

Final Draft – PC50 Proposed Rules for all Residential Zones

Rules for all Residential Zones	
Home business	<p>Permitted Activity:</p> <p>Any Home Business shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. The site is occupied by a residential building and used residential activities by the person or persons living on the site as their principle place of residence; 2. No more than 4 people in total may work in the home business at any one time; 3. Maximum vehicle movements are no more than 6 over any one hour period. <i>Heavy Vehicles are TBC</i> 4. Maximum of 35% of floor area to be exclusively used for business purposes; 5. None of the following activities are undertaken: <ol style="list-style-type: none"> a. Repair of maintenance of motor vehicles for a tariff; b. Boarding or care of animals for a tariff; c. Sale of motor vehicles for profit; d. Metal work, wrought iron work or its manufacture for profit; e. Landfill or rubbish collection; f. Retailing outlets for the sale of food and beverages. 6. Retailing activity is limited to: <ol style="list-style-type: none"> a. the sale of goods grown or produced on the site and excludes the food and beverage outlets; and b. Internet-based sales where no customer visits occur. 7. Hours open to visitors, clients, and deliveries are limited to: <ol style="list-style-type: none"> a. Monday to Friday: 7am to 7pm; and b. Saturday, Sunday and Public Holidays: 8am to 6pm. 8. Maximum of two onsite parking spaces available for business use, which includes a 2m landscape buffer between the front boundary and parking area when located between the dwelling and fronting road. <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. How the scale of the activity is anticipated in the zone objective;

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	<ol style="list-style-type: none"> 2. Noise mitigation; 3. Traffic safety effects; 4. Cumulative effect of residential occupation and business on the neighbouring properties; 5. The impact on the vitality and viability of existing commercial areas from the proposed business; 6. Level of site occupation; and 7. Use of landscaping to retain residential character.
Visitor accommodation	<p>Any visitor accommodation shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. Occupation is ancillary to permanent residence; 2. Maximum stay is up to three months continuously over a 12-month period; 3. A maximum of two occupants per bedroom, with a total of no more than six at one time. <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. How the scale of the activity is anticipated in the zone objective; 2. Noise mitigation; 3. Traffic safety effects; 4. The impact on the vitality and viability of existing commercial areas from the proposed business; 5. Level of site occupation and impacts on the surrounding neighbouring properties; and 6. Use of landscaping to retain residential character.
Permeable surface requirement	<p>The minimum area of permeable surface must be 30% of the site area.</p> <p>Any non-compliance with the standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; 2. The capacity of, and effects on, the stormwater network; and 3. Whether topographical or other site constraints make compliance with the standard impracticable.

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Hydraulic neutrality

Any new dwelling shall achieve hydraulic neutrality by limited the peak discharge from the development (post-construction) to not greater than the existing design peak discharge (pre-development) in all flood events up to and including the 1% AEP rainfall event. Any detention tank must achieve the following standard:

1. 2,000l tank for roof between 40m² to 99.9m²;
2. 3,000l tank for roof between 100m² to 199.9m²;
3. 5,000l tank for roof at or over 200m².

Any non-compliance with the standards is a **Restricted Discretionary Activity**.

The Matters of Discretion are limited to:

1. Any potential impacts on any downstream flooding hazard;
2. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;
3. The capacity of the local stormwater network; and
4. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required.

Water storage

All new or relocated residential buildings where potable public water supply is available to a residential building must be fitted with one of the following:

1. Rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses and indoor toilets; or
2. Rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas and indoor toilets, and a greywater re-use system for outdoor irrigation. The greywater re-use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.

Any non-compliance with the standards is a **Restricted Discretionary Activity**.

The Matters of Discretion are limited to:

1. How the supply of potable water proposes to be provided, including associated water quality;

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	<ol style="list-style-type: none"> 2. Whether post-development reticulated demand remains less than pre-development demand; 3. Effects associated with the reticulated potable water network; and 4. Whether there are any site-specific constraints or opportunities within the local area that mean that rainwater storage tanks are not possible.
Rest homes	<p>Care of up to 6 people is a Permitted Activity in all residential zones and is subject to Comprehensive Residential Development provisions.</p> <p>Any breach would be a Restricted Discretionary Activity, with matters of discretion restricted to those stated for Papakāinga and communal housing.</p>
Retirement Villages	<p>This activity is a Restricted Discretionary Activity in all residential zones subject to compliance with the following standards:</p> <ol style="list-style-type: none"> 1. Compliance with the permitted yard, recession plane, site coverage, height, and outdoor living standards for the underlying zone, and within the General Residential Zone, compliance with provisions for Comprehensive Residential Development; and 2. In the Distinct Character Precinct and the Low Density Residential Zone, compliance with respective the net site area requirements <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The suitability of the local roading network to accommodate the demand from the development and any mitigation measures to address any resulting effects; 2. How traffic generation internally and externally from the site will be managed; 3. The quality of any outdoor living provided; 4. Management of, and provision of, communal facilities; 5. How landscaping is provided to reduce the bulk of the proposed development and to integrate it into the local environment; 6. The capacity of three waters infrastructure to accommodate the demand from the development and mitigation measures to address any constraints; 7. Consistency with the Upper Hutt Urban Design Guide. <p>Any Retirement Village that does not comply with the Restricted Discretionary Activity Standards is a Discretionary Activity.</p>

