

Final Draft – PC50 Proposed provisions for General (GRZ), Low Density (LDRZ), and Distinctive Character Precinct

Provision	General Residential Zone (GRZ)	Comprehensive Residential Development (in GRZ)	Low Density Residential Areas (LDRZ)	Distinct Character Precinct
<p>Site area per residential unit</p>	<p>Minimum net site area: N/A</p>	<p>Minimum net site area: N/A</p> <p>Three or more units being constructed on a site is considered to be a Comprehensive Residential Development.</p> <p>Comprehensive Residential Development is a Restricted Discretionary Activity,</p> <p>The Matters of Discretion are as follows:</p> <ol style="list-style-type: none"> 1. Consistency with the outcomes sought under the Urban Design Guide for Comprehensive Residential Developments 2. Impacts on neighbouring properties in terms of shading and privacy 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. Ensuring any roads and vehicle access to the residential units meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 5. Achieving safe and efficient access onto and from state highways. 6. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development 	<p>Minimum net site area: 600m²</p> <p>Non-compliance with net site area requirement is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are as follows:</p> <ol style="list-style-type: none"> 1. The useability of the proposed net site areas for the intended purpose of the zone and the provision of on-site amenity. 2. Whether the development density is consistent with the character and amenity values of the zone; 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. Ensuring any roads and vehicle access to the allotments meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; 5. Achieving safe and efficient access onto and from state highways; and 6. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development. <p>Comprehensive Residential Developments (being three or more dwellings) is a Discretionary Activity.</p>	<p>Minimum net site area: 1,500m²</p> <p>Non-compliance with net site area requirement is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are as follows:</p> <ol style="list-style-type: none"> 1. Impacts on identified character of the precinct 2. Changes in the streetscape of the local area 3. Any impacts on the heritage values of the local area. 4. The location of any building platforms on the site 5. Any proposed cladding / materials for any new building, to ensure consistency with the establish character of the precinct 6. How any vegetation removal would be managed, including any associated ecological or visual effects 7. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 8. Ensuring any roads and vehicle access to the allotments meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users; and 9. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development. <p>Comprehensive Residential Development is a Non-Complying Activity.</p>

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Subdivision	<p>Vacant subdivision configuration standards:</p> <ol style="list-style-type: none"> 1. Minimum net site area of 350m² for each vacant lot 2. Front lots: <ol style="list-style-type: none"> a. 12m minimum frontage b. 10m circle shape factor 3. Rear lots: <ol style="list-style-type: none"> a. 12m circle shape factor <p>These standards do not apply to subdivision around either existing, or proposed residential units or residential units that have been approved through a land use consent.</p> <p>Compliance with these standards, and where there is less than 10 lots being created is a Controlled Activity.</p> <p>The Matters of Control are as follows:</p> <ol style="list-style-type: none"> 1. The intended pattern of development to ensure consistency with the purpose, character and amenity values of the zone; 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. Having legal and physical access to each allotment ; 5. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 6. 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. 7. Ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic 	<p>Controlled Activity:</p> <p>Subdivision around either existing, or proposed residential units or residential units that have been approved through a land use consent.</p> <p>The Matters of Control are as follows:</p> <ol style="list-style-type: none"> 1. The staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development. 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. Having legal and physical access to each allotment ; 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. Ensuring infrastructure meets Council standards and has the capacity to 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; 9. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water 	<p>Vacant subdivision format:</p> <ol style="list-style-type: none"> 1. Minimum Net Site Area Requirement – 600m² 2. Front boundary lots: <ol style="list-style-type: none"> a. 15m minimum frontage b. 12m circle shape factor 3. Rear lots: <ol style="list-style-type: none"> a. 12m circle shape factor <p>Compliance with these standards, and where there is less than 10 lots being created is a Controlled Activity.</p> <p>The Matters of Control are as follows:</p> <ol style="list-style-type: none"> 1. The intended pattern of development to ensure consistency with the purpose, character and amenity values of the zone; 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. Having legal and physical access to each allotment; 5. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 6. 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. 7. 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; 8. Achieving safe and efficient access onto and from state highways. 	<p>Vacant subdivision format:</p> <ol style="list-style-type: none"> 1. Minimum Net Site Area Requirement – 1,500m² 2. Front lots: <ol style="list-style-type: none"> a. 20m minimum frontage b. 15m circle shape factor 3. Rear lots: <ol style="list-style-type: none"> a. 20m circle shape factor <p>Compliance with these standards, is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are as follows:</p> <ol style="list-style-type: none"> 1. Impacts on identified character of the precinct 2. Changes in the streetscape of the local area 3. Any impacts on the heritage values of the local area. 4. The location of any building platforms on the site 5. Any proposed cladding / materials for any new building, to ensure consistency with the establish character of the precinct 6. How any vegetation removal would be managed, including any associated ecological or visual effects 7. 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; 8. Minimising natural hazard risk to people's lives and properties; 9. Having legal and physical access to each allotment; 10. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more;

