b. clearly demarcates boundaries of public and private space; c. makes pedestrian entrances and routes readily recognisable; and 		<p>9. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</p> <p>10. Achieving safe and efficient access onto and from state highways; and</p> <p>11. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development.</p> <p>Non-notification Clause Meeting this standard will not result in public or limited notification of an application.</p> <p>Any non-compliance with the Restricted Discretionary Standards is a Restricted Discretionary Activity</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Consistency with the outcomes sought under the Urban Design Guide for Comprehensive Residential Developments; 2. The housing yield from the proposal and how it does or does not contribute to meeting SUB-RES-P5 housing bottom line yields; 3. The amenity outcomes for future occupants of the residential units; 4. Consistency of the development with the intended scale, form and density of the zone; 5. Whether accessible public open space is provided within a walkable 400m area to the development, and if not, whether supplementary open space is provided as part of the development; 6. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles, being: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces; b. clearly demarcates boundaries of public and private space; c. makes pedestrian entrances and routes readily recognisable; and

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units
		<p>d. provides for good visibility with clear sightlines and effective lighting.</p> <p>7. Minimising natural hazard risk to people's lives and properties;</p> <p>8. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</p> <p>9. Achieving safe and efficient access onto and from state highways; and</p> <p>10. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development.</p>		<p>d. provides for good visibility with clear sightlines and effective lighting.</p> <p>7. Minimising natural hazard risk to people's lives and properties;</p> <p>8. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</p> <p>9. Achieving safe and efficient access onto and from state highways; and</p> <p>10. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development.</p>
Coverage	<p>The cumulative footprint of all buildings shall not exceed 40% of the site area.</p> <p>These standards does not apply to:</p> <ol style="list-style-type: none"> Pergola structures of 3m or less in height above ground level and not covered by a roof. Uncovered decks and uncovered structures no more than 500mm in height above ground level. Eaves up to 600mm in depth. Fences or standalone walls. Grey water or stormwater retention tanks. <p>Any Non-Compliance with the above standard is a Restricted Discretionary Activity, with discretion limited to:</p> <ol style="list-style-type: none"> Building dominance on neighbouring properties; The useability of the application site and the provision of on-site amenity; Streetscape Effects. 	<p>The cumulative footprint of all buildings when undertaking development of 3 or more residential units shall not exceed 60% of the site area.</p> <p>These standards does not apply to:</p> <ol style="list-style-type: none"> Pergola structures of 3m or less in height above ground level and not covered by a roof. Uncovered decks and uncovered structures no more than 500mm in height above ground level. Eaves up to 600mm in depth. Fences or standalone walls. Grey water or stormwater retention tanks. <p>Any Non-Compliance with the above standard is a Restricted Discretionary Activity, with discretion limited to:</p> <ol style="list-style-type: none"> Building dominance on neighbouring properties; The useability of the application site and the provision of on-site amenity; Consistency with the Upper Hutt City Design Guide for Medium Density Development. 	<p>The cumulative footprint of all buildings shall not exceed 40% of the site area.</p> <p>These standards does not apply to:</p> <ol style="list-style-type: none"> Pergola structures of 3m or less in height above ground level and not covered by a roof. Uncovered decks and uncovered structures no more than 500mm in height above ground level. Eaves up to 600mm in depth. Fences or standalone walls. Grey water or stormwater retention tanks. <p>Any Non-Compliance with the above standards is a Restricted Discretionary Activity, with discretion limited to:</p> <ol style="list-style-type: none"> Building dominance on neighbouring properties; The useability of the application site and the provision of on-site amenity; Streetscape Effects. 	<p>The cumulative footprint of all buildings when undertaking development of 3 or more residential units shall not exceed 70% of the site area.</p> <p>These standards does not apply to:</p> <ol style="list-style-type: none"> Pergola structures of 3m or less in height above ground level and not covered by a roof. Uncovered decks and uncovered structures no more than 500mm in height above ground level. Eaves up to 600mm in depth. Fences or standalone walls. Grey water or stormwater retention tanks. <p>Any Non-Compliance with the above standard is a Restricted Discretionary Activity, with discretion limited to:</p> <ol style="list-style-type: none"> Building dominance on neighbouring properties; The useability of the application site and the provision of on-site amenity; Consistency with the Upper Hutt City Design Guide for High Density Development.