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Boarding houses	<p>Housing of up to five persons in a non-family group in all residential zones is a Permitted Activity.</p> <p>Any breach would be a Restricted Discretionary Activity, with matters of discretion restricted to those stated for Papakāinga and communal housing.</p>
Early Child Care within a Residential Unit	<p>Care of up to four non-resident and two resident children within a residential unit in return for monetary payment to the carer is a Permitted Activity in all residential zones subject to meeting the following standards:</p> <ol style="list-style-type: none"> 1. At least one carer permanently resides within the residential unit. 2. Hours of operation are limited to: <ol style="list-style-type: none"> a. Monday to Friday: 7am to 7pm; and b. Saturday, Sunday and Public Holidays: 8am to 6pm. 3. Maximum of two onsite parking spaces are provided onsite, which includes a 2m landscape buffer between the front boundary and parking area when located between the dwelling and fronting road. <p>Any non-compliance with the standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The suitability of the local roading network to accommodate the demand from the development and any mitigation measures to address any resulting effects; 2. How effects associated with the non-compliance will be mitigated; 3. How traffic generation internally and externally from the site will be managed; and 4. Measures used to mitigate any noise effects
Early Childcare Centres	<p>The establishment of an early childcare centre is a Restricted Discretionary Activity subject to compliance with the following standards:</p> <ol style="list-style-type: none"> 1. Compliance with the permitted yard, recession plane, site coverage, height, and outdoor living standards for the underlying zone <p>The Matters of Discretion are limited to:</p>

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	<ol style="list-style-type: none"> 1. The suitability of the local roading network to accommodate the demand from the development and any mitigation measures to address any resulting effects; 2. How effects associated with the non-compliance will be mitigated; 3. How traffic generation internally and externally from the site will be managed; and 4. Measures used to mitigate any noise effects <p>Any Childcare Centre that does not comply with the Restricted Discretionary Standards is a Discretionary Activity.</p>
Dairies and Convenience stores	The establishment of Dairies and Convenience stores are a Discretionary Activity .
Show homes	<p>Showhomes a permitted activity when the following standards are met:</p> <ol style="list-style-type: none"> 1. The use of the residential building and land as a show home ceases within 24 months from the time of first use as a show home; 2. The hours of operation are between: <ol style="list-style-type: none"> a. 7.00am and 9.00pm Monday to Friday; and b. 8.00am and 7.00pm Saturday, Sunday and public holidays. <p>Any non-compliance with the standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. Hours of operation; and 2. The effects on the amenity of the surrounding residential area from the operation of the showhome.
Community Facilities	The establishment of Community Facilities are a Discretionary Activity .
Community corrections activity	The establishment of new Community Corrections activities are a Discretionary Activity .
Community gardens	The establishment of Community Gardens are a Permitted Activity .
Fencing	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% where:

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	<ol style="list-style-type: none"> 1. A building is located within 2m of a front boundary; 2. Along any boundary with an Open Space zone; or 3. Along any boundary with a public accessway or pedestrian way. <p>Along all other boundaries, fencing of up to 1.8m is permitted.</p> <p>Any non-compliance with the standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. The impacts on the streetscape of the local area. 2. Building bulk and dominance effects on neighbouring properties. 3. Privacy impacts for the site and neighbouring properties.
Residential activities near business zone, rail designation, or State Highway	<p>Any new dwelling, or extension to dwellings containing habitable rooms, within 50m of any business zone, Special Activity Zone, Major Arterial, State Highway, or the TZR1 Railway Designation must meet the following standards:</p> <ol style="list-style-type: none"> 1. Designed and constructed so that noise from activities from sources do not exceed internal sound design levels being: <ol style="list-style-type: none"> a. 35 dB L_{Aeq}(1h) for bedrooms; and b. 40 dB L_{Aeq}(1h) in other habitable rooms. 2. Provide a ventilation system that meets the following standards: <ol style="list-style-type: none"> a. Mechanical ventilation that satisfies Clause G4 of the New Zealand Building Code; and b. Achieves a minimum of 7.5 litres of air per second per person; and c. A noise output not exceeding 35 dB L_{Aeq}(30s) at night time in bedrooms when measured 1m away from any grille or diffuser; and d. A noise output not exceeding 40 dB L_{Aeq}(30s) in any other space when measured 1m away from any grille or diffuser. <p>Any non-compliance with the standards is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> 1. How residential amenity will be provided within habitable internal rooms; 2. Any built form restrictions to be able to achieve the standard;

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3. Provision of any supplementary ventilation measures and its ability to operate without increased exposure to potential noise effects;
4. Whether there is a reduced risk of noise transmission from potential source(s);
5. Any private legal arrangements to manage the potential noise production; and
6. Topographical features that may further reduce the potential for the transmission of noise.