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	<p>movements and can safely accommodate the intended number of users;</p> <p>8. Achieving safe and efficient access onto and from state highways.</p> <p>9. Ensuring infrastructure meets Council standards and has the capacity to 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>10. 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>11. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Non-compliance with minimum vacant subdivision configuration standards is a Restricted Discretionary Activity,</p> <p>The Matters of Discretion are as follows:</p> <ol style="list-style-type: none"> 1. The useability of the proposed allotments for the intended purpose of the zone and the provision of on-site amenity. 2. Whether the allotment size is consistent with the character and amenity values of the zone; 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. Having legal and physical access to each allotment; 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; 	<p>Standard [relevant at the time of notification]; and</p> <p>10. Ensuring telecommunications and power supply is provided to all allotments.</p>	<p>9. Ensuring infrastructure meets Council standards and has the capacity to 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>10. 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>11. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Non-compliance with minimum vacant subdivision configuration standards is a Restricted Discretionary Activity,</p> <p>The Matters of Discretion are as follows:</p> <ol style="list-style-type: none"> 1. The useability of the proposed allotments for the intended purpose of the zone and the provision of on-site amenity. 2. Whether the allotment size is consistent with the character and amenity values of the zone; 3. Any natural hazard risk to people's lives and properties and the measures to reduce this risk; 4. Having legal and physical access to each allotment; 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. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or 	<p>11. 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.</p> <p>12. 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>13. Achieving safe and efficient access onto and from state highways.</p> <p>14. Ensuring infrastructure meets Council standards and has the capacity to 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>15. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant at the time of notification]; and</p> <p>16. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Non-compliance with minimum vacant subdivision configuration standards is a Discretionary Activity,</p>

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	<p>7. Achieving safe and efficient access onto and from state highways.</p> <p>8. Ensuring infrastructure meets Council standards and has the capacity to 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 at the time of notification]; and</p> <p>10. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Restricted Discretionary Activity – Subdivision proposing ≥ 10 allotments.</p> <p>The Matters of Discretion are:</p> <ol style="list-style-type: none"> 1. The intended pattern of development to ensure consistency with the purpose, character and amenity values of the zone; 2. Provision of appropriate public open space either within a development or within 800m of walkable distance 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. Minimising natural hazard risk to people's lives and properties; 5. Having legal and physical access to each allotment ; 6. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 7. For subdivision around buildings that have been approved by way of resource 		<p>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 at the time of notification]; and</p> <p>10. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Subdivision that creates more than 10 allotments is a Restricted Discretionary Activity</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The intended pattern of development to ensure consistency with the purpose, character and amenity values of the zone; 2. Provision of public open space either within a development or within 800m of walkable distance 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. Minimising natural hazard risk to people's lives and properties; 5. Having legal and physical access to each allotment ; 6. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 7. 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. 	