Landscaping Requirement	N/A	At least 20% of the site shall be covered in landscaping when undertaking development of 3 or more residential units.	N/A	At least 20% of the site shall be covered in landscaping when undertaking development of 3 or more residential units.

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units
		Any Non-Compliance with the above standard is a Restricted Discretionary Activity , with discretion limited to: <ol style="list-style-type: none"> The amenity of the proposed landscaping; Streetscape effects and the impact of the proposed landscaping. 		Any Non-Compliance with the above standard is a Restricted Discretionary Activity , with discretion limited to: <ol style="list-style-type: none"> The amenity of the proposed landscaping; Streetscape effects and the impact of the proposed landscaping.
Road setback	<p>Any building (excluding accessory buildings) shall be setback 3m from the front boundary of the site.</p> <p>Any garages shall be setback with 1m or at least 5.5m from the front boundary of the site when the garage door is directly facing the front boundary.</p> <p>Any garages where the garage door is located at a 90 degree angle to the front boundary the setback shall be 3m.</p> <p>Any other accessory buildings shall be setback 3m from the front boundary of the site.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Impacts on the character of the local area Streetscape impacts Traffic and pedestrian safety effects 	<p>Any building (excluding accessory buildings) shall be setback 2m from the front boundary of the site.</p> <p>Any garages shall be setback with 1m or at least 5.5m from the front boundary of the site when the garage door is directly facing the front boundary.</p> <p>Any garages where the garage door is located at a 90 degree angle to the front boundary the setback shall be 2m.</p> <p>Any other accessory buildings shall be setback 2m from the front boundary of the site.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Impacts on the character of the local area Streetscape impacts Traffic and pedestrian safety effects <p>Fence height must not exceed 1.2m along the front boundary, unless the proportion of wall or fence between 1.2m to 1.8m has a visual permeability of at least 50%.</p> <p>Breach of standard is a Restricted Discretionary Activity, with discretion limited to:</p>	<p>Any building (excluding accessory buildings) shall be setback 3m from the front boundary of the site.</p> <p>Any garages shall be setback with 1m or at least 5.5m from the front boundary of the site when the garage door is directly facing the front boundary.</p> <p>Any garages where the garage door is located at a 90 degree angle to the front boundary the setback shall be 3m.</p> <p>Any other accessory buildings shall be setback 3m from the front boundary of the site.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Impacts on the character of the local area Streetscape impacts Traffic and pedestrian safety effects 	<p>Any building (excluding accessory buildings) shall be setback 1.5m from the front boundary of the site.</p> <p>Any garages shall be setback with 1m or at least 5.5m from the front boundary of the site when the garage door is directly facing the front boundary.</p> <p>Any garages where the garage door is located at a 90 degree angle to the front boundary the setback shall be 1.5m.</p> <p>Any other accessory buildings shall be setback 1.5m from the front boundary of the site.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Impacts on the character of the local area Streetscape impacts Traffic and pedestrian safety effects <p>Fence height must not exceed 1.2m along the front boundary, unless the proportion of wall or fence between 1.2m to 1.8m has a visual permeability of at least 50%.</p> <p>Breach of standard is a Restricted Discretionary Activity, with discretion limited to:</p> <ol style="list-style-type: none"> Impacts on the character of the local area Streetscape impacts Traffic and pedestrian safety effects
Side yards	Any building (excluding accessory buildings) shall be setback 1m from the side boundary of the site, unless the building is located adjacent to an internal yard to the development in which case there is no minimum yard requirement.	Any building (excluding accessory buildings) shall be setback 1m from the side boundary of the site, unless the building is located adjacent to an internal yard to the development in which case there is no minimum yard requirement.	Any building (excluding accessory buildings) shall be setback 1m from the side boundary of the site, unless the building is located adjacent to an internal yard to the development in which case there is no minimum yard requirement.	Any building (excluding accessory buildings) shall be setback 1m from the side boundary of the site, unless the building is located adjacent to an internal yard to the development in which case there is no minimum yard requirement.