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	<p>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.</p> <ol style="list-style-type: none"> 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; 9. Achieving safe and efficient access onto and from state highways. 10. Ensuring infrastructure meets Council standards and has the capacity to 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; 11. 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 12. Ensuring telecommunications and power supply is provided to all allotments. <p>Non-notification clause:</p> <p>Any application against this rule will not result in public or limited notification of an application.</p>		<ol style="list-style-type: none"> 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; 9. Achieving safe and efficient access onto and from state highways. 10. Ensuring infrastructure meets Council standards and has the capacity to 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; 11. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water’s Regional Water Standard [relevant at the time of notification]; and 12. Ensuring telecommunications and power supply is provided to all allotments. <p>Non-notification clause:</p> <p>Any application against this rule will not result in public or limited notification of an application.</p>	
Site 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"> 1. Pergola structures of 3m or less in height above ground level and not covered by a roof. 2. Uncovered decks and uncovered structures no more than 500mm in height above ground level. 3. Eaves up to 600mm in depth. 4. Fences or standalone walls. 5. Grey water or stormwater retention tanks. 	<p>The cumulative footprint of all buildings shall not exceed 50% of the site area.</p>	<p>The cumulative footprint of all buildings shall not exceed 30% of the site area.</p>	<p>The cumulative footprint of all buildings shall not exceed 25% of the site area.</p>

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	<p>Any non-compliance is a Restricted Discretionary Activity, with discretion limited to:</p> <ol style="list-style-type: none"> 1. Building dominance on neighbouring properties; 2. The useability of the application site and the provision of on-site amenity; 3. The maintenance of any distinctive character precincts; 4. Streetscape Effects. 			
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"> 1. Impacts on the character of the local area 2. Streetscape impacts 3. Traffic and pedestrian safety effects 	<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"> 1. Impacts on the character of the local area 2. Streetscape impacts 3. Traffic and pedestrian safety effects 	<p>Any building (excluding accessory buildings) shall be setback 4m 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 90degree 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"> 1. Impacts on the character of the local area 2. Streetscape impacts 3. Traffic and pedestrian safety effects 	<p>Any building (excluding accessory buildings) shall be setback from the following distances:</p> <ol style="list-style-type: none"> 1. Barton Road: dwelling 7m road setback 2. Golf Road: dwelling 6m road setback <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>Breach of standard is a Restricted Discretionary Activity, controlling:</p> <ol style="list-style-type: none"> 1. Impacts on the character of the precinct and measures to ensure the building is consistent with the distinctive character of the area; 2. Streetscape impacts 3. The proposed materials and claddings for any new building, to ensure consistency with the establish character of the precinct 4. Traffic and pedestrian safety effects
Side yards	<p>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.</p>	<p>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.</p>	<p>Any building (excluding accessory buildings) shall be setback 1m from one of the side boundaries of the site, and 2.5m from the other side boundary unless the building is located adjacent to an internal yard to the development in which case there is no minimum yard requirement.</p>	<p>Any building shall be setback from the side boundaries as follows:</p> <ul style="list-style-type: none"> • Barton Road: 6m from one of the side boundaries and 2m from the other side boundary.

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	<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. 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>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. 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>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. 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. 	<ul style="list-style-type: none"> • Golf Road: 4m, from one of the side boundaries and 1.5m from the other side boundary. <p>If any accessory building is located adjacent to a right of way or access way there is no minimum yard requirement for the boundary which the access leg or right of way is located along. Otherwise the yard requirements for all buildings shall apply.</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. Effects on identified distinct residential character precinct; 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.
Rear setbacks	<p>Same as side yard requirements</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>Same as side yard requirements</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>2.5m rear yard setback.</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>4m rear yard setback.</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. Effects on identified distinctive residential character precinct; 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.
Building height	<p>The maximum building height shall be 8m when measured above ground level.</p>	<p>The maximum building height shall be 8m when measured above ground level.</p>	<p>The maximum building height shall be 8m when measured above ground level.</p>	<p>The maximum building height of any principal residential unit shall be 8m when measured above ground level.</p>

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	<p>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. Consistency with the outcomes sought under the Urban Design Guide for Medium Density Residential Developments; and 3. Privacy impacts on neighbouring properties. <p>Any building over 10m in height when measured above ground level is a Discretionary Activity.</p>	<p>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 3. Consistency with the District Plan Design Guide. <p>Any building over 10m in height when measured above ground level is a Discretionary Activity.</p>	<p>Any building over 8m in height when measured above ground level is a Discretionary Activity.</p>	<p>Any principal residential unit over 8m in height when measured above ground level is a Discretionary Activity.</p> <p>The maximum building height of any minor residential unit or accessory building shall be 5.5m when measured above ground level.</p> <p>Any minor residential unit or accessory building over 5.5m in height when measured above ground level is a Discretionary Activity.</p>
<p>Daylight recession planes</p>	<p>A day light recession plane of 55° shall apply from 2.7m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> 1. 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; 2. Any boundary of the site shared with legal road 3. Where buildings share a common wall, internal to a site, no recession plane shall apply. <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. Privacy effects on neighbouring properties; 3. Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas. 	<p>A day light recession plane of 55° shall apply from 2.7m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> 1. 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; 2. Any boundary of the site shared with legal road 3. Where buildings share a common wall, internal to a site, no recession plane shall apply. <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. Privacy effects on neighbouring properties; 3. Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas. 4. Consistency of the proposal to the District Plan Design Guide pertaining to 	<p>A day light recession plane of 45° shall apply from 2.7m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> 1. 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; 2. Any boundary of the site shared with legal road 3. Where buildings share a common wall, internal to a site, no recession plane shall apply. <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. Privacy effects on neighbouring properties; 3. Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas. 	<p>A day light recession plane of 45° shall apply from 2.7m above ground level to all boundaries, except:</p> <ol style="list-style-type: none"> 1. 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; 2. Where buildings share a common wall, internal to a site, no recession plane shall apply. 3. Any boundary of the site shared with legal road. <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. Privacy effects on neighbouring properties; 3. Shading effects on the neighbouring properties and the degree of impact on any adjoining internal or external living areas.

Provision	General Residential Zone (GRZ)	Comprehensive Residential Development (in GRZ)	Low Density Residential Areas (LDRZ)	Distinct Character Precinct									
		Comprehensive Residential Developments.											
Outdoor living area	<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 any mid-winter sun. <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. 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>The minimum outdoor living area for any residential unit shall be 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="1104 562 1650 701"> <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 communal space shall have a minimum width of 4m.</p> <p>For any outdoor living space at the ground level, at least on one side a minimum distance between buildings on site or between building and the boundary shall be measured as follows: 0.8 x (height adjacent building) + 2m.</p> <p>Any private outdoor living area shall be located to be directly accessible from a habitable room, with both private and communal spaces being:</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 any mid-winter sun. <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. 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 4. The outcomes of the District Plan Design Guide pertaining to Comprehensive Residential Developments. 	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 50m² in a single area with a minimum width of 5m.</p> <p>The outdoor living area shall be located to 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 standard 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>The minimum outdoor living area for any residential unit shall be provided with at least 90m² in a single area with a minimum width of 6m.</p> <p>The outdoor living area shall be located to 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 standard 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 4. Whether the reduced outdoor living area is allowing for the retention of features that contribute to the Distinctive Character of the area such as vegetation.
Minimum private space	Minimum Area	Minimum Width											
Ground floor	10m ²	3m											
Balcony	8m ²	2m											