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units												
	<p>Any accessory building shall be setback 1m from the external side boundary of the site, unless the accessory building is located adjacent to a right of way or access way, or an internal yard to the development in which case there is no minimum yard requirement.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Intended Zone Amenity Outcomes 2. Building bulk and dominance effects on neighbouring properties; 3. Safety of access and accessibility around the proposed building for maintenance; and 4. Privacy impacts on neighbouring properties 	<p>Any accessory building shall be setback 1m from the external side boundary of the site, unless the accessory building is located adjacent to a right of way or access way, or an internal yard to the development in which case there is no minimum yard requirement.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Intended Zone Amenity Outcomes 2. Building bulk and dominance effects on neighbouring properties; 3. Safety of access and accessibility around the proposed building for maintenance; and 4. Privacy impacts on neighbouring properties 	<p>Any accessory building shall be setback 1m from the external side boundary of the site, unless the accessory building is located adjacent to a right of way or access way, or an internal yard to the development in which case there is no minimum yard requirement.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Intended zone amenity outcomes; 2. Building bulk and dominance effects on neighbouring properties; 3. Safety of access and accessibility surrounding building; and 4. Privacy impacts on neighbouring properties. 	<p>Any accessory building shall be setback 1m from the external side boundary of the site, unless the accessory building is located adjacent to a right of way or access way, or an internal yard to the development in which case there is no minimum yard requirement.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Intended zone amenity outcomes; 2. Building bulk and dominance effects on neighbouring properties; 3. Safety of access and accessibility surrounding building; and 4. Privacy impacts on neighbouring properties. 												
Rear setbacks	<p><i>Same as side yard requirements.</i></p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Safety of access and accessibility around the proposed building for maintenance; and 3. Privacy impacts on neighbouring properties. 	<p><i>Same as side yard requirements.</i></p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Safety of access and accessibility around the proposed building for maintenance; and 3. Privacy impacts on neighbouring properties. 	<p><i>Same as side yard requirements.</i></p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Safety of access and accessibility around the proposed building for maintenance; and 3. Privacy impacts on neighbouring properties. 	<p><i>Same as side yard requirements.</i></p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Safety of access and accessibility around the proposed building for maintenance; and 3. Privacy impacts on neighbouring properties. 												
Building height	<p>The maximum building height shall be 8m when measured above ground level. Any building between 8 – 10m in height when measured above ground level is a Restricted Discretionary Activity,</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Privacy impacts on neighbouring properties <p>Any building over 10m in height when measured above ground level is a Discretionary Activity.</p>	<p>The maximum building height shall be 12m when measured above ground level. Any building between 12m – 14m in height when measured above ground level is a Restricted Discretionary Activity,</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The change in the wind environment on public spaces <p>Any building over 14m in height when measured above ground level is a Discretionary Activity.</p>	<p>The maximum building height shall be 8m when measured above ground level. Any building between 8 – 10m in height when measured above ground level is a Restricted Discretionary Activity,</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Privacy impacts on neighbouring properties <p>Any building over 10m in height when measured above ground level is a Discretionary Activity</p>	<p>The maximum building height shall be 12m when measured above ground level Any building between 12m in height and the maximum height in the height overlay as outlined in the table below is a when measured above ground level is a Restricted Discretionary Activity,</p> <table border="1"> <thead> <tr> <th>HRZ Height Overlay</th> <th>Maximum Height</th> </tr> </thead> <tbody> <tr> <td>Zone A</td> <td>35m</td> </tr> <tr> <td>Zone B</td> <td>31.5m</td> </tr> <tr> <td>Zone C</td> <td>28m</td> </tr> <tr> <td>Zone D</td> <td>24.5m</td> </tr> <tr> <td>Zone E</td> <td>21m</td> </tr> </tbody> </table> <p>The Matters of Discretion are limited to:</p>	HRZ Height Overlay	Maximum Height	Zone A	35m	Zone B	31.5m	Zone C	28m	Zone D	24.5m	Zone E	21m
HRZ Height Overlay	Maximum Height															
Zone A	35m															
Zone B	31.5m															
Zone C	28m															
Zone D	24.5m															
Zone E	21m															

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units
				<p>1. The change in the wind environment on public spaces</p> <p>Any building breaching the HRZ Height Overlay outlined in the table above is a Discretionary Activity.</p>
<p>Daylight recession planes</p>	<p>A daylight recession plane of 55° shall apply from 2.7m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> Where a boundary of a site abuts an access lot, right of way, or accessway, the recession plane shall instead be measured from the furthest boundary of the access lot, right of way or accessway; Where buildings share a common wall, internal to a site, no recession plane shall apply. Any boundary of the site shared with legal road <p>Where a site adjoins a heritage site or a the District Character Precinct, a daylight recession plane of 45° shall apply from 2.7m above ground level to all boundaries.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Building bulk and dominance effects on neighbouring properties; Privacy effects on neighbouring properties; Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas. Any impacts on adjoining properties heritage values. 	<p>A daylight recession plane of 60° shall apply from 4m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> Where a boundary of a site abuts an access lot, right of way, or accessway, the recession plane shall instead be measured from the furthest boundary of the access lot, right of way or accessway; Where buildings share a common wall, internal to a site, no recession plane shall apply. Any boundary of the site shared with legal road <p>Where a site adjoins a heritage site or a the District Character Precinct, a daylight recession plane of 45° shall apply from 2.7m above ground level to all boundaries.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Building bulk and dominance effects on neighbouring properties; Privacy effects on neighbouring properties; Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas. Any impacts on adjoining properties heritage values. 	<p>A daylight recession plane of 55° shall apply from 2.7m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> Where a boundary of a site abuts an access lot, right of way, or accessway, the recession plane shall instead be measured from the furthest boundary of the access lot, right of way or accessway; Where buildings share a common wall, internal to a site, no recession plane shall apply. Any boundary of the site shared with legal road <p>Where a site adjoins a heritage site or a the District Character Precinct, a daylight recession plane of 45° shall apply from 2.7m above ground level to all boundaries.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Building bulk and dominance effects on neighbouring properties; Privacy effects on neighbouring properties; Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas. Any impacts on adjoining properties heritage values. 	<p>A daylight recession plane of 60° shall apply from 6m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> Where a boundary of a site abuts an access lot, right of way, or accessway, the recession plane shall instead be measured from the furthest boundary of the access lot, right of way or accessway; Where buildings share a common wall, internal to a site, no recession plane shall apply. Any boundary of the site shared with legal road <p>Where a site adjoins a heritage site or a the District Character Precinct, a daylight recession plane of 55° shall apply from 5m above ground level to all boundaries.</p> <p>Where a site adjoins a public reserve or park with a width of 40m or less, a day light recession plane of 55° shall apply from 2.7m above ground level to all boundaries.</p> <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> Building bulk and dominance effects on neighbouring properties; Privacy effects on neighbouring properties; Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas. Any impacts on adjoining properties heritage values. Any additional level of shading to adjoining parks and their ability to provide amenity to users.