Provision	General Residential Zone (GRZ)	Comprehensive Residential Development (in GRZ)	Low Density Residential Areas (LDRZ)	Distinct Character Precinct
<p>Minor residential unit / Secondary dwelling</p>	<p>The construction of a minor residential unit is permitted on a site, subject to compliance with the following standards:</p> <ol style="list-style-type: none"> 1. The minimum gross floor area is 20m² and the maximum gross floor area is 60m² 2. The maximum number of minor residential units per site is one 3. The minor residential unit shares the same access arrangements as the Principal Residential Unit; 4. There is a dedicated 20m² with 3m minimum width outdoor living area for the Minor Residential Unit. <p>Any non-compliance with any of the standards 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 effects on neighbouring properties 3. Quality of the outdoor living space around the existing and proposed buildings, 4. The traffic effects associated with the proposal and any mitigation measures. <p>OR:</p> <p>The construction of a second residential unit is permitted on a site, subject to compliance with the following standard:</p> <ol style="list-style-type: none"> 1. 2m setback from primary residential unit; 2. Access utilises the same access as the primary unit. <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. Privacy effects on neighbouring properties 3. Quality of the outdoor living space around the existing and proposed buildings, 	<p>N/A</p>	<p>The construction of a minor residential unit is permitted on a site, subject to compliance with the following standards:</p> <ol style="list-style-type: none"> 1. The minimum gross floor area is 20m² and the maximum gross floor area is 60m² 2. The maximum number of minor residential units per site is one 3. The minor residential unit shares the same access arrangements as the Principal Residential Unit; 4. There is a dedicated 20m² with 3m minimum width outdoor living area for the Minor Residential Unit. <p>Any non-compliance with any of the standards 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 effects on neighbouring properties 3. Quality of the outdoor living space around the existing and proposed buildings, 4. The traffic effects associated with the proposal and any mitigation measures. <p>OR:</p> <p>The construction of a second residential unit is permitted on a site, subject to compliance with the following standard:</p> <ol style="list-style-type: none"> 1. 2m setback from primary residential unit; 2. The existing and proposed residential unit can both comply with the net site area requirements for the zone; 3. Access utilises the same access as the primary unit. <p>Any non-compliance with the standard is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p>	<p>The construction of a minor residential unit is permitted on a site, subject to compliance with the following standards:</p> <ol style="list-style-type: none"> 1. The minimum gross floor area is 20m² and the maximum gross floor area is 60m² 2. The maximum number of minor residential units per site is one 3. The minor residential unit shares the same access arrangements as the Principal Residential Unit; 4. There is a dedicated 20m² with 3m minimum width outdoor living area for the Minor Residential Unit. <p>Any non-compliance with any of the standards 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 effects on neighbouring properties 3. Quality of the outdoor living space around the existing and proposed buildings, 4. The traffic effects associated with the proposal and any mitigation measures. <p>The construction of a second residential unit is a Restricted Discretionary Activity on a site, subject to compliance with the following standard:</p> <ol style="list-style-type: none"> 1. The existing and proposed residential units can both comply with the net site area requirements for the zone; and 2. Access utilises the same access as the primary unit. <p>The Matters of Discretion are limited to:</p>