Provision	Medium Density Residential Zone - 1 or 2 residential units	Medium Density Residential Zone – 3 or more residential units	High Density Residential Zone - 1 or 2 residential units	High Density Residential Zone – 3 or more residential units																		
<p>Outdoor living space</p>	<p>The minimum outdoor living area for any residential unit shall be at least 35m² in a single area with a minimum width of 4m.</p> <p>The outdoor living area shall be:</p> <ol style="list-style-type: none"> 1. Directly accessible from a habitable room; 2. North, North West, or West facing; 3. Able to achieve mid-winter sun. <p>Any non-compliance with the above standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The usability and quality of the outdoor living area and the provision of on-site amenity. 2. The accessibility of the outdoor living area from the main internal living area. 3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space 	<p>Every residential unit shall be provided with at least 20m² of outdoor living, either privately, or as a combination of private and communal space, subject to the following design standards:</p> <table border="1" data-bbox="1006 436 1552 573"> <thead> <tr> <th>Minimum private space</th> <th>Minimum Area</th> <th>Minimum Width</th> </tr> </thead> <tbody> <tr> <td>Ground floor</td> <td>10m²</td> <td>3m</td> </tr> <tr> <td>Balcony</td> <td>8m²</td> <td>2m</td> </tr> </tbody> </table> <p>Any private outdoor living area shall be:</p> <ol style="list-style-type: none"> 1. Directly accessible from a habitable room; 2. North, North West, or West facing; <p>Any communal space shall have a minimum width of 4m.</p> <p>Unless the outdoor open space is south of a building, a minimum distance between buildings on site, or between the building and the boundary, shall be a minimum width of: 0.8 x [building height] + 2m.</p> <p>Any non-compliance with the above standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The usability and quality of the outdoor living area and the provision of on-site amenity. 2. The accessibility of the outdoor living area from the main internal living area. 3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 	Minimum private space	Minimum Area	Minimum Width	Ground floor	10m ²	3m	Balcony	8m ²	2m	<p>The minimum outdoor living area for any residential unit shall be at least 35m² in a single area with a minimum width of 4m.</p> <p>The outdoor living area shall be:</p> <ol style="list-style-type: none"> 1. Directly accessible from a habitable room; 2. North, North West, or West facing; 3. Able to achieve mid-winter sun. <p>Any non-compliance with the above standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The usability and quality of the outdoor living area and the provision of on-site amenity. 2. The accessibility of the outdoor living area from the main internal living area. 3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space 	<p>Every residential unit shall be provided with at least 15m² of outdoor living, either privately, or as a combination of private and communal space, subject to the following design standards:</p> <table border="1" data-bbox="2282 436 2828 573"> <thead> <tr> <th>Minimum private space</th> <th>Minimum Area</th> <th>Minimum Width</th> </tr> </thead> <tbody> <tr> <td>Ground floor</td> <td>10m²</td> <td>3m</td> </tr> <tr> <td>Balcony</td> <td>6m²</td> <td>2m</td> </tr> </tbody> </table> <p>Any private outdoor living area shall be:</p> <ol style="list-style-type: none"> 1. Directly accessible from a habitable room; 2. North, North West, or West facing; <p>Any communal space shall have a minimum width of 4m.</p> <p>For any communal outdoor living space at the ground level on the south-side of a building, a minimum distance between buildings on site, or between the building and the boundary, shall be a minimum width of:</p> <ol style="list-style-type: none"> a. Buildings up to 4 storeys: 0.8 x [building height] + 2m b. Buildings from 5 to 7 storeys: 0.6 x [building height] + 2m c. Buildings from to 8 storeys to 35m in height: 0.4 x [building height] + 2m <p>Any non-compliance with the above standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The usability and quality of the outdoor living area and the provision of on-site amenity. 2. The accessibility of the outdoor living area from the main internal living area. 3. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 	Minimum private space	Minimum Area	Minimum Width	Ground floor	10m ²	3m	Balcony	6m ²	2m
Minimum private space	Minimum Area	Minimum Width																				
Ground floor	10m ²	3m																				
Balcony	8m ²	2m																				
Minimum private space	Minimum Area	Minimum Width																				
Ground floor	10m ²	3m																				
Balcony	6m ²	2m																				