Provision	General Residential Zone (GRZ)	Comprehensive Residential Development (in GRZ)	Low Density Residential Areas (LDRZ)	Distinct Character Precinct
	<p>The construction of both a second residential unit and a minor residential unit on a site is a</p> <p>Restricted Discretionary Activity,</p> <p>The Matters of Discretion are limited to: with discretion limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Privacy effects on neighbouring properties 3. Quality of the outdoor living space around the existing and proposed buildings, 4. How internal access, parking, traffic effects are proposed to be mitigated; 5. Building layout and the ability to subdivide at a later stage; 6. Quality of space around buildings, including outlook and privacy both internal to the site and adjacent sites; 7. Safeguarding options for future subdivision; 8. The capacity of the three waters network to accommodate the demand associated with the development; and 9. The traffic effects associated with the proposal and any mitigation measures. 		<ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Whether the density of development is consistent with the character and amenity values of the zone; 3. Privacy effects on neighbouring properties 4. Quality of the outdoor living space around the existing and proposed buildings, <p>The construction of both a second residential unit and a minor residential unit on a site is a</p> <p>Restricted Discretionary Activity,</p> <p>The Matters of Discretion are limited to: with discretion limited to:</p> <ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Privacy effects on neighbouring properties 3. Whether the density of development is consistent with the character and amenity values of the zone. 4. Quality of the outdoor living space around the existing and proposed buildings, 5. How internal access, parking, traffic effects are proposed to be mitigated; 6. Building layout and the ability to subdivide at a later stage 7. The capacity of the three waters network to accommodate the demand associated with the development.; 8. The traffic effects associated with the proposal and any mitigation measures 	<ol style="list-style-type: none"> 1. Building bulk and dominance effects on neighbouring properties; 2. Whether the density of development is consistent with the character and amenity values of the zone; 3. How the building design seeks to integrate with identified distinctive character, focusing on: <ol style="list-style-type: none"> a. Building mass; b. Materials; c. Relationship to primary dwellings; d. Suitability for further subdivision; e. Quality of space surrounding buildings; f. Accessibility. <p>Any Residential Unit that does not comply with the net site area requirements is a Discretionary Activity.</p>
<p>Papakāinga Housing & Communal Living</p>	<p>Controlled Activity:</p> <p>The development of a Papakāinga housing complex or other communal living arrangement on a single site, being between three to 10 units, by a trust, iwi authority, or not-for-profit organisation, or on Māori land. Council control limited to:</p> <ol style="list-style-type: none"> 1. Maximum of one parking site unit per residential unit; 	<p>N/A</p>	<p><i>As per GRZ.</i></p>	<p><i>Any Papakāinga Housing & Communal Living Activity is a Non-Complying Activity</i></p>

Provision	General Residential Zone (GRZ)	Comprehensive Residential Development (in GRZ)	Low Density Residential Areas (LDRZ)	Distinct Character Precinct
	<p>2. Every unit being self-contained;</p> <p>3. Compliance with outdoor living requirements for CRDs; and</p> <p>4. Compliance with impervious surface controls, hydraulic neutrality controls, and water tank controls.</p> <p>With Council able to impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance, and configuration of units; 2. Landscaping across development site; 3. Provision of appropriate public open space either within a development or within 800m of walkable distance; 4. 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; 5. Minimising natural hazard risk to people's lives and properties; 6. The provision of esplanade reserves where land adjoins rivers whose bed has an average width of 3m or more; 7. 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. 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; 9. Achieving safe and efficient access onto and from state highways; 10. Requiring reticulated wastewater, reticulated water and stormwater management systems to meet the performance criteria of the Wellington Water's Regional Water 			

Provision	General Residential Zone (GRZ)	Comprehensive Residential Development (in GRZ)	Low Density Residential Areas (LDRZ)	Distinct Character Precinct
	<p>Standard [relevant at the time of notification]; and</p> <p>11. Ensuring telecommunications and power supply is provided to all allotments.</p> <p>Restricted Discretionary Activity:</p> <p>The development of a Papakāinga housing complex or other communal living arrangement on a single site, between 11 to 30 residential units, by a trust, iwi authority, or not-for-profit organisation, or on Maori land. Council restricting discretion to:</p> <ol style="list-style-type: none"> 1. Consistency with the design principles of the District Plan Design Guide pertaining to Comprehensive Residential Developments; 2. Building dominance or privacy impacts on neighbouring properties; 3. Safety of access and accessibility surrounding building 4. Allotment configuration and open space integration 5. Provision of public open space within 800m of walkable distance 6. Internal roading layout, including pedestrian accessibility 7. Design and safety of propose site access 8. Quality of space between units or common units and the quality of any common outdoor living areas 9. Effects upon, and provision for, available infrastructure and utilities; 10. Landscaping across development site <p>Greater than 30 residential units is a Discretionary Activity.</p>			